
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 January 27, 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 February 24, 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 **THE SHERIFF OF MONTGOMERY COUNTY**.

Second Publication

06-20366

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, State of Pennsylvania, being Lot No. 511 on a certain plan of lots known as Willow Grove Heights, which said plan is recorded at Norristown, in the Office for the Recording of Deeds, in and for the said County of Montgomery in Deed Book 380, Page 500 and bounded and described, as follows:

BEGINNING at a point on the Northwesterly side of Reservoir Avenue at the distance of 100 feet Northeastwardly from the Northeastly side of Woodland Avenue, having in front on said Reservoir Avenue 25 feet and extending of that width in a Northwesterly direction 125 feet.

AND ALSO ALL THOSE CERTAIN lots or pieces of ground, situate in **Abington Township**, being Lots Nos. 512 and 513 in a certain plan of lots known as the Plan of Willow Grove Heights, which said plan is recorded at Norristown, in the Office for the Recording of Deeds in and for the said County of Montgomery in Deed Book No. 380, Page 500, and bounded and described, as follows:

BEGINNING at a point on the Northwesterly side of Reservoir Avenue at the distance of 50 feet Northeastwardly from the Northeastly side of Woodland Avenue, having a front on said Reservoir Avenue 50 feet and extending of that width in a Northwesterly direction 125 feet.

Parcel Number: 33-00-55760-00-1.

Location of property: 1644 Reservoir Avenue, Abington Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Oscar Riggins and Stella L. Akers** at the suit of Abington School District and Township of Abington. Debt: \$3,887.68.

Jason J. Leininger, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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.

08-03914

ALL THAT PARCEL of land in **Lower Providence Township**, Montgomery County, State of Pennsylvania, as more fully described in Deed Book 3718, Page 144, ID #43.00.04108.007, being known and designated as:

ALL THOSE lots or pieces of ground, situate in **Lower Providence Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a plan of Provincetown Subdivision made by David Meixner, Civil Engineer and Surveyor, Collegeville, Pennsylvania, dated October 1, 1966 and last revised August 6, 1969, as follows, to wit:

BEGINNING on the Southerly side of Falcon Road (50 feet wide) said point being measured the six following courses and distances from a point of curve on the Northerly side of Park Avenue (80 feet wide): (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the Southerly side of Falcon Road aforesaid; and (2) along the aforesaid road North 12 degrees, 57 minutes, 30 seconds East, 36.01 feet to a point of curve; thence (3) along same on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 77.78 feet to a point of tangent on same; thence (4) North 35 degrees, 14 minutes, 30 seconds East, 296.38 feet to a point of curve on same; thence (5) on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 115.98 feet to a point of tangent on same; thence (6) North 68 degrees, 27 minutes, 47 seconds East, 214.09 feet to the point of beginning; thence extending from said point of beginning along the aforesaid Falcon Road North 68 degrees, 27 minutes, 47 seconds East, 53.43 feet to a point of curve along same; thence on the arc of a circle curving to the left having a radius of 250 feet the arc distance of 30.47 feet to a point a corner of Lot #133 on said plan; thence extending along Lot #133 as shown on said plan South 28 degrees, 31 minutes, 15 seconds East, 199.91 feet to a point a corner of lands now or late of Samuel Phipps; thence extending along the aforesaid lands of Phipps and lands now or late of Herbert Radatti South 52 degrees, 10 minutes, 20 seconds West, 48.06 feet to a point a corner of lands now or late of Betty J. Law; thence extending along the aforesaid Law Lands South 88 degrees, 22 minutes West, 65.94 feet to a point a corner of Lot #131 as shown on said plan; thence extending along the aforesaid Lot #131 as shown on said plan North 21 degrees, 32 minutes, 13 seconds West, 187.61 feet to the Southerly side of Falcon Road aforesaid to the first mentioned point and place of beginning.

BEING known and designated as Lot No. 132 as shown on said plan.

BEING the same premises which Harbob, Inc., by Deed dated November 24, 1971 and recorded December 7, 1971 in and for Montgomery County, Pennsylvania in Deed Book Volume 3718, Page 144, granted and conveyed unto Kenneth D. Apgar and Janet D. Apgar, his wife, as Tenants by the Entireties.

Parcel Number: 43-00-04108-00-7.

Location of property: 508 Falcon Road, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Kenneth D. Apgar, Janet D. Apgar and United States of America** at the suit of JP Morgan Chase Bank, National Association. Debt: \$232,799.84.

Leslie J. Rase, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

08-33285

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, County of Montgomery and State of Pennsylvania described according to a plan thereof known as "Welsh Hills" made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania dated August 31, 1954 as follows, to wit:

BEGINNING at a point of intersection which the center line of Washington Lane (33 feet wide) makes with the center line of Holcomb Road (40 feet wide); thence extending along the center line of Holcomb Road, North 61 degrees, 19 minutes, 20 seconds West, 60.00 feet to a point of curve in the same; thence extending still along the center line of Holcomb Road, along the arc of a circle curving to the left having a radius of 600.00 feet the arc distance of 115.79 feet to a point; thence extending North 17 degrees, 37 minutes, 14 seconds East crossing the Northeastly side of Holcomb Road 255.89 feet to a point; thence extending South 61 degrees, 19 minutes, 20 seconds East crossing the Northwestwardly side of Washington Lane 224.16 feet to a point in the center line of the same; thence extending South 28 degrees, 40 minutes, 40 seconds West along the center line of Washington Lane 240.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.116 acres.

Current Owner: Samuel Driban; Previous Owner: Milton J. Halstead and Victoria Halstead, his wife dated 10/23/1997 and recorded 11/10/1997 in Book 5206, Page 154.

Parcel Number: 41-00-09694-00-3.

Location of property: 2070 Washington Lane, Meadowbrook, PA 19046.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Samuel Driban** at the suit of Household Finance Consumer Default Company. Debt: \$526,383.24.

Victoria W. Chen, Attorney. I.D. #317741

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

09-30114

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in the Second Ward of **Ambler Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made thereof by Herbert H. Metz, Civil Engineer, as follows, to wit:

BEGINNING at an iron pipe set on the Northerly side of Orange Avenue at the distance of fifteen and eight-tenths feet Westwardly from the Westerly side of Spring Garden Street; thence by land of Louis DeLisio and passing through the partition wall between the house erected on this lot and the house erected on the adjoining lot, North forty-two degrees, fifty minutes West, one hundred fifty feet to the line of land of the Estate of George K. Knight; thence by said land, South forty-seven degrees, ten minutes West, sixteen feet to an iron pipe; thence by other land now or formerly of Joseph H. Fretz and passing through the partition wall between the house erected on this and the house erected on the adjoining lot, South forty-two degrees, fifty minutes East, one hundred fifty feet to the Northerly side of Orange Avenue and by said side thereof North forty-seven degrees, ten minutes East, sixteen feet to the place of beginning.

Parcel Number: 01-00-03379-00-4.

Location of property: 37 Orange Avenue, Ambler, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Bessie W. White** at the suit of Wissahickon School District. Debt: \$2,025.54.

Jason J. Leininger, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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.

10-07199

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania and described according to a Plan of Subdivision prepared for Laverne Clemens, by Urwiler & Walter, Inc., dated 8-21-1986 and last revised 11-15-1986 and recorded in Plan Book A-48, Page 50, as follows, to wit:

BEGINNING at a point on the Northerly side of the cul-de-sac at the end of Lori Lane (50 feet wide) which point is measured the 4 following courses and distances from a point of curve on the Northwesterly side of Freed Road, viz: (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point; (2) North 78 degrees, 48 minutes, 40 seconds West, 384.40 feet to a point; (3) on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 41.03 feet to a point of reverse curve; and (4) on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 49.23 feet to the place of beginning; thence extending from said point of beginning, Southwestwardly along said cul-de-sac on the Northerly side of Lori Lane on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 68.29 feet to a point; a corner of Lot No. 10 on said plan;

thence extending along the same, and also along Lot No. 8, the 2 following courses and distances, viz: (1) North 54 degrees, 01 minute, 14 seconds West, 266.94 feet to a point; and (2) North 39 degrees, 32 minutes, 14 seconds East, 417.19 feet to a point in line of land now or late of John and Ruth Baumgartner; thence extending along the same and also partly along land now or late of Paul and Helene Satko, South 54 degrees, 07 minutes, 24 seconds East, 189.62 feet to a point, a corner of Lot No. 6; thence extending along the same, the 2 following courses and distances, viz: (1) South 35 degrees, 52 minutes, 36 seconds West, 176.15 feet to a point; and (2) South 11 degrees, 11 minutes, 20 seconds West, 205.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph John Hanrahan and Lynn Marie Hanrahan by Deed from World Savings & Loan Association dated 04/15/2002, recorded 05/14/2002 in Book 5407, Page 1938.

Parcel Number: 50-00-01631-20-9.

Location of property: 117 Lori Lane, Harleysville, PA 19438-2016.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph John Hanrahan, Lynn M. Hanrahan and The United State of America c/o The United States Attorney for The Eastern District of PA** 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, 2004-BC5. Debt: \$381,967.27.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

10-07636

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania, as shown on Final Plan of Section 1A Sawmill Valley, dated 9/14/1976 last revised 3/16/1977 made by Tri-State Engineers and Land Surveyors, Inc., as follows, to wit:

BEGINNING at a point on the Southwest side of Firewood Drive (40 feet wide) said point being measured the two following courses and distances from a point of curve on the Southeast side of Green Woods Drive: (1) leaving said Green Woods Drive on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 25.87 feet to a point of tangent on the said Southwest side of Firewood Drive; (2) thence along the same South 28 degrees, 30 minutes, 30 seconds East, 241.37 feet to the point of beginning; thence extending from said point of beginning along the Southwest side of Firewood Drive South 28 degrees, 30 minutes, 30 seconds East, 48.84 feet to a point a corner of Lot 42; thence leaving the Southwest side of Firewood Drive, along Lot 42, extending along the center line of a 20 feet storm easement, and crossing over a 20 feet buffer easement and a 5 feet maintenance easement South 61 degrees, 29 minutes, 30 seconds West, 126.00 feet to a point on the Northeast side of Eugenie Lane; thence along same North 28 degrees, 30 minutes, 30 seconds West, 48.84 feet to point a corner of Lot 40; thence leaving the said Northeast side of Eugenie Lane along Lot 40 and recrossing said easements North 61 degrees, 29 minutes, 30 seconds East, 126.00 feet to the first mentioned point and place of beginning.

BEING Lot 41 on said plan (having been recorded in Plan Book A-29, Page 24A and B).

CONTAINING 6,153 square feet more or less.

TITLE TO SAID PREMISES IS VESTED IN Stacey A. Blum, by Deed from Joan F. Giblin, widow, dated 11/28/2005, recorded 12/12/2005 in Book 5582, Page 2061.

Parcel Number: 36-00-04416-07-5.

Location of property: 13 Firewood Drive, Horsham, PA 19044-1733.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stacey A. Blum a/k/a Stacy A. Blum** at the suit of Wilmington Savings Fund Society FSB, Doing Business as Christina Trust, not in its Individual Capacity but Solely as Legal Title Trustee for BCAT 2014-10TT. Debt: \$320,905.97.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$32,090.60 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

10-10750

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania described according to a Final Plan of Ivystream made by Tri-State Engineers and Land Surveyors, Inc. dated April 24, 1974 and revised May 13, 1974 and recorded July 12, 1974 in Montgomery County Plan Book A-23, Page 10 and subsequently revised September 22, 1975 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Ivystream Road (50 feet wide) said point being measured the 2 following courses and distances from a point of curve on the Southeasterly side of Frontier Road (50 feet wide): (1) leaving Frontier Road on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 81.41 feet to a point of tangent on the Southwesterly side of Ivystream Road; (2) thence along same South 45 degrees, 22 minutes, 15 seconds East, 440.21 feet to a point of beginning; thence extending from said point of beginning along the Southwesterly side of Ivystream Road the 2 following courses and distances: (1) South 45 degrees, 22 minutes, 15 seconds East, 56.27 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 300.00 feet the arc distance of 37.48 feet to a point a corner of Lot No. 17; thence along the same South 37 degrees, 28 minutes, 15 seconds West, 231.37 feet to a point in line of land now or late of Dickerson; thence along the same North 36 degrees, 28 minutes West, 123.98 feet to a point a corner of Lot No. 19; thence along same North 44 degrees, 37 minutes, 45 seconds East, 202.04 feet to the first mentioned point and place of beginning.

BEING Lot Number 18 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Kathryn Ann Norton and James F. Norton by Deed from Anthony J. DePaul, dated December 12, 1997 and recorded January 5, 1998 in Deed Book 5212, Page 0897

Parcel Number: 59-00-10175-04-4.

Location of property: 5280 Ivystream Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kathryn Ann Norton and James F. Norton** at the suit of LSF8 Master Participation Trust. Debt: \$543,420.25.

Joseph F. Riga, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

10-21204

ALL THAT CERTAIN lot or piece or ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of The Clusters of Horsham Towne, Phase No. 2, Section "B21" made for Fricker Corporation, by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated May 12, 1981, last revised August 24, 1981, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-45, Page 198, as follows, to wit:

BEGINNING at a point in the Northwesterly side of School Road (50 feet wide) at a corner of Lot Number 204 as shown on said plan, which point is at the distance of 94.10 feet measured North 55 degrees, 15 minutes, 21 seconds East along the said Northwesterly side of School Road from a point of tangent on the same and which last mentioned point of tangent is at the arc distance of 22.02 feet measured on the arc of a curve curving to the left having a radius of 15.00 feet from a point of reverse curve on the Northwesterly side of Country Road (60.00 feet wide); thence extending from said point of beginning aforesaid, and also for a portion of the distance extending through the party wall as shown on said plan, the distance of 127.00 feet to a point a corner in line of Lot Number 182, as shown on said plan; thence extending North 55 degrees, 15 minutes, 21 seconds East partly along Lot Number 182 and also along Lot Number 181 as shown on said plan, the distance of 30.00 feet to a point a corner of Lot Number 202 as shown on said plan; thence extending South 34 degrees, 44 minutes, 39 seconds East along Lot Number 202, the distance of 127.00 feet to a point on the said Northwesterly side of School Road; thence extending South 55 degrees, 15 minutes, 21 seconds West along the said side of School Road the distance of 30.00 feet to the first mentioned point and place of beginning. The rear 20.00 feet thereof being the bed of a certain 20.00 feet wide Green Belt, as shown on said plan.

BEING Lot Number 203, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Michael C. Shanley by Deed from Phillip J. Gambutti dated August 30, 1993 and recorded September 7, 1993 in Deed Book 5053, Page 1453.

Parcel Number: 36-00-10407-78-9.

Location of property: 7 School Road, Horsham, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael C. Shanley** at the suit of LSF9 Master Participation Trust, Successor to Household Finance Consumer Discount Company. Debt: \$272,882.72.

Joseph F. Riga, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

10-33560

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements erected thereon, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan entitled "Heritage Hunt" (formerly The Matz Tract), drawn by Langan Engineering and Environmental Services, Job No. 3581301 dated 3/25/2002, last revised 9/9/2003 and recorded in Plan Book 22, Page 113, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Steeplechase Drive, said point of beginning is being at a point a corner of Lot No. 5 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 5, North 28 degrees, 45 minutes, 48 seconds East, 168.03 feet to a point; thence extending South 52 degrees, 50 minutes, 57 seconds East, 338.64 feet to a point a corner of Lot No. 7 as shown on said plan; thence extending along the line of said Lot No. 7 and also extending along the Northerly side of a Drainage Easement as shown on said plan for a portion of the distance, South 76 degrees, 34 minutes, 36 seconds West, 267.14 feet to a point on the Northeasterly side of Steeplechase Drive, aforesaid; thence extending along the said Northeasterly side of Steeplechase Drive and measuring in a Northerly direction along the arc of a circle curving to the left and measuring in a Northerly direction along the arc of a circle curving to the left having a radius of 185.00 feet the arc distance of 154.38 feet to a point a corner of Lot No. 5, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 6 on said plan.

BEING Block 50, Unit 80.

TITLE TO SAID PREMISES IS VESTED IN Robert B. Martin, Jr. and Jill P. Martin, husband and wife, by Deed from dated August 24, 2005 and recorded September 1, 2006 in Deed Book 05569, Page 0169.

Parcel Number: 51-00-02823-03-3.

Location of property: 4070 Steeplechase Drive, Skippack, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert B. Martin, Jr. and Jill P. Martin** at the suit of HSBC Mortgage Corporation USA. Debt: \$775,954.19.

Jacob M. Ottley, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

11-08224

ALL THAT CERTAIN lot or piece ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Property made for William Jacobs, on November 8, 195 by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southeast side of Shaw Avenue (40 feet wide) at the distance of 47.55 feet measured along the same North 49 degrees, 22 minutes East from its point of intersection with the Northeast side of Seventh Street (48 feet wide); thence extending South 40 degrees, 38 minutes East, partly through a party wall between these premises adjoining to the Southwest 84.76 feet to a point on the Northwest side of a certain 16 feet wide alley which extending Northeastward and communicates at the Northeasternmost end thereof with another 16 feet wide alley which extends Northwestward into Shaw Avenue; thence extending North 43 degrees East, along the Northwest side of the first above mentioned 16 feet wide alley 18.11 feet to a point; thence extending North 40 degrees, 38 minutes West partly through a party wall between these premises and the premise adjoining to the Northeast 82 75 feet to a point on the Southeast side of Shaw Avenue, thence extending along the same South 49 degrees, 22 minutes West, 18 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Francis A. Eckhart, Jr. and Margaret M. Eckhart, by Deed from Dung Lu and Thi Tran, dated 05/31/2006, recorded 06/19/2006 in Book 5604, Page 2915.

Parcel Number: 11-00-14912-00-8.

Location of property: 705 Shaw Avenue, Lansdale, PA 19446-2333.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Margaret M. Eckhart and Francis A. Eckhart, Jr.** at the suit of Citimortgage, Inc. Debt: \$224,214.95.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

11-12361

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, comprising of Lot No. 10, part of Lot No. 11, on a certain plan of Forest Hills Manor, by Edward Pickering, Jr., dated 12/11/1940 bounded and described, as follows:

BEGINNING at a point on the Northwesterly side of Philmont Avenue also known as Bethayrea and Huntingdon Road (50 feet wide) at the distance of 210 feet Northeast of a point of tangent in the same, which point is at the arc distance of 15.71 feet along a line curving to the right having a radius of 10 feet from a point or curve in the Northeasterly side of the right-of-way of Hillside Avenue (50 feet wide); and extending thence North 10 degrees, 38 minutes West, 165.38 feet to a corner in the Southeasterly edge of the right-of-way of the aforementioned Hillside Avenue; thence extending by the same by a line curving to the left having a radius of 120 feet the arc distance of 38.50 feet to a corner; thence extending South 88 degrees, East 61.49 feet to a corner; thence extending South 10 degrees, 38 minutes East, 175.81 feet to a corner in the edge of the right-of-way of the aforementioned Philmont Avenue also known as Bethayrea and Huntingdon Road; thence extending by the same South 79 degrees, 22 minutes West, 90 feet to beginning.

BEING the same premises which Edward F. Nace, by Deed dated January 25, 2008 and recorded January 30, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5680, Page 1766, granted and conveyed unto Anat Yifrach.

Parcel Number: 41-00-06934-00-9.

Location of property: 3426 Philmont Avenue, Lower Moreland Township, PA 19006.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Anat Yifrach** at the suit of Wells Fargo Bank, N.A. Debt: \$282,100.86.

Kimberly A. Bonner, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

11-13480

ALL THOSE THREE CERTAIN contiguous lots or pieces of ground, with the frame message or tenement thereon erected, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania.

BEGINNING at a point the intersection of the Southwesterly side of Myrtle Avenue and Southeasterly side of Highland Avenue; thence extending together in front or breadth along Myrtle Avenue South forty-two degrees, forty-five minutes East, seventy-five and sixty-eight hundredths feet to a point; thence extending South forty-seven degrees, fifteen minutes West, one hundred sixty-eight and sixty-seven hundredths feet to a point; thence extending North forty-two degrees, forty-five minutes West, seventy-five and sixty-eight hundredths feet to a point on said Highland Avenue; thence extending North forty-seven degrees, fifteen minutes East along said Highland Avenue one hundred sixty-eight and sixty-seven hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which John Haines and Judith Haines, husband and wife, by Deed dated 9/2/2005 and recorded 9/12/2005 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5570, Page 1086 granted and conveyed unto Amy Lee, as Sole Owner.

Parcel Number: 36-00-08854-00-2.

Location of property: 431 Myrtle Avenue, Horsham, PA 19044.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Amy B. Lee a/k/a Amy Lee** at the suit of Wells Fargo Bank, N.A. Debt: \$236,402.92.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

11-13557

ALL THAT CERTAIN message and lot or piece of land situated in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania, and known as No. 327 Jefferson Street, in said Borough, bounded and described, as follows, to wit:

BEGINNING at a point in the Eastern curb line of Jefferson Street and land late of John Kehl, now F.A. Trexler; thence along said curb line North twenty-four degrees, West fifteen feet and one and one-half inches to a point in said curb line and land now or late of Allen S. Schantz; thence North sixty-six degrees East, running through the middle of the partition wall of this and the adjoining house on the North, two hundred and one feet to a point in the Western line of school alley; thence along the same South twenty-four degrees, East fifteen feet one and one-half inches to a point in the line of land of F.A. Trexler; thence along the same South sixty-six degrees, West two hundred and one feet to the place of beginning.

BEING the same premises which Randall S. Keeler and Karen J. Keeler, husband and wife, by Deed dated April 30, 1992 and recorded May 8, 1992 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5006, Page 369, granted and conveyed unto Mark D. Voels and Judith E. Voels, husband and wife, as Tenants by the Entireties.

Parcel Number: 06-00-01728-00-3.

Location of property: 327 Jefferson Street, East Greenville, PA 18041.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Mark D. Voels and Judith E. Voels (Deceased)** at the suit of Wells Fargo Bank, N.A. Debt: \$89,866.65.

Kimberly A. Bonner, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

11-24734

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania and being described according to a plan entitled "Final Plan of Subdivision Montgomery Hollow (Goodwin Tract)", dated 02/02/1996, last revised 07/11/1996 prepared by Gilman Associates, Inc. Consulting Engineers and Land Surveyors recorded, in Plan Book A-56, Page 329, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Goodwin Lane (50 feet wide) and a corner of Lot No. 38 as shown on said plan; thence extending from said point and place of beginning along the Northeasterly side of Goodwin Lane, South 49 degrees, 13 minutes, 32 seconds East crossing a 20 feet wide easement from township drainage and a variable width sanitary easement 130 feet to a point within said township easement; thence crossing said easement North 40 degrees, 46 minutes, 28 seconds East, 250 feet to a point; thence re-crossing aforesaid easement, North 49 degrees, 13 minutes, 32 seconds West, 130 feet to a point a corner of Lot No. 38; thence extending along same South 40 degrees, 46 minutes, 23 seconds West, 250 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Donald W. Griffin, Jr. from Montgomery Oaks Associates Limited Partnership dated 11/30/1999 and recorded 12/21/1999 under Book 5301, Page 0083.

Parcel Number: 46-00-00982-00-7.

Location of property: 2109 Goodwin Lane, North Wales, PA 19454-1209.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donald W. Griffin, Jr.** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2006-W1. Debt: \$549,537.93.

Paul Cressman, Attorney. I.D. #318079

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

11-31278

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

BEGINNING at a point on the Southerly side of Kingwood Road (50 feet wide), which point is measured the four following courses and distances, along the said side of Kingwood Road, from a point in line of land now or late of William A. Glewitt: (1) extending from said lands North 68 degrees, 46 minutes East, 104.17 feet to a point of curve; (2) on a line curving to the right, having a radius of 37 feet, the arc distance of 41.92 feet to a point of reverse curve; (3) on a line curving to the left, having a radius of 175 feet, the arc distance of 153.34 feet to a point of tangent; and (4) North 82 degrees, 53 minutes East, 144.71 feet to the point and place of beginning; thence extending from said beginning point along the said side of Kingwood Road, North 82 degrees, 53 minutes East, 57 feet to a point; thence extending South 7 degrees, 7 minutes East, 140 feet to a point; thence extending South 82 degrees, 53 minutes West, 57 feet to a point; and thence extending North 7 degrees, 7 minutes West, 140 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 in Block "H" on said plan.

BEING the same premises which Daniel E. Hazel, by Deed dated July 31, 2002 and recorded August 22, 2002 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5421, Page 00103, granted and conveyed unto Audrey F. Streeter, as Sole Owner.

Parcel Number: 58-00-12286-00-4.

Location of property: 569 Kingwood Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Audrey F. Streeter, as Sole Owner** at the suit of Wells Fargo Bank, N.A. Debt: \$155,010.49.

Kimberly A. Bonner, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

11-33464

ALL THAT CERTAIN tract of land with the message, situate in **Red Hill Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of survey dated October 18th, 1965 by F. Richard Urwiler, Registered Professional Engineer, as follows, to wit:

BEGINNING at a point on the Easterly side of Main Street (fifty feet wide) said point being also the intersection of the common property line of herein described tract and lands now or late of Milton R. Hillegass with the said side line of Main Street; thence along lands now or late of Milton R. Hillegass North seventy-three degrees, zero minutes East, six hundred twelve and ninety-two one-hundredths feet to the center line of a sixty feet wide right-of-way of the Perkiomen Valley Railroad; thence along the same South forty degrees, eighteen minutes East, one hundred nineteen and fifty-eight one-hundredths feet to a point; thence South seventy-three degrees, zero minutes West, six hundred sixty and seventeen one-hundredths feet to a point, an iron pin set on the side of Main Street (fifty feet wide); thence along said Easterly side North seventeen degrees, zero minutes West, one hundred nine and eighty-three one-hundredths feet to the point and place of beginning.

CONTAINING 1.605 acres of land, more or less.

BEING the same premises which H. Dean Brewster, Jr., married, by Deed dated July 27, 1998 and recorded September 28, 1998 in and for Montgomery County, Pennsylvania in Deed Book 5234, Page 1642, granted and conveyed unto Jerome G. Shelly, Jr. and Tammy Shelly, husband and wife.

Parcel Number: 17-00-00469-00-9.

Location of property: 904 Main Street, Red Hill, PA 18076.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jerome G. Shelly, Jr. and Tammy R. Shelly** at the suit of Wells Fargo Bank, N.A. Debt: \$257,964.22.

Kimberly A. Bonner, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

12-05725

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made by George B. Mebus, Registered Engineer, Glenside, PA 9/9/44, as follows, to wit:

BEGINNING at a stone set for a corner where the Northeasterly line of Fernbrooke Avenue (40 feet wide) (extended) intersects with the Southeasterly line of Helion Avenue (now also called Fernbrooke Avenue) (40 feet wide), said point also in line of land now or late of M.B. Megargee; thence extending along land of said Megargee South 17 degrees, 40 minutes East, 199.40 feet to a stone; thence still along land now or late of M.B. Megargee and two following courses and distances, to wit: North 72 degrees, 20 minutes East, 13.15 feet to a stone; thence South

17 degrees, 40 minutes East, 54.42 feet to a stake; thence extending along a line South 72 degrees, 20 minutes West, 52 feet to a stake; thence extending South 17 degrees, 40 minutes East along the Northeasterly side of an 18 feet wide driveway 157.58 feet to a point in the Northwesterly side of Webster Avenue (40 feet wide); thence along said side of Webster Avenue South 72 degrees, 20 minutes West, 18 feet; thence extending along land now or late of Dr. Edgar H. Hand, North 17 degrees, 40 minutes West, 212 feet to a point; thence still along land of Dr. Edgar H. Hand, South 72 degrees, 20 minutes West, 3.15 feet; thence extending along land now or late of Isabelle Pound North 17 degrees, 40 minutes West, 199.40 feet to a point in the Southeasterly side of Fernbrooke Avenue, formerly called Helion Avenue (40 feet wide); thence extending along said side of Fernbrooke Avenue, formerly Helion Avenue, North 72 degrees, 20 minutes East, 60 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to the proportionate part of the expense of maintaining said driveway in good order and repair at all times hereafter, forever.

BEING the same premises which John R. Blackmer and Marion S. Blackmer, husband and wife, by Deed dated November 26, 2003 and recorded February 23, 2004 in Montgomery County in Deed Book 5497, Page 201 granted and conveyed unto Donald E. Milley and Kristwn M. Milley, in fee.

TITLE TO SAID PREMISES IS VESTED IN Donald E. Milley and Kristin M. Milley, by Deed from John R. Blackmer and Marion S. Blackmer, h/w, dated 11/26/2003, recorded 02/23/2004 in Book 5497, Page 201.

Parcel Number: 31-00-10015-00-7.

Location of property: 162 Fernbrook Avenue, Wyncote, PA 19095-1507.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donald E. Milley and Kristin M. Milley a/k/a Kristen Milley and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Bank of America, National Association. Debt: \$624,223.26.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

12-06537

ALL THE CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a map made for Bryn Mawr Trust Company in Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated September 21st, 1960, as follows, to wit:

BEGINNING at a point in the center line of Summit Grove Avenue (thirty-three feet wide) at a distance of four hundred twenty-six and seventy-six one-hundredths feet Northwestwardly from the intersection of the center line with the center line of Summit Grove Avenue (South) extended (thirty-three feet wide); thence along the center line of Summit Grove Avenue North fifty-one degrees, seven minutes West, twenty-two and one one-hundredths feet to a point; thence extending North thirty-eight degrees, fifty-three minutes East, the line for part of the distance passing through the center of the party wall dividing the house erected hereon and the house on the adjoining premises, one hundred five and seventy-nine one-hundredths feet to a point; thence South fifty degrees, nine minutes East, twenty-two and one one-hundredths feet to a point; thence South thirty-eight degrees, fifty-three minutes West, one hundred five and forty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Clair N. Robinson, as Administration of Veterans Affairs, by Deed dated September 29, 2000 and recorded November 22, 2000 in and for Montgomery County, Pennsylvania in Deed Book 5339, Page 1459, granted and conveyed unto Heather A. Otto.

Parcel Number: 40-00-60360-00-8.

Location of property: 857 Summit Grove Avenue, Bryn Mawr, PA 19010.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Heather A. Ott** at the suit of Wells Fargo Bank, N.A. Debt: \$254,862.41.

Kimberly A. Bonner, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount 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, North Wales, 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 Nationstar Mortgage, LLC. Debt: \$838,000.65.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

12-11868

PREMISES A:

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, dated April 9, 1921 and recorded at Norristown, Pennsylvania in Deed Book 830, Page 600, as follows, to wit:

BEGINNING at a point in the middle line of Cottage Avenue (40 feet wide) at the distance of 400 feet Southwestward from the middle line of Upland Avenue (40 feet wide).

CONTAINING together in front or breadth on the said middle line of Cottage Avenue, 40 feet (each being 20 feet in front) and extending together of that width in length or depth Southeastward between lines parallel with the said middle line of Upland Avenue, 130.00 feet.

BEING Lots No. 1049 and No. 1050 on said plan.

PREMISES B:

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, dated April 9, 1921 and recorded at Norristown, Pennsylvania in Deed Book 830, Page 600, as follows, to wit:

BEGINNING at a point in the middle line of Cottage Avenue (40 feet wide) at the distance of 440 feet Southwestward from the middle of Upland Avenue (40 feet wide).

CONTAINING in front or breadth on the said middle of Cottage Avenue, 40 feet (each lot being 20 feet in front) and extending together of that width in length or depth Southeastward between lines parallel with the said middle line of Upland Avenue, 130.00 feet.

BEING Lots No. 1051 and No. 1052 on the said plan.

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

TITLE TO SAID PREMISES IS VESTED IN Timothy J. Shurtz and Melissa A. Shurtz, by Deed from Deidre L. Cass, dated 03/27/2008 and recorded 03/31/08, in Book 5687, Page 47.

Parcel Number: 36-00-02530-00-8.

Location of property: 313 Cottage Avenue, Horsham, PA 19044-2530.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy J. Shurtz and Melissa A. Shurtz** at the suit of Wells Fargo Bank, N.A. Debt: \$292,679.79.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

12-15293

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Donald H. Schurr, Registered Surveyor on March 21, 1964, last revised June 26, 1964, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Kohn Street (50.00 feet wide), at the distance of 383.00 feet measured Northeastwardly from the Northeasterly side of Elm Street (50.00 feet wide); thence extending from said point of beginning North 50 degrees, 11 minutes West (the line extending partly through the party wall erected between these premises and the premises adjoining to the Southwest) (and crossing the bed of a twenty foot wide alley) 136.65 feet to a point, a corner; thence extending North 40 degrees, 00 minutes East (along the Northwesterly side of said twenty foot wide alley) 16.00 feet to a point, a corner; thence extending South 50 degrees, 11 minutes East (re-crossing said twenty feet wide alley) (the line extending partly through the party wall erected between these premises and the premises adjoining to the Northeast) 136.55 feet to a point on the said Northwesterly side of Kohn Street; thence extending South 39 degrees, 49 minutes West along the said Northwesterly side of Kohn Street 16.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 17, as shown on the above mentioned plan.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid twenty feet wide alley, as and for an alleyway, driveway, passageway and watercourse at all times hereafter, forever, in common with the other owners, tenants and occupiers bounding thereon and entitled to the use thereof; subject, nevertheless to the proportionate share of the expense of keeping said alleyway in good order, condition and repair, at all times hereafter, forever.

BEING the same premises which Robert Stillman and Eileen Stillman, husband and wife, by Deed dated 01/20/2009 and recorded 03/05/2009 in and for Montgomery County, Pennsylvania in Deed Book 5723, Page 1543, granted and conveyed unto Dionne N. Crosby.

Parcel Number: 13-00-19096-00-7.

Location of property: 841 Kohn Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Dionne N. Crosby** at the suit of Wells Fargo Bank, N.A. Debt: \$87,611.07.

Kimberly A. Bonner, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

12-18577

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, being Lot #3 on Plan of Lots of John Henry, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey and plan thereof made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, dated May 7th, 1921, as follows, to wit:

BEGINNING at a stake in the middle line of Highland Avenue (formerly Mount Pleasant Avenue) at the distance of forty-four and twenty-seven one-hundredths feet Northwestwardly from a stone at the intersection of the said middle line of Highland Avenue with the line dividing the Counties of Montgomery and Chester; thence along the said middle line of Highland Avenue, North ten degrees, forty-five minutes West, forty feet to a stake, a corner of lot of Roy Holiday; and thence along the same, South seventy-nine degrees, fifteen minutes West, one hundred seventy-three and eight-tenths feet to a stake in line of land of Thomas Jones Estate; and thence along the same, South fourteen degrees, eight minutes East, forty and seven one-hundredths feet to a stake, a corner of lot of said John Simes; and thence along the same, North seventy-nine degrees, fifteen minutes East, one hundred seventy-one and four-tenths feet to a point and place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, being Lot #2 on Plan of Lots of John Henry, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey and plan thereof made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, dated May 7th, 1921, as follows, to wit:

BEGINNING at a point in the middle line of Highland Avenue (thirty feet wide) as shown on said survey and plan, at the distance of four and twenty-seven one-hundredths feet Northwestwardly from a stone at the intersection of this middle line of Highland Avenue with the line dividing the Counties of Montgomery and Chester; and thence along the said middle line of Highland Avenue, North ten degrees, forty-five minutes West, forty feet to a stake, a corner of the other ground of the grantees; thence along the same, South seventy-nine degrees, fifteen minutes West, one hundred seventy-one feet and four-tenths feet to a stake in line of land of Thomas Jones Estate; thence along the same, South fourteen degrees, eight minutes East, forty and seven one-hundredths feet to a point, a corner of land of A. Williams; thence by the same, North seventy-nine degrees, fifteen minutes East, one hundred sixty-nine feet to the place of beginning.

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

BEGINNING at a stake in the middle line of Highland Avenue, eighty-four and twenty-seven one-hundredths feet measured Northwestwardly from a marble stone in the middle of said Highland Avenue and intended to be on or near the line dividing the Counties of Chester and Montgomery; thence along said avenue (laid out thirty feet wide), North ten degrees, forty-five minutes West, forty feet to a point, a corner of Lot #5; thence by and along the line of said Lot #5, South seventy-nine degrees, fifteen minutes West, one hundred seventy-six and two-tenths feet to a point; thence South fourteen degrees, eight minutes East, forty and seven-tenths feet to a point; and thence by a line parallel with the second above mentioned course, North seventy-nine degrees, fifteen minutes East, one hundred seventy-three and eight-tenths feet to the aforesaid middle line of Highland Avenue, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Isaiah M. Byrd, Jr. by Deed from Isaiah M. Byrd, Jr. and Todd A. Byrd, father and son, dated January 17, 2006 and recorded November 14, 2006 in Deed Book 5623, Page 2531. The said Isaiah M. Byrd, Jr. died on July 1, 2011 thereby vesting title in Todd A. Byrd.

Parcel Number: 58-00-13852-00-4.

Location of property: 1010 Mount Pleasant Avenue, Wayne, PA 19087.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Todd A. Byrd, Executor of the Estate of Isaiah M. Byrd, Jr., Deceased Mortgagor and Real Owner** at the suit of OneWest Bank, FSB. Debt: \$256,777.27.

Joseph F. Riga, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

12-19413

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, being Lot No. 15 on Plan of Cedar Manor Park, which plan is recorded in Deed Book 2144, Page 601 and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Shelmire Street (41.5 feet wide), which point is at the distance of 81.83 feet measured in a general North direction on a line curving to the left, having a radius of 100 feet from a point of curve on the Northwest side of Shelmire Street, which point of curve is at the distance of 77.46 feet measured North 06 degrees, 41 minutes, 30 seconds East, along said side of Shelmire Street from the Northeast terminus of the radial intersection which the Northwest side of Shelmire Street makes with the Northeast side of Perry Street (40 feet wide); thence extending from point of beginning, along Lot No. 14 on said plan, South 49 degrees, 48 minutes, 24 seconds West, 100 feet to a point; thence partly along rear line of Lot No. 21 on said plan, North 67 degrees, 38 minutes, 23 seconds West, 47.86 feet to a point; thence along Lot No. 6, on said plan, North 41 degrees, 21 minutes, 20 seconds East, 115.58 feet to a point on the Southwest side of Shelmire Street; thence along same, South 48 degrees, 38 minutes, 40 seconds East, 45.25 feet to a point of curve; thence still along the same in a general Southeast direction on a line curving to the right, having a radius of 100 feet, the arc distance of 14.75 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Norma Stock, by Deed from Carol Ann Golla a/k/a Carol A. Vander Vossen, dated 04/29/2010, recorded 05/04/2010, in Book 5765, Page 02024, and Instrument #2010035851.

Parcel Number: 30-00-62188-00-8.

Location of property: 304 Shelmire Street, Jenkintown, PA 19046-5006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Norma Stock** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely as Owner Trustee on Behalf of RBSDH 2013-1 Trust. Debt: \$224,823.90.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

12-20502

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 survey as made by George F. Shaner, R. E., as follows, to wit:

BEGINNING at a corner of other lands of Miron Koval, et ux., said point being in the middle of a State Rural Route #46153 (33 feet wide) leading from William Penn Highway Route #422 to the Pleasantville Road and distant along said road from a corner of lands now or late of James W. Christman North 48 degrees, 15 minutes West, 501.37 feet; thence from said point of beginning continuing along the middle of said Rural Road North 48 degrees, 31 minutes West, 200 feet to a corner of other lands Miron Koval; thence along the same South 41 degrees, 45 minutes East, 620.82 feet to a corner of line of lands formerly owned by John E. Krause; thence along the same South 66 degrees, 40 minutes East, 164.54 feet to a point of deflection and continuing along said lands South 57 degrees, 45 minutes East, 44.50 feet to a corner of lands of Miron Koval; thence along the same South 41 degrees, 45 minutes West, 680 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dawn M. Wilson, by Deed from Dawn M. Wilson, (90% interest) and Elizabeth R. Daywalt, (10% interest), dated 06/18/2007, recorded 06/26/2007 in Book 5652, Page 1397.

Parcel Number: 42-00-04402-00-2.

Location of property: 1408 North Sanatoga Road a/k/a 1408 Sanatoga Road, Pottstown, PA 19464-2226.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elizabeth R. Daywalt and Dawn M. Wilson** at the suit of HSBC Bank USA, National Association as Trustee for Merrill Lynch Mortgage Investors, Inc., Mortgage Pass-Through Certificates, Mana Series 2007-A2. Debt: \$293,491.49.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

12-21074

ALL THAT CERTAIN unit in the property known, named and identified as 'Belle Aire', a condominium located in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania which has heretofore been submitted to the Provisions of the Uniform Condominium Act 68, PA C.S. 3101 et seq. by the recording in the Montgomery County Recorder of Deeds of a Certain Declaration and Plan attached thereto dated 2/16/1992 and recorded 3/25/1993 in Deed Book 5036, Page 2164 being designated as Unit No. 112 and Plats and Plans for Condominium dated 2/16/1993 and attached as part of the Declaration of 'Belle Aire', a Condominium.

TOGETHER with all right, title and interest, being an .021 % undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium and as the same maybe changed by any amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Belle-Aire Condominium Association c/o RMM, LLC, by Deed from Russell J. Bono, Sheriff of Montgomery County, dated June 01, 2015, recorded August 21, 2015 in Book 5967, Page 01251-01255.1.

Parcel Number: 54-00-16883-20-8.

Location of property: 204 Westminster Place, Unit 112, Maple Glen, PA 19002-2882.

The improvements thereon are: Condominium property.

Seized and taken in execution as the property of **Leonard S. Konefsky and Belle-Aire Condominium Association c/o RMM, LLC** at the suit of Bank of America, N.A., s/b/m to Prime Savings Bank, FSB. Debt: \$239,385.08.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

12-30625

ALL THAT CERTAIN brick house and lot of land, situate on the West side of York Street, between Seventh and Eighth Streets, known as No. 435 York Street, **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the West line of York Street a distance of hundred twenty feet Northwardly from the Northwest corner of Seventh and York Streets, a corner of this and land now or late of William D. Hertzog; thence by the same Westwardly one hundred forty feet to a twenty feet wide alley; thence by the same Northwardly twenty-three feet to land now or late of William D. Hertzog; thence by the same Eastwardly one hundred forty feet to the West line of York Street aforesaid passing in part of said course and distance thru the middle of brick division or partition wall of this and house of said now or late William D. Hertzog adjoining to North; thence by the West line of York Street twenty-three feet to the place of beginning.

Parcel Number: 16-00-33996-00-8.

Location of property: 435 North York Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **Richard D. Wilkinson and Wendy L. Wilkinson** at the suit of Wells Fargo Bank, N.A. Debt: \$168,462.38.

Richard J. Nalbandian, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

12-31452

ALL THAT CERTAIN lot or piece of ground, with messuage thereon erected, situate in **North Wales Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Northeasterly side of Tenth Street (50 feet wide) at the distance of 100 feet Northwesterly from the Northwesterly side of Church Street (formerly Jones Avenue) (50 feet wide).

CONTAINING in front or breadth on the said side of Tenth Street 75 feet and extending of that width in length of depth Northeastwardly between parallel lines at right angles to said Tenth Street, 193 Street.

BEING Lot No. 209 and one-half of Lot No. 208 on plan of North Wales Heights, which plan is recorded in the Office of the Recorder of Deeds at Norristown in Deed Book 593, Page 500.

BEING the same property conveyed to Christopher W. Martin, an unmarried man by Deed from Christopher W. Martin and Nicole L. Sands, as Joint Tenants With the Right of Survivorship and not as Tenants in Common recorded 08/13/2008 in Deed Book 5703, Page 2978, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania.

BEING the same premises which Christopher W. Martin and Nicole L. Sands, as Joint Tenants With the Right of Survivorship and not as Tenants in Common, by Deed dated June 25, 2008 and recorded August 13, 2008 in and for Montgomery County, Pennsylvania in Deed Book 5703, Page 2978, granted and conveyed unto Christopher W. Martin, an unmarried man.

Parcel Number: 14-00-03704-00-8.

Location of property: 231 South 10th Street, North Wales, PA 19454.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **Christopher W. Martin, an unmarried man** at the suit of Wells Fargo Bank, N.A. Debt: \$259,423.79.

Meredith H. Wooters, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-01199

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected in **Franconia Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Preliminary/Final Land Development Plan set Over Record Plan of Westport Farm made for T.H. Properties, L.P., made by Carroll Engineering Corporation dated 6/29/2006 and last revised 1/8/2007 and recorded in Plan Book 28, Pages 128 to 134, as follows, to wit:

BEING Lot 130 as shown on above plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph K. Morris, a single person, by Deed from T.H. Properties, a PA Limited Partnership by Timothy P. Hendricks, Member dated April 23, 2007, recorded May 14, 2007 in Book 5646, Page 2751, Instrument #2007058807.

Parcel Number: 34-00-03580-85-6.

Location of property: 52 Barlow Drive, Souderton, PA 18964-2282.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph K. Morris** at the suit of Wells Fargo Bank, N.A. Debt: \$340,131.30.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-04361

ALL THAT CERTAIN tract or parcel of land, situate on the West side of Road A and the East side of Industrial Highway, being Unit 110 as shown on the Preliminary Final Land Development Plan "Mrs. Smith's Redevelopment", prepared by McCarthy Engineering Associates, P.C., dated November 22, 2005, last revised 10/17/2006 and recorded as Plan 28, Page 22, in **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, being more fully bounded and described, as follows, to wit:

BEGINNING at a point being the Southeasternmost corner of the herein described tract located South thirty-one degrees, forty-four minutes, fifty seconds East (South 31° 44', 50" East) a distance of five hundred ninety-two and three-hundredths feet (592.03') from a point marking the intersection of the Southern right-of-way line of Hanover Street and the Western right-of-way line of South Street; thence passing through a party wall along Unit 109 South forty-three degrees, ten minutes West (South 43°, 10' West) a distance of thirty-six and thirty-three hundredths feet (36.33') to a point; thence along Unit 109 South forty-six degrees, fifty minutes East (South 46°, 50' East) a distance of thirty-three hundredths feet (0.33') to a point; thence along common open space the three following courses and distances: (1) South forty-three degrees, ten minutes West (South 43°, 10' West) a distance of two feet (2.00') to a point; (2) North forty-six degrees, fifty minutes West (North 46°, 50' West) a distance of twenty and sixty-six hundredths feet (20.66') to a point; (3) North forty-three degrees, ten minutes East (North 43°, 10' East) a distance of two feet (2.00') to a point; thence along Unit 111 South forty-six degrees, fifty minutes East (South 46°, 50' East) a distance of thirty-three hundredths feet (0.33') to a point; thence passing through a party wall and along Unit 111 North forty-three degrees, ten minutes East (North 43°, 10' East) a distance of thirty-six and thirty-three hundredths feet (36.33') to a point; thence along common open space South forty-six degrees, fifty minutes East (South 46°, 50' East) a distance of twenty feet (20.00') to the place of beginning.

CONTAINING in area seven hundred sixty-seven (767) square feet.

BEING Lot No. 110 as shown on said plan.

BEING part of the same premises which Pottstown Redevelopment Group, L.P. by Deed dated November 17, 2006 and recorded December 5, 2006 in Montgomery County in Deed Book 5626, Page 1902 granted and conveyed unto Wright Pottstown, L.P. (PA Limited Partnership), in fee.

BEING the same premises which Wright Pottstown, L.P., by Deed dated July 29, 2009 and recorded October 6, 2009 in and for Montgomery County, Pennsylvania in Deed Book 5739, Page 2057, granted and conveyed unto Kenneth L. Coleman and Maritza Coleman, husband and wife.

Parcel Number: 16-00-15856-40-9.

Location of property: 247 Industrial Way, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kenneth L. Coleman and Maritza Coleman, husband and wife** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Home Mortgage, Inc. Debt: \$218,720.00.

Kimberly A. Bonner, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-04472

ALL THAT CERTAIN brick dwelling house and lot or piece of land, whereupon the same is erected, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point marking the Southeast corner of Oak and Spruce Streets; thence along said Oak Street, Eastwardly sixteen feet, more or less, to a stake a point marking the middle of the partition or division wall of the hereby granted brick dwelling and another brick dwelling now or late of William A. Yohn Estate, adjoining on the East; thence Southwardly along the same passing in part of said course and distance through the middle of said partition or division wall, and along other lands now or late of the William A. Yohn Estate adjoining on the East, one hundred five feet to the Northerly side of an eight feet wide alley; thence along said alley, Westwardly fourteen feet and five inches, more or less, to Spruce Street aforesaid; thence Northwardly along said Spruce Street, one hundred five feet to the point or place of beginning.

BEING the same premises which Ronald T. Guinan, by Deed dated May 14, 2010 and recorded May 19, 2010 in and for Montgomery County, Pennsylvania in Deed Book 5767, Page 1016, granted and conveyed unto Joseph Crook and Mary Katherine Crook, husband and wife.

Parcel Number: 16-00-21792-00-8.

Location of property: 232 Oak Street, Pottstown, PA 19464.

The improvements thereon are: Single family - residential.

Seized and taken in execution as the property of **Joseph Crook and Mary Katherine Crook a/k/a Mary Katherine Crook, husband and wife** at the suit of Wells Fargo Bank, N.A. Debt: \$133,045.50.

Meredith H. Wooters, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-05480

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon, situate in **Perkiomen Township**, Montgomery County, Commonwealth of Pennsylvania, described according to 4 plan made of Maple Hill Development and recorded in the Montgomery County Court House in Plan Book Volume A-20, Page 70 on February 15, 1973, more fully bounded and described, as follows:

BEGINNING at a point, the Northwesterly corner of Lot No. 110, being 545 feet from the Northwesterly corner of Lot No. 109 and 10.45 feet from the front of the building erected thereon; thence from the point of beginning South 49 degrees, 12 minutes, 32 seconds East, 19.99 feet to a point, (the breadth or front of the lot), a corner; thence along land of Lot No. 111 and through the party wall, (the depth of Lot No. 110), the five following courses and distances: (1) South 40 degrees, 41 minutes, 28 seconds West, 10.45 feet to a point, (the front of the unit); (2) North 49 degrees, 12 minutes, 32 seconds West, 0.18 feet to a point; (3) South 40 degrees, 47 minutes, 28 seconds West, 34.49 feet to a point, (the back of the lot); (4) South 49 degrees, 12 minutes, 32 seconds East, 0.08 feet to a point; (5) South 40 degrees, 41 minutes, 28 seconds West, 25.00 feet to a point, a corner; thence extending North 49 degrees, 12 minutes, 32 seconds West, 20.29 feet to a point, (the breadth on the back of the lot), a corner; thence along land Lot No. 109 and through the party wall, (the depth of the lot), the five following courses and distances: (1) North 40 degrees, 47 minutes, 28 seconds East, 25.00 feet to a point, (the back on the unit); (2) North 49 degrees, 12 minutes, 32 seconds West, 0.02 feet to a point; (3) North 40 degrees 41 minutes, 28 seconds East, 34.49 feet to a point, (the front of the unit); (4) South 49 degrees, 12 minutes, 32 seconds East 0.06 feet to a point; (5) North 40 degrees, 47 minutes, 28 seconds East, 10.45 feet to a point and place of beginning.

BEING the same premises which Robert G. Kern, Jr. and Brooke A. Kern, husband and wife, by Deed dated 6/26/2009 and recorded 7/8/2009 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5736, Page 141 granted and conveyed unto Tricia M. Bishop.

Parcel Number: 48-00-01417-26-3.

Location of property: 66 Salem Road, Perkiomen Township, PA 19473.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Tricia M. Bishop a/k/a Tricia Lewis** at the suit of Wells Fargo Bank, N.A. Debt: \$181,131.81.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-05514

ALL THAT CERTAIN lot or piece of ground, with the buildings and Improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania on the Southeasterly side of Chelsea Road (fifty feet wide) at the distance of one hundred and ninety-two feet Northwestwardly from the Southwesterly line of Chelsea Road produced and the Northwesterly side of Baston Road (fifty feet wide) produced.

CONTAINING together in front or breadth on the said Chelsea Road twenty-four feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to said Chelsea Road one hundred feet to the center line of Oak Drive twelve feet wide which extends Northwestwardly late Cedar Lane and Southeasterly into Easton Road aforesaid.

Parcel Number: 31-00-05185-00-4.

Location of property: 1716 Chelsea Road, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary L. Smoot, as Executrix of The Estate of Major Baxter, Jr. a/k/a Major Baxter** at the suit of Wells Fargo Bank, N.A s/b/m Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB. Debt: \$150,043.76.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-10236

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situated in **Abington Township**, Montgomery County, Pennsylvania, described according to a survey and plan made of parts of Lots 403 and 424 and all Lots 404 to 423 on Plan of Baederwood made by George B. Mebus, Inc. Engineers, Glenside, Pennsylvania, on 10/14/1955 and revised 8/13/1956, as follows, to wit:

BEGINNING at a point on the Southeast side of Wanamaker Road (40 feet wide), which point is measured on the arc of a circle curving to the left having a radius of 3,065.293 feet the arc distance of 1086.67 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 45 feet the arc distance of 15.18 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 3,060.29 feet the arc distance of 39.38 feet from a point of intersection of the Southeast side of Wanamaker Road and the Southwest side of Baeder Road (formerly Whaton) (60 feet wide) as projected East partly passing through the party wall between this premises and the premises adjoining to the Northeast crossing the bed of a certain property driveway which extends Northeastwardly; thence Northwestwardly into Wanamaker Road and Southwestwardly; thence Northwestwardly into Wanamaker Road, and crossing the bed of a right-of-way for poles, 155 feet to a point on the Southeast side of said right-of-way; thence extending along the Southeast side of said right-of-way, along the arc of a circle curving to the left having a radius of 2,910.293 feet the arc distance of 26.82 feet to a point; thence extending North 35 degrees, 57 minutes, 54 seconds West recrossing the bed of the aforesaid right-of-way and recrossing the bed of aforesaid driveway 155 feet to a point on the Southeast side of Wanamaker Road; thence extending along the Southeast side of Wanamaker Road along the arc of a circle curving to the right having a radius of 3,065.293 feet the arc distance of 30.35 feet to the first mentioned point and place of beginning.

BEING part of Lot 421 and part of Lot 422, Wanamaker Road, also known as Lot 38 Wanamaker Road.

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

BEING the same premises which Catherine Cattie and Joseph B. McHugh, Co-Executors of the Estate of Madeline M. McHugh, Deceased by Deed dated August 21, 1998 and recorded September 21, 1998 in the Office of the Recorder of Deeds in and for Montgomery County, at Book 5240 and Page 2178 conveyed unto Sheila Williams, Grantor, herein.

Parcel Number: 30-00-70112-00-4.

Location of property: 567 Wanamaker Road, Jenkintown, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sheila Williams** at the suit of U.S. Bank National Association not in its Individual Capacity, but Solely as Legal Title Trustee for LVS Title Trust I. Debt: \$248,911.01.

Robert M. Kline, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-11108

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

BEGINNING at a point in the middle line of Willow Grove Avenue (33 feet wide) at the distance of 539.24 feet measured Southwardly along a the said middle line of Willow Grove Avenue from the intersection with the middle line of Glenside Avenue (33 feet wide); thence extending South 66 degrees, 25 minutes West along the said middle line of Willow Grove Avenue 107.87 feet to a point; thence extending North 20 degrees, 13 minutes 30 seconds West along land of John Martino 120 feet to a point; thence extending North 66 degrees, 25 minutes East still along land of John Martino 97 feet to a point; thence extending South 26 degrees, 12 minutes, 04 seconds East along land about to be acquired by Fred C. Goff and Evelyn Goff, his wife, 119.86 feet to the first mentioned point and place of beginning.

BEING the same premises which Anthony J. Manero, Administrator of the Estate of Francis C. Manero, Deceased, by Deed dated December 30, 2009 and recorded January 11, 2010 in and for Montgomery County, Pennsylvania in Deed Book 5756, Page 0539, granted and conveyed unto Timothy Glencamp, Jr. and Karisma K. Glencamp.

Parcel Number: 31-00-29125-00-4.

Location of property: 338 Willow Grove Avenue, Glenside, PA 19038.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Karisma K. Glencamp and Timothy Glencamp, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$247,666.56.

Kimberly A. Bonner, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-12475

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Strawberry Fields made by Urwiler & Walter, Inc., Registered Surveyors, dated 11/2/1987 and last revised on 6/7/1991 and recorded in Plan Book A-52, Page 486, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Winding Way (50 feet wide) said point being a corner of Lot #96 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot #96, South 46 degrees, 47 minutes, 00 seconds East crossing a 20 feet wide access easement 131.68 feet to a point in line of land of John R. and Margaret D. Souder; thence extending along said land of Souder, South 43 degrees, 13 minutes, 00 seconds West, 20.00 feet to a point a corner of Lot #98; thence extending Lot #98 and through the bed of said easement North 46 degrees, 47 minutes West, 135.32 feet to a point on the Southeasterly side of Winding Way; thence extending along the Southeasterly side of Winding Way on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 20.34 feet to a point a corner of Lot #96, being the first mentioned point and place of beginning.

BEING Lot #97 on the above mentioned plan.

BEING the same premises which Christopher J. Cotellese, by Deed dated November 29, 2010 and recorded December 3, 2010 in and for Montgomery County, Pennsylvania in Deed Book 5786, Page 2323, granted and conveyed unto Roberto Rivera.

Parcel No. 34-00-04979-42-3.

Location of property: 159 Winding Way, Telford, PA 18969.

The improvements thereon are: Single family - residential.

Seized and taken in execution as the property of **Roberto Rivera** at the suit of Wells Fargo Bank, N.A. Debt: \$199,215.38.

Meredith H. Wooters, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-13334

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a final plan of subdivision made for Dominic Larosa by Eastern/Chadrow Associates, Inc., Warminster, Pennsylvania, dated April 9, 1996, last revised July 24, 1996, and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown in Plan Book A-56, Page 321, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Horsham Road (ultimate width of 40 feet) a corner of Lot Number 1 on said plan; thence from said beginning point along line of Lot Number 1 North 38 degrees, 37 minutes East, 100.00 feet to a point in line of Lot Number 3 on said plan; thence along line of Lot Number 3 South 51 degrees, 23 minutes East, 63.80 feet to a point in line of land now or late of George and Grace Haegele; thence along land now or late of Haegele South 38 degrees, 37 minutes West, 100.00 feet to a point on the Northeasterly side of Horsham Road; thence along the Northeasterly side of Horsham Road North 51 degrees, 23 minutes West, 63.80 feet to a point a corner of Lot No. 1 the first mentioned point and place of beginning.

BEING Lot Number 2 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Matthew J. Wheeler, by Deed from Philip J. Smith and Faith M. Smith, h/w, dated 03/29/2002, recorded 05/02/2002 in Book 5405, Page 2065.

Parcel Number: 59-00-09649-00-3.

Location of property: 2413 Horsham Road, Hatboro, PA 19040-4329.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew J. Wheeler a/k/a Matthew Wheeler** at the suit of Wells Fargo Bank, N.A. Debt: \$178,626.03.

Paul Cressman, Attorney. I.D. #318079

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-13612

ALL THAT CERTAIN messuage and tract of land together with the dwelling now thereon erected, known as 410 East Broad Street, **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the middle of East Broad Street and in line of Ralph Swartley's Land now or late of 100 feet in a Southwesterly direction from an iron pin in line of George Kulp's Land now or late; thence along said Ralph Swartley's Land now or late South 18-1/2 degrees, East 166 feet to an iron pin a corner on the North side of a 15 feet wide alley, dedicated for public use; thence along the same South 71-1/4 degrees, West 17 feet to a point in line of Alice Gottshall's Land now or late; thence along the same North 18-1/2 degrees, West 166 feet to a point in the middle of the aforesaid East Broad Street; thence along the same North 18-1/2 degrees, West 166 feet to a point in the middle of the aforesaid East Broad Street; thence along the same North 71-1/2 degrees, East 17 feet to the place of beginning.

BEING the same premises which Luann Woosnam, by Deed dated 08/11/2009 and recorded 9/4/2009 at Norristown in the Office for the Recorder of Deeds in and for the County of Montgomery in Deed Book 5743, Page 340 granted and conveyed unto Ivan Keith Simpson.

Parcel Number: 21-00-00932-00-1.

Location of property: 410 East Broad Street, Souderton, PA 18964.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ivan Keith Simpson** at the suit of JP Morgan Chase Bank, National Association. Debt: \$193,353.74.

Victoria W. Chen, Attorney. I.D. #317741

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-14528

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania described according to a lot location plan, part of Lot #1 Section 'D' on Plan of Roslyn Terrace made for Gertrude Cherry made by George B. Mebus, Inc., Engineers, Abington, PA dated 6/14/1974 and recorded in Plan Book A-27, Page 33, described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Mt. Carmel Avenue (60 feet wide) which point is measured the following 2 courses and distances from a point of curve on the Southeasterly side of Easton Road (60 feet wide): (1) on the arc of a circle curving to the left having a radius of 10 feet the arc distance of 17.40 feet to a point of tangent on the Northeasterly side of Mt. Carmel Avenue; (2) South 63 degrees, 36 minutes, 30 seconds East, 70.05 feet to the place of beginning; thence extending from Mt. Carmel Avenue and along other ground now or late of Gertrude Cherry North 25 degrees, 49 minutes, 30 seconds East, 40.00 feet to a point; thence South 63 degrees, 36 minutes, 30 seconds East, 87.46 feet to a point; thence South 26 degrees, 23 minutes, 30 seconds West, 40.00 feet to a point on the Northeasterly side of Mt. Carmel Avenue; thence along the same North 63 degrees, 36 minutes, 30 seconds West, 87.06 feet to a point being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Maria T. Gonzales, single, by Deed from Peter E. Scalone and Agatha G. Scalone, h/w, dated on 02/19/2001, recorded 03/19/2001, in Book 5353, Page 816, Instrument No. 2001143977.

Parcel Number: 30-00-45578-00-4.

Location of property: 2267 Mount Carmel Avenue, Glenside, PA 19038-4733.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maria T. Gonzales** at the suit of Morequity, Inc. Debt: \$210,108.94.

Jonathan Lobb, Attorney. I.D. #312174

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount 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 premises which George Collette, by Deed dated November 7, 2003 and recorded November 18, 2003 in and for Montgomery County, Pennsylvania in Deed Book 5481, Page 2429, granted and conveyed unto George Collette and Dianne Collette, his wife.

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

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

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **George Collette and Dianne Collette, his wife** at the suit of EMC Mortgage, LLC. Debt: \$133,971.04.

Kimberly A. Bonner, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-21474

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of 'Evergreen Manor', made by Weir and Thieme, Civil Engineers, dated July 1923 and revised August, 1923, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Deed Book 782, Page 600, as follows, to wit:

BEGINNING at a point on the Southwest side of Phipps Avenue (40 feet wide) at the distance of 400 feet measured South 47 degrees, 55 minutes East from the Southeast side of Osbourne Avenue (40 feet wide).

CONTAINING if front or breadth on the said Phipps Avenue 50 feet (each lot being 25 feet) and extending of that width in length or depth Southwestward between parallel lines at right angles to Phipps Avenue 125 feet.

TITLE TO SAID PREMISES IS VESTED IN Chad S. Moore and Jennifer D. Moore, h/w, by Deed from Richard C. Sellers and Kathryn A. Sellers, h/w, dated 10/30/2000, recorded 11/27/2000 in Book 5339, Page 2055.

Parcel Number: 30-00-53624-00-4.

Location of property: 2746 Phipps Avenue, Willow Grove, PA 19090-4430.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chad S. Moore and Jennifer D. Moore a/k/a Jennifer Carlson Moore** at the suit of Pennymac Mortgage Investment Trust Holdings I, LLC. Debt: \$207,803.54.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-22779

ALL THAT CERTAIN unit, designated as Unit Number 603 Building No. 2600 being a Unit in Woodhollow Condominium, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act by the recording in the Montgomery County Recorder of Deeds, a Declaration dated July 12, 1983 and recorded July 13, 1983 in Deed Book 4712, Page 85 and a First Amendment thereto dated August 30, 1983 and recorded September 19, 1983 in Deed Book 4718, Page 587 a Second Amendment thereto dated September 28, 1983 and recorded September 29, 1983 in Deed Book 4719, Page 462 a Third Amendment thereto dated October 31, 1983 and recorded November 7, 1983 in Deed Book 4722, Page 791 a Fourth Amendment thereto dated December 7, 1983 and recorded January 13, 1984 in Deed Book 4726, Page 2147 a Fifth Amendment thereto dated February 23, 1984 and recorded February 28, 1984 in Deed Book 4730, Page 1126 a Sixth Amendment thereto dated June 28, 1984 and recorded July 10, 1984 in Deed Book 4741, Page 867 a Seventh Amendment thereto dated August 28, 1984 and recorded September 24, 1984 in Deed Book 4748, Page 1389 an Eighth Amendment thereto dated August 28, 1984 and recorded November 9, 1984 in Deed Book 4752, Page 338 a Ninth Amendment thereto dated November 29, 1984 and recorded December 5, 1984 in Deed Book 4754, Page 512 a Tenth Amendment thereto dated December 31, 1984 and recorded January 4, 1985 in Deed Book 4756, Page 1897 an Eleventh Amendment thereto dated March 28, 1985 and recorded April 9, 1985 in Deed Book 4763, Page 1614 a Twelfth Amendment thereto dated June 19, 1985 and recorded June 28, 1985 in Deed Book 4770, Page 1695 a Thirteenth Amendment thereto dated July 26, 1985 and recorded August 1, 1985 in Deed Book 4774, Page 27 and a Fourteenth Amendment thereto dated August 16, 1985 and recorded August 22, 1985 in Deed Book 4776, Page 338 and re-recorded September 19, 1985 in Deed Book 4779, Page 90.

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.

TITLE TO SAID PREMISES IS VESTED IN Gina Marie Pierce by Deed from Paragon Relocation Resources, Inc., a Delaware Corporation dated December 22, 2006 and recorded January 19, 2007 in Deed Book 5632, Page 559. The said Gina Marie Pierce died on April 19, 2013 thereby vesting title in Gina C. Pierce, John D. Pierce, and Unknown Surviving Heirs of Gina Marie Pierce.

Parcel Number: 46-00-03872-04-2.

Location of property: 603 Thornton Court, North Wales, PA 19454.

The improvements thereon are: Residential condominium - garden style - private entrance 1-3S.

Seized and taken in execution as the property of **Gina C. Pierce, Known Surviving Heir of Gina Marie Pierce, Deceased Mortgagor and Real Owner and John D. Pierce, Known Surviving Heir of Gina Marie Pierce, Deceased Mortgagor and Real Owner** at the suit of Federal National Mortgage Association (Fannie Mae), A Corporation Organized and Existing Under the Laws of the United States of America. Debt: \$147,350.42.

Joseph F. Riga, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-22825

ALL THAT CERTAIN unit, designated as Unit Number 501 being a unit in Middleton Place Townhomes Condominium, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, as designated in Declaration of Condominium of Middleton Place Townhomes Condominium, bearing dated 6th day of January A.D. 1982 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 7th day of January A.D. 1982 in Deed Book 4674, Page 1029, etc., and plats and plans for Middleton Place Townhomes Condominium, bearing date the 6th day of January A.D. 1982 and recorded as exhibit "C" of the Declaration of Condominium of Middleton Place Townhomes Condominium, in Deed Book 4674, Page 1029.

TOGETHER with all right, title and interest being A0.86957 percent undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium.

BEING the same premises which Frances Maxwell, by Deed dated November 7, 2007 and recorded December 17, 2007 in and for Montgomery County, Pennsylvania in Deed Book 5675, Page 1013, granted and conveyed unto Rafael Nunez and Jose Nunez.

Parcel Number: 63-00-05210-40-6.

Location of property: 501 Middleton Place, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jose Nunez and Rafael Nunez** at the suit of Wells Fargo Bank, N.A. Debt: \$137,513.12.

Kimberly A. Bonner, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-23999

ALL THAT CERTAIN lot, plot or parcel of land with the messuage or tenement thereon erected, situate in 'Trewellyn Farms' in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, being designated as Lot Number 242, Phase I, as shown on Location Plan-Phase I & II. 'Trewellyn Farms' for Provincial Associates, prepared by Serdy-Bursich, Inc., dated April 4, 1983, last revised October 6, 1983, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-45, Page 349.

BEING known as Lot Number 242, Phase I, as above set out.

TITLE TO SAID PREMISES IS VESTED IN Kyung Hwan Kim and Aun Hee Kim, by Deed from Robert C. Trimble and Catherine G. Trimble, his wife, dated 04/22/2004, recorded 05/13/2004 in Book 5507, Page 140.

Parcel Number: 39-00-04475-32-8.

Location of property: 242 Towyn Court, Ambler, PA 19002-2039.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kyung H. Kim a/k/a Kyung Hwan Kim and Aun Hee Kim** at the suit of Wells Fargo Bank, N.A. Debt: \$280,072.07.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-26462

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision prepared for Heritage Real Estate Investment Company called 'Regents Park' Phase V, by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated 4/20/1980 and last revised 9/17/1985 and recorded in the Office of the Recorder of Deeds in Plan Book A-47, Page 41, as follows, to wit:

BEGINNING at a point of tangent on the Northwestern side of Norrington Drive measured the three following courses and distances from a point of curve on the Southeastly side of Raftor Road: (1) on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 27.35 feet to a point of compound curve; (2) on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 230.67 feet to a point of tangent; (3) South 40 degrees, 36 minutes, 30 seconds West, 61.00 feet to a point; thence extending from said point and place of beginning along said side of Norrington Drive, South 40 degrees, 36 minutes, 30 seconds West, 41.00 feet to a point, a corner of Lot #332; thence extending along said lot North 49 degrees, 23 minutes, 30 seconds West, 170.44 feet to a point of curve on the Southeastly side of Raftor Road; thence extending along said side thereof on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 43.97 feet to a point, a corner of Lot #330; thence extending along said lot passing through a partition wall South 49 degrees, 23 minutes, 30 seconds East, 154.89 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cynthia L. Weiler, by Deed from Felix C. Milano and Kristen J. Milano, h/w, dated 12/15/1999, recorded 12/22/1999 in Book 5301, Page 713.

Parcel Number: 63-00-06612-26-4.

Location of property: 1028 Raftor Road, West Norriton, PA 19403-5146.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cynthia L. Weiler** at the suit of Ocwen Loan Servicing, LLC. Debt: \$161,100.16.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-26822

ALL THOSE THREE (3) CERTAIN lots or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to Plan of Cottage Lots at Willow Grove made by Joseph W. Hunter, Engineer, and Surveyor, and recorded in the Recorder of Deeds of Office at Norristown, Pennsylvania, on September 19, 1896 in Deed Book No. 403, Page 500, as follows, to wit:

BEGINNING at a point on the Northeastly side of Rubicam Avenue (50 feet wide) at the distance of 174.22 feet measured Southeastwardly along the said side of Rubicam Avenue from the Southeastly side of Prospect Avenue (50 feet wide); thence extending Northeastwardly along line of Lot No. 754 on said plan 125 feet to a point; thence extending Southeastwardly along line of land now or late of Sarah S. Larzelere 83 feet to point; thence extending Southwestwardly along line of Lot No. 757 on said plan 125 feet to a point on the Northeastly side of Rubicam Avenue aforesaid; thence extending Northwestwardly along the same 83 feet to the first mentioned point and place of beginning.

BEING Lots Nos. seven hundred sixty-four (764), seven hundred fifty-five (755) and seven hundred fifty-six (756) on the above mentioned plan.

BEING the same premises which Willie D. Daniels, Administrator of the Estate of Rebecca Y. Wilson a/k/a Rebecca Young, Deceased, by Deed dated 11/6/2004 and recorded 11/12/2004 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5532, Page 1838 granted and conveyed unto Willie D. Daniels. And the said Willie D. Daniels departed this life on 1/26/2014, vesting title solely in Joseph A. Daniels, as Administrator of the Estate of Willie D. Daniels, Deceased as of the date of his death.

Parcel Number: 30-00-60424-00-8.

Location of property: 2219 Rubicam Avenue, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joseph A. Daniels as Administrator of The Estate of Willie D. Daniels, Deceased** at the suit of Nationstar Mortgage, LLC, d/b/a Champion Mortgage Company. Debt: \$74,907.34.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-26982

ALL THAT CERTAIN unit in the property known, named and identified as Montgomery place at Welsh Village condominium, located in **Montgomery Township**, Montgomery County, 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 Recorder of Deeds Office of Montgomery County of a Declaration recorded 7/6/1990 in Deed Book 4951, Page 375, and any Subsequent Amendments thereto, being and designated as Unit 2102, together with a proportionate undivided interest in the common elements as set forth in and subject to adjustment as defined in such Declaration and Amendments.

TITLE TO SAID PREMISES IS VESTED IN Christopher J. Hill, by Deed from Daniel J. Avanzato, dated 02/15/2008, recorded 02/28/2008 in Book 5683, Page 2556.

Parcel Number: 46-00-02807-67-5.

Location of property: 2102 Noras Court a/k/a 2102 Noras Court, Unit 2102, North Wales, PA 19454-2015.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher J. Hill** at the suit of Wells Fargo Bank, N.A. Debt: \$121,268.31.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-27435

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision plan of Arrowhead thereof made by Bursich Associates, Inc. on 2/3/1990 and last revised 6/5/1991, as follows, to wit:

BEGINNING at a point on the Northwestern side of Level Road (40 feet wide) and a corner of Lot 35; thence extending from said beginning point along the said side of Level Road the 2 following courses and distances to a point on the Northeasterly side of Indian Woods Lane (50 feet wide): (1) South 40 degrees, 18 minutes, 36 seconds West, 45.58 feet to a point of tangent which point connects with Indian Woods Lane; (2) extending along the arc of a circle curving to the left having a radius of 25 feet the arc distance of 39.88 feet to a point on the Northeasterly side of Indian Woods Lane; thence continuing along said Indian Woods Lane on a line curving left having a radius of 519.90 feet the arc distance of 138.97 feet to a point on the said Indian Woods Lane; thence continuing along same North 32 degrees, 59 minutes, 08 seconds West, 27.68 feet to a point of tangent; thence extending along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 42.11 feet to a point on the Southeasterly side of Tomahawk Road (50 feet wide); thence extending along said Tomahawk Road (50 feet wide) North 63 degrees, 31 minutes, 31 seconds East, 66.01 feet to a point a corner of Lot 35; thence extending along a line of Lot 35 South 32 degrees, 59 minutes, 07 seconds East, 186.60 feet to a point on the Northwestern side of Level Road (40 feet wide) a point and place of beginning.

BEING Lot No. 34 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Peter M. Fazio and Maria C. Fazio, by Deed from Eileen M. Engle-Chamberlain, dated 06/09/2003, recorded 06/27/2003 in Book 5462, Page 642.

Parcel Number: 43-00-14904-14-6.

Location of property: 5002 Tomahawk Drive, Collegeville, PA 19426-3231.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maria C. Fazio a/k/a Maria Fazio and Peter M. Fazio** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$218,631.32.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-27580

ALL THAT PARCEL of land, in **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania, as described in Deed Book 5509, Page 507, ID #31-00-22456-65-2, being known and designated as Lot 32, Block 087M, Section 047.

BEING the same premises which Adam Glazer and Halyn Glazer, husband and wife, by Deed Dated 04/30/2004 and recorded 05/26/2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05509, Page 0507, granted and conveyed unto Kevin A. Bullock and Kimberly A. Bullock.

Parcel Number: 31-00-22456-65-2.

Location of property: 122 Pleasant Hill Drive, Cheltenham, PA 19012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kevin A. Bullock and Kimberly A. Bullock** at the suit of U.S. Bank National Association. Debt: \$288,528.82.

Jolanta Pekalska, Attorney. I.D. #307968

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-28091

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a survey and plan thereof made by Damon & Foster dated 12/21/55, as follows, to wit:

BEGINNING at a point on the East side of New Street (as laid out on said plan) at the distance of one hundred fifty-three and eighty-two one-hundredths feet measured Northeast on the arc of a circle curving to the right with a radius of fifty-two and fifty one-hundredths feet from a point of tangent which is at the distance of two hundred eighteen feet measured Northwest along the said side of New Street, from its point of intersection with the Northwest side of Arch Street (sixty-six feet wide) (both lines produced); thence North thirty-nine degrees, twenty-three minutes, twenty seconds East the line for a portion of the distance passing through the middle of a portion wall one hundred two and forty-seven one-hundredths feet to a point a corner; thence South thirty-eight degrees, twenty-nine minutes East, forty-one and four one-hundredths feet to a point a corner; thence South fifty-one degrees, thirty-one minutes West, ninety-nine and seventy one-hundredths feet to a point on the Easterly side of New Street aforesaid; and thence along the said side thereof Northwest on the arc of a circle curving to the left having a radius of fifty-two and fifty one-hundredths feet the arc distance of nineteen and sixty-three one-hundredths feet to the place of beginning.

BEING Lot 18 on said plan.

BEING the same premises which Anna Ragusa-Noecker, by Deed dated- April 22, 2011 and recorded April 28, 2011 in and for Montgomery County, Pennsylvania in Deed Book 5799, Page 911, granted and conveyed unto Chad N. N. Stull, as Sole Owner.

Parcel Number: 13-00-27236-00-3.

Location of property: 208 New Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Chad N. Stull, as Sole Owner** at the suit of Wells Fargo Bank, N.A. Debt: \$151,425.83.

Michael E. Carleton, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-28641

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

BEGINNING at a point in the center line of Little Road, said point being located South 33 degrees, 15 minutes East, 250.00 feet from the intersection of the center line of said Little Road with the centerline of Faust Road; thence continuing along said center line of Little Road (33 feet wide) South 36 degrees, 15 minutes East, 127.00 feet to a point; thence along other lands now or late of Walter T. Schmoock of which this was a part, South 53 degrees, 45 minutes West, 237.00 feet to a point; thence North 36 degrees, 15 minutes West, 127.00 feet to a point; thence North 53 degrees, 45 minutes East, 237.00 feet to the point and place of beginning.

CONTAINING 30.099 square feet of land, more or less.

BEING the same premises which Edward R. Kelly, Jr. and Renae T. Kelly, his wife, by Deed dated September 4, 2009 and recorded September 10, 2009 in and for Montgomery County, Pennsylvania in Deed Book 5743, Page 1156, granted and conveyed unto Thomas M. Kost and Jessie Ann McNerney, husband and wife.

Parcel Number: 55-00-01012-00-4.

Location of property: 3412 Little Road, Perkiomenville, PA 18074.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas M. Kost and Jessie Ann McNerney, husband and wife** at the suit of Wells Fargo Bank, N.A. Debt: \$213,682.36.

Michael E. Carleton, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-29061

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Property made for Stephen Bilo, Jr., Irene Bilo and Helen M. Rhoads, by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated June 18, 1975, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book B-27, Page 98, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Patane Avenue (50 feet wide) at the distance of 125 feet measured South 46 degrees, 00 minutes, 00 seconds East, from a point formed by the intersection of said Northeasterly side of Patane Avenue and the extended center line of High Avenue (50 feet wide) (now vacated); thence extending from said beginning point, along line of Lot Number 1 on said plan, North 44 degrees, 00 minutes, 00 seconds East, 225 feet to a point in line of Lot 185, Plan of Roslyn Homestead; thence extending along line of Lot 185 Roslyn Homestead, South 46 degrees, 00 minutes, 00 seconds East, 50 feet to a point; thence extending along rear line of Lots 94, 95, 96 and 97, South 44 degrees, 00 minutes, 00 seconds West, 225 feet to a point on the Northeasterly side of Patane Avenue; thence extending along the said Northeasterly side of Patane Avenue North 46 degrees, 00 minutes, 00 seconds West, 50 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN George M. Robb, Jr. and Linda Rothschild-Robb, h/w, by Deed from Victor C. Di Eleanora and Dolores I. Di Eleanora, h/w, dated 06/29/1989, recorded 07/13/1989 in Book 4917, Page 308.

Parcel Number: 30-00-52093-00-5.

Location of property: 2449 Patane Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Linda J. Rothschild-Robb a/k/a Linda Rothschild-Robb and George M. Robb, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$216,442.67 plus interest to sale date.

Jeniece D. Davis, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

13-31578

ALL THAT CERTAIN message and lot of land, known as No. 1012 Cherry Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Cherry Street at the distance of 112.45 feet Northeasterly from the East corner of Cherry and Elm Streets, a corner of this and land now or late of Messino and Giovanna Forbidone; thence along the Southeast side of said Cherry Street Northeasterly 22 feet to a point, a corner of another house now or late of Corrolia Wekiser; thence Southeasterly at right angles to said Cherry Street, the line passing through the middle of the partition wall between the house hereby conveyed and the said adjoining house 89.3 feet to Maple Alley; thence along said alley Southwesterly 22 feet; and thence Northwesterly parallel with the first line and along land now or late of Messino and Giovanna Forbidone 89.3 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David H. Green, as Sole Owner given by David H. Green dated September 27, 200, recorded October 3, 2006 in Bk./Pg. or Instrument #DE 05573/1797.

Parcel Number: 13-00-07880-00-9.

Location of property: 1012 Cherry Street, Norristown, PA 19401-3802.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David H. Green** at the suit of HSBC Bank USA, National Association, as Trustee for the Deutsche Alt-A Securities, Inc. Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2005-6. Debt: \$173,966.64.

Matthew Brushwood, Attorney, I.D. #310592

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-01279

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

BEGINNING at an iron pin on the Northwest side of Broad Street in the line of land of Charles Trumbauer, formerly of Jacob L. Young, at the distance of 73 feet, 9 inches Northeasterly from the curb line on the Northeast side of Lincoln Avenue; thence along said Charles Trumbauer's Land, the five following course and distances: (1) North 46 1/4 degrees, West 18 feet, 3 inches to an iron pin; (2) North 45 1/4 degrees, West 51 feet, 6 inches to a point; (3) South 45 degrees, West 2 feet, 8 inches to an iron pin; (4) North 48 1/4 degrees, West 77 feet, 1 inch to an iron pin; and (5) North 43 1/2 degrees, East 24 feet, 6 inches to a corner in line of land now or late of A.R. Kuhns; thence along said land now or late of A.R. Kuhns, South 48 1/4 degrees, East 147 feet, 3 inches to the Northwest side of Broad Street, aforesaid; and thence along said side of Broad Street, South 45 degrees, West 24 feet, 6 inches to the place of beginning.

BEING the same premises which William M. Davis, Executor of the Estate of Diane E. Davis, deceased, by Deed dated September 18, 2009 and recorded September 21, 2009 in and for Montgomery County, Pennsylvania in Deed Book 5744, Page 1006, granted and conveyed unto Nicholas J. Pileggi, IV.

Parcel Number: 11-00-01068-00-1.

Location of property: 152 South Broad Street, Lansdale, PA 19446.

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

Seized and taken in execution as the property of **Nicholas J. Pileggi, IV** at the suit of Wells Fargo Bank, N.A. Debt: \$145,869.28.

Michael E. Carleton, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-01368

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

BEGINNING at a point in the North side of Second Street a corner of this and Lot No. 15; thence Northwardly along said dividing line and through the center, the dividing line of a double brick house 140 feet to a 20 feet side alley; thence Eastwardly along said alley 20 feet to land of Bertha M. Nagle; thence Southwardly along said dividing line 140 feet to Second Street aforesaid; thence Westwardly along said Second Street 30 feet to the point or place of beginning.

BEING a part of Lot No. 16 in a Plan of lots laid out by Christian Yorgey's Estate.

BEING the same premises which Sandra F. Sigley, by Deed dated November 20, 1996 and recorded December 5, 1996 in and for Montgomery County, Pennsylvania in Deed Book 5169, Page 1853, granted and conveyed unto Joshua H. Soloman, married and Joyce Soloman, his wife.

Parcel Number: 16-00-25372-00-1.

Location of property: 23 West 2nd Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Joshua Soloman a/k/a Joshua H. Solomon, married and Joyce Solomon, his wife** at the suit of Wells Fargo Bank, N.A. Debt: \$56,509.30.

Kimberly A. Bonner, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-02513

ALL THAT CERTAIN frame tenement, three tracts, parcels or strips of land, all included in one description, situate in the Village of Sanatoga, in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and limited, as follows, to wit:

BEGINNING at an iron pin in the middle of the Reading & Perkiomen Turnpike Road, set a corner of this and Aaron Trumbauer's land; thence partly by said Trumbauer's land and partly by Wilson R. Brown's land, South 1/2 degrees, West 383 feet, 9 inches to an iron pin set for a corner in the middle of Brown Street intended to be opened 50 feet wide; thence with the center line of said Brown Street and in line of land of Wilson R. Brown North 88 degrees, 52 minutes West, 22 feet, 8 inches to an iron pin set for a corner in the middle of said Brown Street and other land of Ephraim S. Hartenstine; thence by the North 1 degree, 20 minutes West, 316 feet, 9 inches to a point and North 3 degrees, 3 minutes East, 70 feet, 4 inches to the middle of the Perkiomen & Reading Turnpike Road and iron pin set for a corner; thence along the middle of said Turnpike Road South 82 1/2 degrees, East 38 feet, 2 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David B. Bitterman and Maria A. Bitterman, by Deed from Darlene Force, widow, dated 07/31/2006, recorded 08/03/2006 in Book 5610, Page 2670.

Parcel Number: 42-00-01810-00-2.

Location of property: 2342 East High Street, Pottstown, PA 19464-3110.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maria A. Bitterman and David B. Bitterman a/k/a David B. Bitterman, Jr.** at the suit of Bank of America, N.A. Debt: \$202,890.50.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-03686

ALL THOSE TWO CERTAIN lots or pieces of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, more particularly known and described as Lots Nos. 13 and 14, Block 'T', as shown on a Certain Plan of Map of 'Roslyn Heights', surveyed and prepared by J. Owen Carter, Civil Engineer, dated November, 1927, filed and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, in Deed Book 1033, Page 600, as follows:

BEGINNING at a point on the Southeasterly side of Edgewood Avenue (50 feet wide), at the distance of 300 feet Northeastwardly from the intersection which the said side of Edgewood Avenue makes with the Northeasterly side of Pershing Avenue (50 feet wide); thence along the said side of Edgewood Avenue, North 44 degrees, 00 minutes East, 50 feet to a point; thence South 46 degrees, 00 minutes East, 107.98 feet to a point; thence South 43 degrees, 42 minutes West, 50 feet to a point; thence North 46 degrees, 00 minutes West, 108.25 feet to a point on the aforementioned Southeasterly side of Edgewood Avenue and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carole M. Cannon and John P. Cannon, h/w, by Deed from Robert L. Lillo and Joanne M. Lillo, h/w, dated 11/29/1996, recorded 01/15/1997 in Book 5174, Page 1100.

Parcel Number: 30-00-17140-00-2.

Location of property: 1425 Edgewood Avenue, Roslyn, PA 19001-2309.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carole M. Cannon and John P. Cannon** at the suit of Nationstar Mortgage, LLC. Debt: \$232,929.08.

Peter Wapner, Attorney. I.D. #318263

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-04710

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

SITUATE on the Northwestern side of Saint Charles Place (50 feet wide) at the distance of 225 feet Northeastwardly from the Northeastly side of Pershing Avenue (50 feet wide).

CONTAINING In front or breadth on the said Saint Charles Place 37.31 feet and extending of that width in length of depth Northwestwardly between parallel lines at right angles to the said Saint Charles Place 110 feet, the Northeastly line thereof partly passing through the party wall between this premises and the premises adjoining on the Northeast and the Southwesterly line thereof partly passing through the bed of a certain driveway which extends Southeastwardly into Saint Charles Place.

BEING House No. 1420 (Lot No. 336A) Saint Charles Place, also being all of Lot No. 34 and part of Lot No. 66, 8835, Block "7" as shown on a plan of Roslyn Heights.

TOGETHER with the free and common use right, liberty and privilege of the aforesaid driveway, passageway and watercourse in common with the owners, tenants, and occupiers of the adjoining lot of ground and entitled to the use thereof at all times hereafter forever, subject, however, to the proportionate part of the expense of keeping said driveway in good order and repair.

UNDER AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TITLE TO SAID PREMISES IS VESTED IN Keith Jenkinson and Danielle Jenkinson by Deed from Keith Jenkinson and Danielle Jenkinson dated March 5, 2014 and recorded August 21, 2014 in Deed Book 5924, Page 02321.

Parcel Number: 30-00-63180-00-6.

Location of property: 1420 Saint Charles Place, Roslyn, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Keith Jenkinson and Danielle Jenkinson** at the suit of Police and Fire Federal Credit Union. Debt: \$127,159.46.

Joseph F. Riga, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-04877

ALL THAT CERTAIN lot or piece of land, with improvements thereon erected, situate in **Towamencin Township**, County of Montgomery, Commonwealth of Pennsylvania described and known as Lot 52 Keeler Road, according to a plan of subdivision made for Lapp and Alderfer by Urwiler and Walter, Inc. dated September 1, 1972 as recorded in Book A-24, Page 62 revised by a plan of subdivision prepared for Hunter Construction Company dated February 24, 1976 by Herbert Metz, Inc. which plan is recorded in Plan Book A-28, Page 24, as follows:

BEGINNING at a corner in the Northwestern side of Keeler Road, which point is 30 feet Northwesternly from the former center line of Keeler Road (33 feet wide) now widened on the Northwesternly side to 30 feet from center line; thence along lands formerly of Walter McIntyre, now R. Wheatcroft, North 26 degrees, 08 minutes, 44 seconds West, 112.07 feet to a point; thence continuing along lands of R. Wheatcroft North 48 degrees, 53 minutes, 54 seconds West, 116.22 feet to a corner of Lot 42 on said plan; thence along Lot 42 North 47 degrees, 30 minutes, 38 seconds East, 142.05 feet to a corner of Lot 51 on said plan; thence along said Lot 51 South 35 degrees, 44 minutes, 19 seconds East, 222.15 feet to the aforesaid Northwesternly side of Keeler Road along the arc of a circle curving to the right with a radius of 924.93 feet the arc distance of 128.89 feet to the point and place of beginning.

CONTAINING 26,394 square feet of land.

UNDER AND SUBJECT to any exceptions, reservations, terms, conditions, restrictions, rights-of-way, easements, licenses, miscellaneous agreements or mutual covenants contained in any deed or deeds in line of title or implied or as contained in any miscellaneous records in Montgomery County Court House at Norristown, PA in Plan Book A-24, Page 62, or on the revised plan dated February 24, 1976 made by Herbert H. Metz, Inc. recorded in Plan Book A-28, Page 24.

UNDER AND SUBJECT TO detention pond, permanent flood plain easement, sanitary sewer and drainage easement and building set back lines as shown on Plan Book A-24, Page 62, Plan Book A-28, Page 24.

BEING the same premises which Rosemary Montie Executrix of Estate of Robert A. Taylor, by Deed dated January 26, 1995, and recorded February 22, 1995, in Book 5106, Page 192, granted and conveyed unto Rosemary Geleskie a/k/a Rosemary Taylor, in fee.

Parcel Number: 53-00-04001-00-5.

Location of property: 750 Keeler Road, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Rosemary Geleskie n/k/a Rosemary Taylor** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$266,322.75.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-06183

ALL THAT CERTAIN message and lot or piece of land, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, and being a part of No. 49 on a plan of Washington Square Gardens made by James Cresson, C.E., on April 27, 1925 on said plan and recorded in the Office for the Recording of Deeds in and for Montgomery County at Norritown in Deed Book No. 895, Page 600 and more particularly bounded and described, as follows, to wit:

BEGINNING at a point a corner on the Southwest side of Washington Avenue as laid out 50 feet wide, at the distance of 324.79 feet Northwest of the Northwest side of an alley 20 feet wide, being a corner of Lot No. 48 on said plan; thence extending along the Southwest side of Said Washington Avenue, North 46 degrees, 12 minutes West, 75 feet to a point a corner of other land of said Henry G. Troxel and extending of that width between parallel lines South 43 degrees, 48 minutes West, 145 feet to other lands of the said Henry G. Troxel, bounded on the Northeast by Washington Avenue, on the Southeast by Lot No. 48 on the Southwest by Lots Nos. 38 and 37 on the Northwest by other lands of the said Henry G. Troxel, being a part of said Lot No. 49.

TITLE TO SAID PREMISES IS VESTED IN Ronald Falco and Linda Falco by Deed from David Fowlkes, Jr. dated April 6, 2006 and recorded April 17, 2006 in Deed Book 5597, Page 1302.

Parcel Number: 33-00-10303-00-5.

Location of property: 10 Washington Avenue, Norritown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ronald Falco and Linda Falco** at the suit of Wells Fargo Bank, N.A. as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC2 Asset-Backed Pass-Through Certificates. Debt: \$400,426.38.

Joseph F. Riga, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-06488

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

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

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

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

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

The improvements thereon are: Residential property.

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

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-06909

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a subdivision #1 of Grand View made by Donald H. Schurr, Professional Engineer, on the First Day of May, A.D. 1959, and last revised on the 10th day of July, A.D., 1962, which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norritown, Pennsylvania in Plan Book A-6, Page 60, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Jody Drive (fifty feet wide) which point is on the arc of a curve, curving to the left having a radius of one hundred seventy-five feet, the arc distance of two hundred fifty-six and two-hundredths feet from a point of curve on the Southwesterly side of said Jody Drive, which last mentioned point of curve is at the distance of one hundred thirty-nine and ninety-one hundredths feet measured South twenty-four degrees, nine minutes East, along the said side of Jody Drive, from a point of tangent therein, which last mentioned point of tangent is measured on the arc of a curve curving to the right having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet from a point of curve on the Southeasterly side of Penn Road (fifty feet wide); thence from said point of beginning along the said side of Jody Drive, on the arc of a curve, curving to the left having a radius of one hundred seventy-five feet, the arc distance of fifty-five and thirty-six one-hundredths feet to a point of tangent therein; thence still along the same North fifty-three degrees, fifty-four minutes, thirty seconds East, fourteen and sixty-four one-hundredths feet to a point, a corner of Lot No. 19 as shown on said plan; thence along the same South thirty-six degrees, five minutes, thirty seconds East, one hundred thirty feet to a point in line of lands of the Commonwealth of Pennsylvania; thence by the same South fifty-three degrees, fifty-four minutes, thirty seconds West, one hundred fourteen and forty-eight one-hundredths feet to a point, a corner of Lot No. 17, as shown on said plan; thence along the same and passing through a certain fifteen feet wide drainage easement, North seventeen degrees, fifty-seven minutes, fifty-four seconds West, one hundred forty-five and ninety-two one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Pearlle Fay Gorman, by Deed from Cecil F. Gorman and Pearlle Fay Gorman, his wife, dated 11/02/1976, recorded 09/30/1986 in Book 4814, Page 1284.

Mortgagor Pearlle Fay Gorman died on 09/16/2012, and Timothy M. Gorman was appointed Administrator/trix of her estate. Letters of Administration were granted to him on 10/12/2012 by the Register of Wills of Montgomery County, No. 46-2012-x3593. The Decedent's surviving heir at law and next-of-kin Timothy M. Gorman.

Parcel Number: 49-00-05725-00-4.

Location of property: 13 Jody Drive, Plymouth Meeting, PA 19462-2625.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy M. Gorman, in His Capacity as Administrator CTA and Devisee of The Estate of Pearlle Fay Gorman** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$133,774.94.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-07832

ALL THAT CERTAIN message and lots of land, situate on the North side of Sembling Avenue, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described to a survey made by George E. Shaner, under dated of 12/26/1946, as follows:

BEGINNING at a point on the Northerly property line of Sembling Avenue, 40 feet wide, a corner of this and property now or late of Sadie B. Baker, distant South 43 degrees, 02 minutes East, 150 feet from the Easterly property line of Price Street, 50 feet wide, a corner of Lot No. 51 on a plan of lots known as Highland View; thence continuing along the Northerly property of Sembling Avenue, South 43 degrees, 03 minutes East, 60 feet to a corner of Lot No. 54; thence along the same North 46 degrees, 58 minutes East, 105 feet to a point on the South side of a 20 feet wide alley; thence along the same in a Westerly direction North 43 degrees, 02 minutes West, 31 feet, 6 inches to a corner of this and lands of said Sadie B. Baker; thence continuing along other lands of the said Sadie B. Baker by a course at right angles to the latter, South 46 degrees, 58 minutes West, 22 feet to a point; thence continuing along lands of the said Sadie B. Baker by a course at right angles to the latter, North 43 degrees, 03 minutes East, 28 feet, 6 inches to a point; thence continuing along lands of the Grantor by course at right angles to the latter South 46 degrees, 58 minutes West, 83 feet to the place of beginning.

BEING the larger portion of Lot No. 52 and all of Lot No. 53 on the aforesaid Highland View Plan.

Parcel Number: 16-00-25428-00-8.

Location of property: 1113 Sembling Avenue, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **David R. Schmutz** at the suit of Pottstown School District. Debt: \$2,132.70.

Jason J. Leininger, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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.

14-08539

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

BEGINNING at a point on the Southeasterly side of Chain Street at the distance of 80.00 feet measured Northeastwardly from Blackberry Alley; thence along another house and lot of ground of Morgan Wright, the line passing through the middle of the partition wall between this and said adjoining house Southeastwardly 100.00 feet to a twenty feet wide alley; thence along the said alley Northeastwardly 26.00 feet to a corner of this and other land of said Wright; thence along the said line of Wright's adjoining land Northwestwardly 100.00 feet to the Southeasterly side of Chain Street, aforesaid; thence along the said side of Chain Street Southwestwardly about 26.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Dana L. Johnson, Jr. and Jennifer L. Johnson, by Deed dated June 30, 2010 and recorded July 9, 2010 in and for Montgomery County, Pennsylvania in Deed Book 5773, Page 199, granted and conveyed unto Lashanda R. Kizito, as Sole Owner.

Parcel Number: 13-00-06968-00-3.

Location of property: 628 Chain Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Lashanda R. Kizito a/k/a Lashanda Kizito** at the suit of Wells Fargo Bank, N.A. Debt: \$85,829.32.

Kimberly A. Bonner, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-08940

ALL THAT CERTAIN tract of land with the buildings and improvements constructed thereon, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, being a unit in the Whitpain Farm Adult Community (a plan prepared for Whitpain Farm, Inc. dated 051/04/1981 as prepared by Yerkes Associates, Inc., Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, said plan recorded in the County of Montgomery, Norristown, Plan Book No. A-44, Page 202 bounded and described, as follows, to wit:

BEGINNING at a point, a corner of said unit, said beginning point being located the following five courses and distances from the intersection of the centerlines of Farrier Lane and Farm Drive: (1) along the center line of Farrier Lane, North 61 degrees, 11 minutes East, 59.69 feet to a point of curvature; (2) thence along a curve to the right in a Southeasterly direction with a radius of 50 feet, an arc distance of 52.36 feet to a point of reverse curvature; (3) thence along a curve to the left in a Northeasterly direction with a radius of 50 feet, an arc distance of 34.91 feet to a point of tangency; (4) thence North 87 degrees, 11 minutes East, 58 feet to a point on the centerline of Farrier Lane; (5) thence crossing the bed of Farrier Lane, South 02 degrees, 49 minutes East, 51 feet to a point a corner; thence South 02 degrees, 49 minutes East, 95 feet to a point, a corner; thence South 87 degrees, 11 minutes East, 03 feet to a point, a corner; thence North 02 degrees, 49 minutes West, 25 feet to the first mentioned point and place of beginning.

BEING Lot No. 132 on the above mentioned plan.

BEING the same premises which Jennifer Ellen Buck and Thomas William Buck, Executors of the Estate of H. Patricia Buck, Deceased, by Indenture bearing date 6/21/2003 and recorded in the Office of the County of Montgomery on 7/10/2003 in Deed Book 5463, Page 1980 et seq. Granted and conveyed unto Samuel B. Kaye, in fee.

Parcel Number: 66-00-02039-04-6.

Location of property: 3 Farrier Lane, Blue Bell, PA 19422.

The improvements thereon are: Single family residence.

Seized and taken in execution as the property of **Samuel B. Kaye** at the suit of Whitpain Farm Homeowners Association. Debt: \$4,552.50.

Steven L. Sugarman, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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.

14-09047

PURPART NO. 1

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

BEGINNING at an iron pin, a corner in the middle of the public road in the Village of Niantic at the line or now or late Edwin Huber's land and running; thence by the same, North 39-1/4 degrees, East 200 feet including a 10 foot wide alley to a stone, a corner of land now or late Samuel Christman; thence along the same, South 50-1/2 degrees, East 50 feet to another stone; and thence, South 39-1/4 degrees, West 200 feet to a stone, a corner in the aforesaid public road and in line of now or late Mathias Huber's land, and by the same along the middle of said road, North 50-1/2 degrees, West 50 feet to the place of beginning.

SUBJECT, nevertheless, to the public and private easement in and to a 10 foot wide alley along the Northeastern boundary thereof.

PURPART NO. 2

ALL THAT CERTAIN tract or piece of ground, situate in the Village of Niantic, **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, more fully bounded and described, as follows, to wit:

BEGINNING at a post, a corner of now or late Albert Derr's land; thence by the same, North 39-1/2 degrees, East 138 feet to a post in line of now or late Samuel Christman's land; thence by the same, South 54-1/2 degrees, East 50 feet to an iron pin set for a corner; thence by the same, South 39-1/2 degrees, West 137 feet, 8 inches to an iron bar set for a corner in a 10 foot wide alley; thence along the same by lands now or late of Mary Ann Hoffman, North 50-1/2 degrees, West 50 feet to the place of beginning.

PURPART NO. 3

ALL THAT CERTAIN tract or piece of land, situate in the Village of Niantic, **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, more fully bounded and described, as follows, to wit:

BEGINNING at an iron pin in the aforesaid public Road, a corner of lands now or late of Mary Ann Hoffman; and extending thence by the same, North 40 degrees, East 20.48 perches to an iron pin, a corner of now or late Samuel Christman's land; thence by the same, the two (2) following courses and distances South 50 degrees, East 13.5 perches to a corner and South 31-1/2 degrees, West 20.65 perches to an iron pin, in the aforesaid public road, a corner in line of now or late Mathias Huber's land; thence by the same and along said road, North 50 degrees, West 16.54 perches to the place of beginning.

BEING Parcel Numbers 32-00-04640-00-8 to all 3 tracts.

TITLE TO SAID PREMISES IS VESTED IN Dean Bauer by Deed from Vickie L. Hammill, Executrix of Donald P. Bauer, Deceased, dated July 16, 2002 and recorded August 27, 2002 in Deed Book 5421, Page 1706.

Parcel Number: 32-00-04640-00-8.

Location of property: 211 Niantic Road, Barto, PA 19504.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dean Bauer** at the suit of M&T Bank. Debt: \$339,556.30.

Joseph F. Riga, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-09808

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and being known and designated as Lots Nos. 832 and 833 on a Certain Plan of Lots of Willow Grove as recorded in the Recorder of Deeds Office of Montgomery County in Deeds Book 403, Page 500, as one lot, as follows, to wit:

BEGINNING at a point on the Southerly side of Washington Avenue (40 feet wide) which point of beginning is common to Lots 831 and 832 on said plan; thence extending from said point of beginning, Eastwardly along the said Southerly side of Washington Avenue 50 feet (each lot having 25 feet frontage) and extending of that width in length or depth Westwardly between parallel lines at right angle to said Washington Avenue 125 feet.

BEING the same premises which Brett Kane and Thomas Egitto, by Deed dated April 17, 2009 and recorded April 22, 2009 in and for Montgomery County, Pennsylvania in Deed Book 5727, Page 2350, granted and conveyed unto Edward Brian Hester and Wanesha Hester, husband and wife and Alita Brown, as Joint Tenants.

Parcel Number: 30-00-70580-00-4.

Location of property: 1551 Washington Avenue, Abington Township, PA 19090.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Edward Brian Hester and Wanesha Hester, husband and wife and Alita Brown, as Joint Tenants** at the suit of Wells Fargo Bank, N.A. Debt: \$161,782.86.

Kimberly A. Bonner, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-10300

ALL THAT CERTAIN lot or parcel of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey dated 5/14/1974, last revised 11/30/1977, made by Serdy, Bursich and Huch Professional Engineers, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Oakdale Drive (50 feet wide) being a point in line of the Westerly side of Lot No. 121 on a plan of Woodgate II; thence extending from said point of beginning and extending along the said Northeasterly side of Oakdale Drive on the arc of a circle curving to the left having a radius of 456.80 feet the arc distance of 80 feet to a point in line of Lot No. 119; thence extending along line of Lot No. 119 and crossing over a 20 feet wide AT&T easement and cable North 10 degrees, 21 minutes, 48 seconds East, 200 feet to a point; thence South 79 degrees, 38 minutes, 12 seconds East, 80 feet to a point in line of Lot No. 122; thence extending along line of Lot No. 122 and line of Lot No. 121 and recrossing the aforesaid 20 feet wide AT&T easement and cable, South 10 degrees, 28 minutes, 34 seconds West, 206.91 feet to the first mentioned point and place of beginning.

CONTAINING 16,146 square feet and being Lot No. 120 on a plan of lots as laid out for David A. Swinehart, Inc., and known as Woodgate, II.

TITLE TO SAID PREMISES IS VESTED IN Gary Moyer and Cathy Moyer, by Deed from Gary Moyer and Kathy Moyer, a/k/a Cathy Moyer, dated 08/22/2000, recorded 09/12/2000 in Book 5331, Page 149.

Parcel Number: 42-00-03231-44-4.

Location of property: 1383 Oakdale Drive, Pottstown, PA 19464-2783.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gary D. Moyer, Sr. a/k/a Gary Moyer and Cathy L. Moyer a/k/a Cathy Moyer a/k/a Kathy Moyer** at the suit of U.S. Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2005-WF4. Debt: \$344,124.82.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-10319

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium located in **Norristown Borough**, Montgomery County, 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 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 206, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.85%.

BEING a unit in the condominium which was created by the above declaration and was a part of the same premises which Fazio Properties, LLC by Deed dated 3/1/2006 and recorded 3/6/2005 in Montgomery County in Deed Book 5592, Page 1291 conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

BEING the same premises which Fazio Properties Rittenhouse Club, LLC, by Deed dated 4/25/2007 and recorded 4/27/2007 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5644, Page 2603 granted and conveyed unto Ryan Schofield.

Parcel Number: 13-00-32952-20-9.

Location of property: 770 Sandy Street #301, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ryan Schofield** at the suit of Bank of America, N.A. Debt: \$160,683.43.

Jill P. Jenkins, Attorney. I.D. #306588

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-10674

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph T. Sotera, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$149,238.00.

Jolanta Pekalska, Attorney. I.D. #307968

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-11064

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Record Plan of Subdivision "Northgate" Phase 1C, 2 & 3 (Section 6), made by VanCleft, Engineers Associates, Doylestown, PA, dated 11/19/2007, and last revised 5/2/2008, and recorded in Plan Book 32, Pages 221-230, as follows, to wit:

BEING Lot No. T-145 on the above plan.

BEING the same premises which Morgan Hill Drive, L.P., a PA Limited Partnership, Debtor in Possession, by Deed dated July 20, 2011 and recorded July 25, 2011 in and for Montgomery County, Pennsylvania in Deed Book 5807, Page 2883, granted and conveyed unto Harry R. Bean, III and Elizabeth L. Fear, Joint Tenants With Right of Survivorship.

Parcel Number: 57-00-02668-31-8.

Location of property: 2036 Hidden Meadows Avenue, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Elizabeth L. Fear a/k/a Elizabeth L. Bean and Harry R. Bean, III** at the suit of Wells Fargo Bank, N.A. Debt: \$169,855.70.

Michael E. Carleton, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-11886

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

BEGINNING at a point on the Northwestern side of Knox Street, at the distance of 182.60 feet measured Northeastwardly from the North corner of Knox and Washington Streets, at a corner of this and premises now or late of Frank R. Heaven; thence extending from said point of beginning, Northwestwardly, at right angles to Knox Street, the line for a portion of the distance passing through the middle of the partition wall between the house on this lot and the one on the adjoining lot, the distance of 87.44 feet to the middle of an 18.00 feet wide alley, laid out and to be kept open for the common use of the properties abutting thereon; thence extending along the middle of said alley, Northeastwardly, the distance of 15.10 feet to a point, a corner of this and premises now or late of Joseph D. Minter; thence extending parallel with the first course Southeastwardly, the line for a portion of the distance passing through the middle of the partition wall between the house on this lot and the one of the adjoining lot, the distance of 85.68 feet to the Northwestern side of Knox Street, aforesaid; thence extending along the said side of Knox Street, Southwestwardly, the distance of 15.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Craig Atkins, by Deed dated 5/3/2002 and recorded 5/17/2002 in the Office for the Recorder of Deeds in arid for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book 5408, Page 1088, granted and conveyed unto Theresa Rhodes.

Parcel Number: 13-00-18240-00-8.

Location of property: 125 Knox Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Carol A. Stahl** at the suit of Wells Fargo Bank, N.A., as Trustee for First Franklin Mortgage Loan Trust 2006-FFH1, Asset-Backed Certificates, Series 2006-FFH1. Debt: \$120,253.13.

Crystal Espanol, Attorney, I.D. #315477

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-17245

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey of property of Providence Builders, Inc. made by Yerkes Associates, Inc. Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania dated 3/10/1976 last revised 10/15/1976, as follows:

BEGINNING at a point on the Northwestern side of Sunnyside Avenue (60 feet wide) which point is measured the 3 following courses and distances from a spike set at the intersection of the extended title line in the bed of said Sunnyside Avenue with the title line in the bed of Eagleville Road (L.R. 460660) (as shown on the said plan): (1) from said point of intersection North 76 degrees, 37 minutes, 40 seconds East, 229.23 feet to a spike marking an angle; (2) North 87 degrees, 56 minutes, 40 seconds East, 92.09 feet to a spike a corner of lands now or late of William McAllister; and (3) along said lands North 12 degrees, 54 minutes, 15 seconds West, 28.46 feet to the point and place of beginning; thence extending from said beginning point along said lands now or late of William McAllister North 12 degrees, 54 minutes, 15 seconds West crossing a sanitary sewer and driveway easement which extends Southwestwardly of a width of 30 feet from other lands now or late of the grantors herein across the lands herein described; thence narrowing to a width of 20 feet across said lands now or late of William McAllister to Eagleville Road (L.R. 46066) a course distances of 170.41 feet to a point on the Northwestern side of said easement and in line of lands now or late of Ira Noll; thence extending along the Northwestern side of said easement partly by the last mentioned lands and partly along lands now or late of Robert Groff North 77 degrees, 5 minutes, 45 seconds East, 65.10 feet to an iron pin set at an angle; thence extending still along the Northwestern side of said easement partly by the last mentioned lands and partly along lands now or late of Robert Lightcap North 52 degrees, 20 minutes, 45 seconds East, 119.21 feet to a point a corner of Lot No. 2 as shown on said plan; thence extending along Lot No. 2 South 34 degrees, 7 minutes East recrossing the said sanitary sewer and driveway easement 192.02 feet to a point on the Northwestern side of Sunnyside Avenue aforesaid; thence extending along the Northwestern side of Sunnyside Avenue the 3 following courses and distances: (1) South 55 degrees, 53 minutes West, 135.49 feet to a point of curve; (2) Southwestwardly on a line curving to the right having a radius of 60 feet the arc distance of 29.99 feet to a point of tangent; and (3) South 84 degrees, 31 minutes West, 87.69 feet to the first mentioned point and place of beginning.

Parcel Number: 43-00-14056-00-4.

Location of property: 1011 Sunnyside Avenue, Norristown, PA 19403-1826.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Keith Perrott and Natalie Perrott** at the suit of Bank of America, N.A. Debt: \$290,391.04.

Matthew Brushwood, Attorney, I.D. #310592

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-17973

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

BEGINNING at a point on the northwesterly side of "H" Street 193 feet Westwardly from the Northwesterly corner of "H" Street and a proposed "B" Street; thence Northwesterly 140 feet through the division wall of a double brick house and along land of Michael Dezura to "P" Street; thence Eastwardly along said "P" Street 30 feet to a corner of this and other land of The Pottstown Iron Company; thence Southeastwardly 140 feet along same to "H" Street; thence Westwardly along said "H" Street 30 feet to the place of beginning.

BEING the same premises that Paul C. Evans, single man by Deed dated June 10, 1992 and recorded on July 21, 1995 in the Office of Recorder of Deeds in and for Montgomery County, at Book 5119 and Page 476, conveyed unto Barbara R. Maddox, single woman, Grantee herein.

Parcel Number: 16-00-12096-00-2.

Location of property: 513 West Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Barbara Maddox** 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: \$81,779.83.

Bradley Osborne, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-18897

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania and described according to a certain lot location plan of property of Ernest D. Ballard made by C. Raymond Wier Associates, Inc., Civil Engineers and Surveyors dated October 4, 1968, as follows, to wit:

BEGINNING at a point in the center line of Northwestern (Wissahickon) Avenue (50 feet wide) a corner of lands now or late of Dr. Warren, said center line being the dividing line between Montgomery County and Philadelphia County; thence extending from said point distances (1) North 40 degrees, 42 minutes, 04 seconds West, crossing the Northwesterly side of Northwestern Avenue 199.10 feet to a point; (2) North 89 degrees, 13 minutes, 22 seconds West, 28.38 feet to a point of curve; and (3) Westwardly and Southwestwardly on the arc of a circle curving to the left having a radius of 300.00 feet the arc distance of 20.94 feet to a point of tangent in line of Parcel "B" on said plan; thence extending North 50 degrees, 46 minutes, 38 seconds East along parcel "B" 182.28 feet to a point in line of lands now or late of Martin H. Semerjian; thence extending South 40 degrees, 27 minutes, 23 seconds East along the last mentioned lands also along lands now or late of Mary A. McNelis recrossing the Northwesterly side of Northwestern Avenue aforesaid 209.72 feet to a point a nail in the center line of same; thence extending South 44 degrees, 50 minutes, 30 seconds West along the center line of Northwestern Avenue 141.39 feet to the first mentioned point and place of beginning.

CONTAINING in area 0.7134 acre more or less.

BEING Parcel "A" as shown on the above-mentioned plan.

BEING the same premises which Joan Ziejewski by Deed dated 9/19/1997 recorded 10/9/1997 in Montgomery County in Deed Book 5202, Page 1634 conveyed unto Joan E. Ziejewski and Walter J. Ziejewski, mother and son, in fee.

Parcel Number: 52-00-12499-00-4.

Location of property: 131 West Northwestern Avenue, Philadelphia, PA 19118.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joan Ziejewski a/k/a Joan E. Ziejewski and Walter Ziejewski a/k/a Walter J. Ziejewski** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Long Beach Mortgage Loan Trust 2006-5, Asset-Backed Certificates, Series 2006-5. Debt: \$398,695.01.

Victoria W. Chen, Attorney. I.D. #317741

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-18922

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain plan of property made for Alfred O. Brenning, by Charles B. Shoemaker, Registered Professional Engineer, dated February 15, 1960 and revised June 9, 1960, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Saint James Place (50 feet wide) said point being the 2 following courses and distances from a point of curve on the Northeasterly side of Patane Avenue (50 feet wide): (1) leaving Patane Avenue on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.71 feet to a point of tangent on the Southeasterly side of Saint James Place; and (2) North 44 degrees, 00 minutes East along the Southeasterly side of Saint James Place 299 feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Southeasterly side of Saint James Place 15.40 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to St. James Place 110 feet.

Parcel Number: 30-00-63384-00-9.

Location of property: 1529 Saint James Place, Abington, PA 19001 a/k/a 1529 Saint James Place, Roslyn, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia Grasty** at the suit of Citimortgage, Inc. Debt: \$170,777.78.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-19262

ALL THAT CERTAIN message or tenement and lot of land, situate on the South side of Queen Street in the Sixth Ward of **Pottstown Borough**, County of Montgomery, State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the South line of Queen Street Easterly from Keim Street at a corner of Lot No. 1234, conveyed to Harry F. Swinghart; thence by said lot Southerly 140 feet to a 20 feet wide alley; thence along the same Easterly 25 feet to a point, thence Northerly by land of James E. Christman, 140 feet to Queen Street aforesaid; thence along the same, Westerly 25 feet to the place of beginning, containing the greater portion of Lot No. 125.

BEING the same premises which Earl H. Stong, Sr. and Alice R. Stong, husband and wife, by Deed dated August 11, 1997 and recorded August 27, 1997 in and for Montgomery County, Pennsylvania in Deed Book 5197, Page 1176, granted and conveyed unto Frederick L. Rusinski.

Parcel Number: 16-00-23296-00-7.

Location of property: 1020 Queen Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Frederick L. Rusinski** at the suit of Wells Fargo Bank, N.A. Debt: \$68,433.27.

Kimberly A. Bonner, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-19264

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

BEGINNING at a corner on the Northwest side of Swede Street, a corner of this and land or the Estate of Mrs. Henry A. Stephens, formerly of L.E. Carson's Land, between Elm and Beach Streets, at the distance of one hundred sixty-five and ninety-six one-hundredths feet from Elm Street, at the distance of one hundred sixty-five and ninety-six one-hundredths feet from Elm Street according to a survey; thence by said Stephen's land at right angles to Swede Street, the line passing through the middle of the partition wall between this and the house on said Stephen's adjoining land, Northwesterly one-hundredth thirty-two feet to Maple Alley and land out twenty feet wide; thence along the Southeast side of said Alley, Northeasterly fifty feet to a corner or this and land of Samuel S. Maltori; thence along said Maltori's Land, Southeasterly at right angles to Swede Street, one hundred thirty-two feet to the place of beginning.

BEING the same premises which Redouane Chahid by Deed dated 07/02/01, recorded 07/12/01, Book 5367, Page 35 by Deed dated November, 2, 2004 and recorded November 22, 2004 in Montgomery County in Deed Book 5533, Page 2784 conveyed unto Robert Connor, in fee.

Parcel Number: 13-00-36496-00-4.

Location of property: 1011 Swede Street, Norristown, PA.

The improvements thereon are: Multi-family property.

Seized and taken in execution as the property of **Robert I. Connor, Jr. a/k/a Robert Connor** at the suit of JP Morgan Chase Bank, N.A. Debt: \$233,405.19.

Thomas M. Pinney, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-19401

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a certain plan thereof known as "Plan of Belfry Farms" made by G.D. Houtsman, Civil Engineer, dated March 7, 1953, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Whitehall Road (as proposed to be widened to the width of 60 feet), at the distance of 39.55 feet from a point of curve on the Southwesterly side of Skippack Pike (as proposed to be widened to the width of 80 feet); thence extending from said point of beginning, South 39 degrees, 09 minutes West along the said side of Whitehall Road 148.69 feet to a point; thence extending North 50 degrees, 51 minutes West, 168.49 feet to a point; thence extending North 38 degrees, 30 minutes East, 172.07 feet to a point on the Southwest side of Skippack Pike, aforesaid; thence extending South 51 degrees, 30 minutes East along the said side of Skippack Pike, 144.72 feet to a point in the same; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.55 feet to the first mentioned point and place of beginning.

BEING the same premises which Vivian Manilla, by Deed dated January 19, 2011 and recorded in the Montgomery County Recorder of Deeds Office on January 20, 2011 in Deed Book 5791, Page 956, granted and conveyed unto David Manilla. Parcel Number: 67-00-03481-00-7.

Location of property: 2600 Skippack Pike, Worcester, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **David Manilla and United States of America, Department of the Treasury - Internal Revenue Service** at the suit of Nationstar Mortgage, LLC. Debt: \$147,513.64.

Leslie J. Rase, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-19715

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision of Gwynedd Knoll, prepared for Toll Brothers by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated September 4, 1984 and last revised August 9, 1985 and recorded in Montgomery County in Plan Book A-46, Page 450, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Tanglewood Drive which point is measured the 4 following courses and distances from a point of curve on the Northwesterly side of Evans Road, viz: (1) on the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 37.93 feet to a point; (2) on the arc of a circle curving to the right having a radius of 425 feet the arc distance of 287.83 feet to a point; (3) North 00 degrees, 41 minutes, 59 seconds West, 19.66 feet to a point; and (4) on the arc of a circle curving to the left having a radius of 975 feet the arc distance of 236.70 feet to the place of beginning; thence extending along the same point of beginning, along Lot No. 83, the 2 following courses and distances, viz: (1) South 73 degrees, 55 minutes, 18 seconds West, 199.68 feet to a point; and (2) South 13 degrees, 25 minutes, 13 seconds East, crossing the bed of a certain 20 feet wide drainage easement, 208.22 feet to a point, a corner of Lot No. 81; thence extending along the same, South 54 degrees, 00 minutes, 09 seconds West, re-crossing said drainage easement, 157.37 feet to a point in line of Lot No. 92; thence extending along the same and also partly along Lot No. 91, North 35 degrees, 59 minutes, 51 seconds West, 271.13 feet to a point, a corner of Lot No. 90; thence extending along the same, North 24 degrees, 11 minutes, 54 seconds West, 20.76 feet to a point, a corner of Lot No. 85; thence extending along the same, North 48 degrees, 29 minutes, 39 seconds East, 268.71 feet to a point in line of Lot No. 64; thence extending along the same the 2 following courses and distances, viz: (1) South 21 degrees, 41 minutes, 15 seconds East, 104.73 feet to a point; and (2) North 73 degrees, 55 minutes, 18 seconds East, 200.00 feet to a point on the said Southwesterly side of Tanglewood Drive; thence extending along the same, Southeastwardly on the arc of a circle curving to the right having a radius of 975 feet the arc distance of 25.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 82 as shown on said plan.

Parcel Number: 39-00-04251-50-7.

Location of property: 1416 Tanglewood Drive, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard A. Rosenbloom a/k/a Richard Rosenbloom and The United States of America** at the suit of U.S. Bank National Association as Trustee for CMAALT Remic Series 2007-A-5 Remic Pass Through Certificates Series 2007-A-5. Debt: \$1,104,067.88.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount 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.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-22706

ALL THAT CERTAIN lot or parcel of ground, together with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, Montgomery county, Pennsylvania, bounded and described in accordance with a survey dated April 21, 1975, made by Serdy Bursich & Huth, Inc., Professional Engineers, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Rivendell Lane (50 feet wide), which point of beginning is measured the following four (4) courses and distances from a point of curve on the Northeasterly side of Oakdale Drive (50 feet wide): (1) on the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 95.16 feet to a point of curve; (2) North 28 degrees, 24 minutes, 38 seconds East, 23.80 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 375 feet, the arc distance of 194.72 feet to a point of reverse curve; (4) on the arc of a circle curving to the left having a radius 285.36 feet, the arc distance of 144.47 feet to the beginning point, being a point in line of Lot #60; thence extending from said beginning point and extending along the said side of Rivendell Lane the following two courses and distances: (1) on the arc of a circle curving to the left having a radius of 285.16 feet, the arc distance of 42.27 feet to a point of tangent; (2) North 20 degrees, 39 minutes, 57 seconds East, 32.81 feet to a point in line of Lot #62; thence extending along line of Lot #62 South 69 degrees, 20 minutes, 03 seconds East, 149.98 feet to a point in line of Lot #74; thence extending along part of Lot #74 and part of Lot #73 South 20 degrees, 26 minutes, 03 seconds West the distance of 97.84 feet to a point in line of Lot #60; thence extending along line of Lot #60 North 60 degrees, 50 minutes, 49 seconds West, 155.20 feet to the first mentioned point and place of beginning.

BEING Lot #61 on a revised subdivision plan for Woodgate I as recorded in Montgomery County Plan Book A-24, Page 93.

TITLE TO SAID PREMISES IS VESTED IN Robert Tinsley and Holly Tinsley, by Deed from Ambrose R. Malenke and Doris B. Malenke, dated 07/30/2008, recorded 08/06/2008 in Book 5702, Page 2539.

Parcel Number: 42-00-04019-46-6.

Location of property: 900 Rivendell Lane, Pottstown, PA 19464-2705.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Tinsley and Holly Tinsley** at the suit of Bank of America, N.A. Debt: \$300,585.06.

Matthew Brushwood, Attorney. I.D. #310592

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-24080

ALL THAT CERTAIN tract or piece of land, together with the buildings and improvements thereon erected, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made April 6, 1954, by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin on the Southeasterly side of Grater Avenue (42 feet wide), a corner of this and land now or late of Christopher and Lydia Ott; thence along said Ott's land, the two following courses and distances: (1) South 47 degrees, 43 minutes East, 120 feet to an iron pin, a corner; (2) thence South 42 degrees, 09 minutes West, 100 feet to a point, a corner of other land of Martin C. and Olga K. Waldenberger, of which this was a part; thence along the same North 47 degrees, 43 minutes West, 120 feet to an iron pin on the Southeasterly side of said Grater Avenue; thence along said side of Grater Avenue, North 42 degrees, 09 minutes East, 100 feet to the place of beginning.

CONTAINING 12,000 square feet of land, more or less.

TITLE TO SAID PREMISES VESTED IN Alex R. Infante, by Deed from William G. Biddy, dated May 27, 2005 and recorded in the Montgomery County Recorder of Deeds on June 13, 2005 in Deed Book 5557, Page 01502.

Parcel Number: 48-00-00790-00-8.

Location of property: 654 Grater Avenue, Perkiomen, PA 19426.

The improvements thereon are: One story ranch single family dwelling.

Seized and taken in execution as the property of **Alex R. Infante** at the suit of FV-1, Inc. in Trust for Morgan Stanley Mortgage, et als. Debt: \$146,120.17.

Richard J. Nalbadian, Attorney. I.D. #312653

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-24168

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

PREMISES "A"

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, and State of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, dated the 21st day of June A.D., 1921, and recorded at Norristown Pennsylvania, in Deed Book No. 828, Page 600, as follows:

BEGINNING at a point in the middle line of Kenderton Avenue (forty feet wide) at the distance of three hundred thirty feet Southeastwardly from the middle line of Colonial Avenue (forty feet wide).

CONTAINING together in front or breadth on the said middle line of Kenderton Avenue forty feet (each lot being twenty feet in front) and extending together of that width in length or depth Southwestwardly between lines at right angles to the said middle line of Kenderton Avenue one hundred twenty feet.

BEING Lots Numbered 335 and 334 on the above mentioned plan.

BEING known as Lot #9, Building B, as shown on the above mentioned plan.

PREMISES "B"

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, situate in **Abington Township**, County of Montgomery, and State of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, dated the 25th day of June A.D. 1921, and recorded at Norristown Pennsylvania, in Deed Book No. 828, Page 600, as follows:

BEGINNING at a point in the middle line of Kenderton Avenue (forty feet wide) at the distance of three hundred thirty feet Southeastwardly from the middle line of Colonial Avenue (forty feet wide).

CONTAINING together in front or breadth on the said middle line of Kenderton Avenue forty feet (each lot being twenty feet in front) and extending together of that width in length or depth Southwestwardly between lines at right angles to the said middle line of Kenderton Avenue one hundred twenty feet.

BEING Lots Numbered 37 and 336 on the said plan.

BEING the same premises which Jim Sheridan by Deed dated June 22, 2001 and recorded July 20, 2001 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5368, Page 0799, granted and conveyed unto Elena Thomas and John R. Thomas, as Tenants by the Entirety, in fee.

Parcel Numbers: 30-00-35300-00-4 and 30-00-35304-00-9.

Location of property: 2464 Kenderton Avenue, Abington, PA 19001.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **The Unknown Heirs, Executors and Devisees of the Estate of Francis C. Blankley** at the suit of U.S. Bank National Association, as Trustee Under Pooling and Servicing Agreement dated as of July 1, 2004 MASTR Asset-Backed Securities Trust 2004-WMC2 Mortgage Pass-Through Certificates, Series 2004-WMC2, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$304,752.56.

Andrew J. Marley, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-24552

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Subdivision Plan of Section No. 1 Brentwood Village" made by C. Raymond Weir, Registered Professional Engineer, dated January 26, 1961 and revised February 27, 1961, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Patricia Avenue (50 feet wide) said point being at the distance of 15.71 feet measured on the arc of a circle curving to the right having a radius of 10.00 feet from a point of curve on the Northeasterly side of Brentwood Drive (50 feet wide); thence extending from said point of beginning North 42 degrees, 43 minutes, 30 seconds East along the Southeasterly side of Patricia Avenue 85.00 feet to a point; thence extending South 57 degrees, 16 minutes, 30 seconds East, 150.00 feet to a point; thence extending South 42 degrees, 43 minutes, 30 seconds West, 95.00 feet to a point on the Northeasterly side of Brentwood Drive aforesaid; thence extending North 47 degrees, 16 minutes, 30 seconds West along the Northeasterly side of Brentwood Drive 140.00 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.71 feet to the first mentioned point of tangent and place of beginning.

Parcel Number: 54-00-12991-00-5.

Location of property: 1701 Patricia Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Leon E. Evans, III a/k/a Leon Emory Evans, III and Michele D. Evans** at the suit of Wells Fargo Bank, N.A. Debt: \$351,505.61.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-24664

ALL THAT CERTAIN message and lot of land, known as premises Number 914 Stanbridge Street, in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Southeasterly side of Stanbridge Street at the distance of one hundred and sixty-eight feet and thirty-four one-hundredths of a foot Northeastwardly from the Westerly corner of a farm formerly owned by Sylvester Glough, Sr., being also a corner of lots sold to John B. Evers and wife; thence along the said side of Stanbridge Street Northeastwardly twenty feet. to a point, a corner of lot sold to William G. and Elvine E. Mullen; thence Southeastwardly along the line of said premises, the line for part of the distance passing through the middle of a partition wall between the house of said Mullens and the house erected two hundred feet to the middle of an alley laid out twenty feet wide; thence extending along the middle line of said alley Southwestwardly twenty feet to land now or late of the said John B. Evers and wife; thence extending Northwestwardly two hundred feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ivette Rivera by Deed from Denise Y. Pasquale and James J. Weaver, her husband, dated 05/26/1999 and recorded 06/03/1999 in Deed Book 5274, Page 0806.

Parcel Number: 13-00-34920-00-5.

Location of property: 914 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: Two story single family twin dwelling.

Seized and taken in execution as the property of **Ivette Rivera** at the suit of The Bank of New York Mellon, et al. Debt: \$246,545.85.

Richard J. Nalbadian, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-25467

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County Pennsylvania, bounded and described according to a Site Plan made for Whitpain Hills, Home Owners Association, dated June 5, 1976 and recorded in Plan Book A-27, Page 42, as follows, to wit:

TOGETHER with the free and common use, right, liberty and privilege of a certain 86 feet wide right-of-way extending in a Southwestly 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 measured the two following courses and distances from a point a corner of lands now or late of David M. Law: (1) along the title line in the Bed of Skippack Pike North 49 degrees, 50 minutes West a distance of 353.45 feet to a point; and (2) North 48 degrees, 52 minutes West, 112.50 feet to the point of beginning; thence extending along the center line on 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 a proportionate part of the expense of maintaining said 86 feet wide right-of-way.

TITLE TO SAID PREMISES IS VESTED IN Jie Yun, by Deed from Dehaven L. Slough, Executor, Estate of John F. Slough a/k/a John Frank Slough, Deceased, dated 07/06/2011, recorded 07/07/2011 in Book 5806, Page 1581.

Parcel Number: 66-00-06408-56-4.

Location of property: 1601 Whitpain Hills, Blue Bell, PA 19422-1360.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jie Yun** at the suit of Wells Fargo Bank, N.A. Debt: \$173,449.06.

Jonathan Lobb, Attorney. I.D. #312174

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-26248

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Bridgeport Borough**, County of Montgomery and Commonwealth of Pennsylvania, being the greater part of Lot #33 on the plan of lots called 'Greenwood Terrace' which plan is recorded at Norristown, Pennsylvania in Deed Book #471, Page 500 and is bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Eighth Street, at the distance of two hundred two and six-tenths feet Southeasterly from the Southeast corner of Eighth Street and Green Street, a corner of this and Lot #43 on said plan of lots; thence South twenty-eight degrees, fifteen minutes West, one hundred twelve and seven-tenths feet to the Northeast side of a twenty feet wide alley; thence along the said side of said alley, South sixty-one degrees, forty-five minutes East, eighteen and five-tenths feet to the line of land conveyed by Lillian M. Smith to Ralph Kinckner; thence along said Kinckner's land, North twenty-eight degrees, fifteen minutes East, the line passing through the middle of the partition wall between this house and the house on said Kinckner's lot, one hundred twelve and seven-tenths feet to the Southwest side of Eighth Street aforesaid; thence along the said side of said Eighth Street, North sixty-one degrees, forty-five minutes West, eighteen and five-tenths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edward Rotay, Jr. and Christine Rotay by Deed from Anthony J. Albanese and Pierina M. Albanese dated February 23, 1962 and recorded February 26, 1962 in Deed Book 3234, Page 868. The said Edward Rotay, Jr. Died on June 9, 2007 thereby vesting title in Christine Rotay. The said Christine Rotay died on March 27, 2014 thereby vesting title in Stephen A. Rotay, Administrator of the Estate of Christine Rotay, Deceased Mortgagor and Real Owner.

Parcel Number: 02-00-01396-00-6.

Location of property: 114 West 8th Street, Bridgeport, PA 19405.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stephen A. Rotay, Administrator of the Estate of Christine Rotay, Deceased Mortgagor and Real Owner** at the suit of OneWest Bank N.A. Debt: \$170,021.67.

Joseph F. Riga, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-26723

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled "The Woods at Providence Reserve" (Phase II), drawn by Bursick Associates, Inc., Engineers, Planners, Surveyors and Landscape Architects, Pottstown, PA, Job No. 81738, dated 6/24/1994, last revised 10/21/1996 and recorded in Plan Book A-56, Pages 490-491, as follows, to wit:

BEGINNING at a point on the Northwestern side of Sugarberry Lane, said point of beginning is being at a point a corner of Lot No. 51 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 51, North 46°, 17', 32" West, 130 feet to a point in line of lands now or late of Frederick and Helen Majka as shown on said plan; thence extending along the line of said lands of Majka, North 43°, 42', 28" East, 113 feet to a point a corner of Lot No. 53 as shown on said plan; thence extending along the line of said Lot No. 53, South 46°, 17', 32" East, 150 feet to a point on the Northwestern side of Sugarberry Lane, aforesaid; thence extending along the said Northwestern side of Sugarberry Lane, South 43°, 42', 28" West, 113 feet to a point a corner of Lot No. 51, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 52 on said plan.

Parcel Number: 61-00-04902-20-3.

Location of property: 1207 Sugarberry Lane, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **J. Drew Bycoskie and Danielle N. Bycoskie** at the suit of Citizens Bank of Pennsylvania. Debt: \$186,691.01.

Gregory Javardian, Attorney. I.D. #55669

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-27762

ALL THAT CERTAIN lot and piece of ground, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Subdivision of Property of Louis D'Angeli Company, made by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated July 19, 1974, last revised April 1, 1976 which said plan is duly recorded at Norristown, in the Office of the Recording of Deeds in and for said County of Montgomery in Plan Book B-29, Page 86, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Proposed Road (of variable width, as shown on said plan) known as Twin Arch Lane, which point is measured the 4 following courses and distances from a point formed by the intersection of the Southerly side of Twin Arch Lane with the Easterly side of Morris Avenue (33 feet wide): (1) from said point of intersection North 85°, 16' East, 137.06 feet to an angle point; (2) South 87°, 14', 10" East, 129.58 feet to a point; (3) South 69°, 44' East, 50.92 feet to a point of curve; and (4) Southeastwardly on a line curving to the right having a radius of 158.50 feet the arc distance of 131.49 feet to the point and place of beginning; thence extending from said beginning point along the Southwesterly side of Twin Arch Lane in a general Southeasterly to Southwesterly direction on a line curving to the right having a radius of 158.50 feet the arc distance of 131.21 feet to a point of reverse curve at the beginning a cul-de-sac at the terminus of said Twin Arch Lane; thence extending along said cul-de-sac in a general Southwesterly to Southeasterly direction on a line curving to the left having a radius of 50 feet the arc distance of 75.74 feet to a point, a corner of Lot No. 3 on said plan; thence extending along Lot No. 3 South 28°, 26', 12" West, crossing a 50 feet wide sanitary sewer easement 183.73 feet to a point in or near the bed of said Stream of Water and in line of lands now or late of Gainer Roberts; thence extending along the bed of said stream by lands of said Roberts and lands now or late of Henry Y. Toland and J. Wesley Oler North 63°, 8' West, 183.68 feet to a point; thence extending North 72°, 44' West, along said stream and lands of said Oler and lands now or late of Brynhilde J. Wise, 155.73 feet to a point; thence extending North 46°, 8' West along said stream and the last mentioned lands of Wise 70 feet to a point, a corner of Lot No. 1 on said plan; thence leaving said stream and extending along Lot No. 1 North 67°, 48" East, re-crossing the last mentioned 50 feet wide Sanitary Sewer Easements and crossing another 50 feet wide Sanitary Sewer Easement 466.97 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said plan.

Parcel Number: 40-00-62501-05-4.

Location of property: 630 Twin Arch Lane, Bryn Mawr, PA 19010.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donald Parks and Sharon Parks** at the suit of Citizens Bank of Pennsylvania. Debt: \$1,465,187.25.

Gregory Javardian, Attorney. I.D. #55669

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-29707

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Horsham Township**, Montgomery County and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES VESTED IN Mark P. Eble and Michelle A. Eble, his wife by Deed from Joseph C. O'Brien and Evelyn L. O'Brien, his wife dated 03/31/1995 and recorded on 04/13/1995 in the Montgomery County Recorder of Deeds in/at Deed Book 5110, Page 60219.

Parcel Number: 36-00-11272-00-5.

Location of property: 155 Upland Avenue, Horsham, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark P. Eble and Michele A. Eble** at the suit of U.S. Bank, N.A. Successor Trustee to LaSalle Bank, National Association, on Behalf of the Holders of Bear Stearns Asset-Backed Securities I Trust 2006-HE10, Asset-Backed Certificates, Series 2006-HE10. Debt: \$379,631.30.

Robert W. Williams, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-30221

ALL THAT CERTAIN lot or piece of land and house, situate on the North side of Cherry Street, between Roland and Mt. Vernon Streets, in the Sixth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the North line of said Cherry Street at the distance of twenty-two and one-half feet Eastwardly from the Northeast corner of Roland and Cherry Streets, a corner of this and other land of Adolph Markowitz, about to be conveyed to Michael Yosick, et ux.; thence by said lot of Yosick Northwardly one hundred forty feet to a twenty-feet wide alley; thence by said alley Eastwardly twenty-two and one-half feet to other land late of Adolph Markowitz; thence by the same Southwardly one hundred forty feet to the North side of Cherry Street aforesaid; thence by the same Westwardly twenty-two feet and one-half, to the place of beginning.

BEING the same premises which Jennifer M. Peters, by Deed dated March 31, 2009 and recorded April 3, 2009 in and for Montgomery County, Pennsylvania in Deed Book 5726, Page 47, granted and conveyed unto Lauren Johnsen.

Parcel Number: 16-00-05264-00-3.

Location of property: 1203 Cherry Street, Borough of Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lauren Johnsen** at the suit of Wells Fargo Bank, N.A. Debt: \$120,627.11.

Michael E. Carleton, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-33270

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

BEGINNING at a point on the Northwesterly side of Chestnut Street (formerly known as 'H' Street) 433 feet Westwardly from the Northwestern corner of Chestnut Street (formerly known as 'H' Street) and a proposed 'B' Street; thence Northwestwardly 140 feet through the division wall of a double brick house to 'P' Street; thence Westwardly along said 'P' Street 30 feet to a corner of this and land now or late of The Pottstown Iron Company; thence Southeastwardly 140 feet along the same to Chestnut Street (formerly known as 'H' Street); thence Eastwardly along said Chestnut Street (formerly known as 'H' Street) 30 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Franklin D. Schultz, Sr., by Deed from Katherine B. Titanich, widow, dated 10/15/1993, recorded 10/21/1993 in Book 5058, Page 997.

Parcel Number: 16-00-12132-00-2.

Location of property: 535 West Chestnut Street, Pottstown, PA 19464-6607.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Franklin D. Schultz, Sr.** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders of The CWABS, Inc., Asset-Backed Certificates, Series 2004-6. Debt: \$104,360.22.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

14-33720

ALL THAT CERTAIN building lot, at the corner of Penn Avenue and Garfield Avenue (formerly Rosemont Avenue) in **Souderton Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of 'Washington Boulevard and Penn Avenue Building Lots' dated October 4, 1922, as prepared by C. Raymond Weir and being Lot No. 7 on said plan, as follows, to wit:

BEGINNING at a point on the East side of Penn Avenue, 44 feet wide and the South side of Garfield Avenue (formerly Rosemont Avenue), 44 feet wide; thence along said side of said Garfield Avenue (formerly Rosemont Avenue) North 65 degrees, 45 minutes East, 165.28 feet to a point in the West side of a 16 foot wide alley; thence along the same South 26 degrees, 10 minutes East, 65.14 feet to a point, a corner of Lot No. 8 on said plan now or late of Daniel F. Ziegler; thence along said lot and land South 65 degrees, 51 minutes West, 167.57 feet to a point in the East side of Penn Avenue; thence along the same North 24 degrees, 9 minutes West, 65 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas Budine, by Deed from Jerome J. Cartmell and Erica A. Cartmell, h/w, dated 05/22/1998, recorded 06/09/1998 in Book 5228, Page 1676.

Parcel Number: 21-00-05656-00-2.

Location of property: 203 Penn Avenue, Souderton, PA 18964-1851.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas Budine a/k/a Thomas A. Budine and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Ocwen Loan Servicing, LLC. Debt: \$196,112.66.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-00337

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, PA bounded and described according to a Subdivision of Louis P. Faith made by David Meixner, Civil Engineer and Surveyors dated February 6, 1979 and revised May 16, 1979, as follows, to wit:

BEGINNING at a point of intersection formed by the Southwesterly side of Moreland Avenue (41.50 feet wide) and the Northwesterly side of Girard Avenue (50 feet wide); thence extending from said point of beginning along the Northwesterly side of Girard Avenue South 42 degrees, 49 minutes West crossing as ultimate right-of-way line of Moreland Avenue 150.00 feet to a point a corner; thence extending North 47 degrees, 11 minutes West, 125.00 feet to a point in line of lands now or late of Bernard Lawhon; thence extending along the same and also along lands now or late of Emidio Sansoni, North 42 degrees, 49 minutes East recrossing the said ultimate right-of-way line of Moreland Avenue 150.00 feet to a point on the said Southwesterly side of Moreland Avenue; thence extending along the same South 47 degrees, 11 minutes East, 125.00 feet to the first mentioned point and place of beginning.

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

BEING THE same premises which Sharon Anne Smith (formerly known as Sharon Anne Eagono and Anthony M. Smith, her husband by Deed dated June 8, 1996 and recorded in Deed Book 5153, Page 1707 did grant and convey unto Sharon Anne Smith and Anthony M. Smith, her husband.

TITLE TO SAID PREMISES IS VESTED IN Michael S. Ruteski, Jr. and Maureen O. Rutecki, h/w, by Deed from Sharon Anne Smith and Anthony M. Smith, her husband, dated 06/26/1998, recorded 07/20/1998 in Book 5233, Page 1156.

Parcel Number: 36-00-08701-00-2, Map #36032 037.

Location of property: 357 West Moreland Avenue, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Maureen O. Rutecki and Michael S. Rutecki a/k/a Michael S. Rutecki, Jr.** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$218,392.71 plus interest to sale date.

Heather Riloff, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-00479

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania bounded and described according to a survey thereof made by Charles F. Mebus, R.E., Glenside, Pennsylvania, dated July 29, 1937, as follows, to wit:

BEGINNING at a point in the Southwesterly side of Montier Street, (40 feet wide) at the distance of 518 feet Southeastwardly from a point of curve of a radius corner (which has a radius of 10 feet) said point of curve being at the distance of 10 feet Southeastwardly from the intersection which the said side of Montier Street, produced, makes with the Southeasterly side of Twickenharn Road (40 feet wide) produced; thence along the said of Montier Street, the two following courses and distances, South 50°, 41' East, 20.17 feet to a point of curve; thence still extending Southeastwardly by a line curving to the right with a radius of 200 feet the arc distance of 70.29 feet to a point; thence through Lot No. 124, South 59°, 55', 48" West, 150 feet to a point; a rear corner of Lot No. 127; thence along the rear line of Lot No. 127, North 58°, 26', 10" West, 36.55 feet to a point; thence through Lot No. 123 North 39°, 19' East, 157.56 feet to the place of beginning.

BEING parts of Lot Nos. 123 and 124 Plan of Glenside Heights formerly Waverly Heights.

Parcel Number: 31-00-19525-00-1.

Location of property: 310 Montier Road, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George D. O'Brien** at the suit of Green Tree Servicing, LLC. Debt: \$283,146.78.

Gregory Javardian, Attorney. I.D. #55669

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-00788

ALL THAT CERTAIN message and lot of land, in **Lansdale Borough**, County of Montgomery, and State aforesaid, bounded and described as per a survey and plan made thereof together with other lots by Herbert H. Metz, C.E. 3/25/1920, as follows, to wit:

BEGINNING at a point on the Northeast side of said West Fifth Street, at the distance of one hundred and seventy-seven and fifty-six, one hundredths feet Southeastward from an iron stake on the Southeast side of Towamencin Avenue; thence by Lot No. North forty-six degrees and three minutes East, passing through the middle of the party walls of this and the adjoining house on said Lot No. 331, one hundred and twenty-one feet to a corner on the Southwest side of an alley twenty feet wide; thence by the same South forty-three degrees and fifty-seven minutes East, sixteen and eight one-hundredths feet to a corner of Lot No. 327; thence by the same South forty-six degrees and three minutes West, passing through the middle of the party walls of this and the adjoining house on said Lot No. 327, one hundred and twenty-one feet to a corner on the Northeast side of West side of West Fifth Street aforesaid; thence by the same North forty-three degrees and fifty-seven minutes West, sixteen and eight one-hundredths feet to the place of beginning.

BEING the same premises which Jeremy B. Allard, a married man, by Deed dated March 9, 2012 and recorded March 30, 2012 in and for Montgomery County, Pennsylvania in Deed Book 5831, Page 880, granted and conveyed unto Jeremy B. Allard and Jenifer M. Allard, husband and wife.

Parcel Number: 11-00-05208-00-1.

Location of property: 329 West 5th Street, Lansdale, PA 19446.

The improvements thereon are: Single family - residential.

Seized and taken in execution as the property of **Jeremy B. Allard and Jenifer M. Allard, husband and wife** at the suit of Wells Fargo Bank, N.A. Debt: \$154,541.45.

Michael E. Carleton, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-02263

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof know as Map of Property of Samuel H. Bell made by Yerkes Engineering Company, Consulting Engineers and Surveyors, dated the Twenty-Seventh day of June A.D. 1966 and last revised the Twenty-Fourth day of October A.D. 1967, as follows, to wit:

BEGINNING at a point in the center line of Stone Ridge Lane North (fifty feet wide), said point being the two following courses and distances measured along the center line of Stone Ridge Lane North from its point of intersection with the extended center line of Saybrook Road (fifty feet wide): (1) leaving Saybrook Road, North forty-one degrees, zero minutes West, ninety-nine and forty-seven one-hundredths feet to the point of curve; and (2) Northwestwardly on the arc of a circle curving to the right having a radius of seven hundred twenty-five feet, the arc distance of ninety-five and twenty-six one-hundredths feet to the point of beginning; thence extending from said point of beginning South sixty-three degrees, fifty-two minutes West crossing the Southwesterly side of Stone Ridge Lane North two hundred seventy-five and twenty one- hundredths feet to a point; thence extending North twenty-six degrees, eight minutes West, one hundred feet to a point; thence extending North sixty-three degrees, fifty-two minutes East, re-crossing the Southwesterly side of Stone Ridge Lane North two hundred sixty-nine and thirty one-hundredths feet to a point in the center line of same; thence extending Southwestwardly along the centerline of Stone Ridge Lane North, on the arc of a circle curving to the left having a radius of seven hundred twenty-five feet, the arc distance of one hundred and twenty-eight one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING in area 0.622 acre.

BEING Lot Number 6 as shown on the above mentioned plan.

BEING the same premises that Joseph C. McCloskey and Everarda M. McCloskey, his wife by Deed dated February 1, 1974 and recorded on February 5, 1974 in the Office of Recorder of Deeds in and for Montgomery County at Book 3920 and Page 495, conveyed unto Stanley M. Shingles and Hope C. Shingles, his wife, as Tenants by Entirety, Grantee(s) herein.

Parcel Number: 40-00-59340-00-2.

Location of property: 2209 North Stone Ridge Lane, Villanova, PA 19085.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Hope C. Shingles and Stanley M. Shingles** at the suit of Caliber Home Loans, Inc. Debt: \$136,699.47.

Bradley J. Osborne, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-02674

ALL THAT CERTAIN frame dwelling house, being the Southeasterly end of a Block of 6 frame dwelling houses, and lot or piece of land thereunto belonging, situate upon the Southwesterly side of Fifth Avenue in the Third Ward of **Royersford Borough**, County of Montgomery and State of PA, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Fifth Avenue; thence on a line passing along through the center of the partition wall dividing this house from the adjoining house, South 49 degrees, West 200 feet to a point, a corner of this and lands of Cann and Saul Steel Company; thence by said lands South 41 degrees, East 72.8 feet to a point and still by lands and lands now or late of Earle W. Heany North 49 degrees, East 200 feet to a point in the center line of Fifth Avenue, aforesaid; thence on the center line thereof North 41 degrees, West 72 feet, 8 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard W. Aust, by Deed from Andrew J. Venezia and Kristi C. Venezia, dated 08/23/2013, recorded 09/06/2013 in Book 5888, Page 329.

Parcel Number: 19-00-01184-00-3.

Location of property: 301 North 5th Avenue a/k/a 301 North Fifth Avenue, Royersford, PA 19468-2008.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard W. Aust** at the suit of Freedom Mortgage Corporation. Debt: \$141,758.91.

Jonathan Lobb, Attorney. I.D. #312174

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-02741

ALL THAT CERTAIN unit, lot or piece or ground, with the buildings and improvements thereon erected, situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, being designated as Unit "D" in Building Number 17, as shown on plan of Indian Valley Meadows, County Houses for Regent Valley Builders, Inc., prepared by Herbert H. Metz, Civil Engineers and Land Surveyors, dated October 29, 1973, and last revised June 22, 1974 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-23, Page 8.

Parcel Number: 34-00-02024-42-6.

Location of property: 97 Green Meadow Lane, Telford, PA 18969.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Pamela Battistoni** at the suit of Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$268,467.75.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-03229

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

BEGINNING at a corner on the East side of the North Pennsylvania Railroad Company's land, upon which they have constructed the Doylestown Branch of their railroad and land formerly of William Hartley, now or late of Louis Shaffer, from thence by said Shaffer's land, South forty-seven degrees, East one hundred twenty-four and one-half feet to a corner in a street, thirty feet wide, now known as Pierce Street; thence along said street, South forty-three degrees, West forty feet to a corner of land now or late of Owen Hughes; thence by the same North forty-seven degrees, West one hundred fifteen feet to a corner in line of said railroad company's land; thence along the same Northeast forty feet more or less to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Justin Roebuck and Heather Feerrar, as Joint Tenants with the Right of Survivorship, by Deed from Michael P. Davis and Lisa Y. Davis, his wife, dated 11/30/2004, recorded 12/07/2004 in Book 5635, Page 2105, Instrument Number 2004234268.

Parcel Number: 11-00-13168-00-6.

Location of property: 426 Pierce Street, Lansdale, PA 19446-2431.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Justin Roebuck and Heather Feerrar** at the suit of Federal National Mortgage Association. Debt: \$133,024.56.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-04642

ALL THAT CERTAIN tract of land, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded, limited and described in accordance with a survey of Smith and Brunner Registered Engineers, under date of May 1, 1948, as follows, to wit:

BEGINNING at a point in the middle of a public road leading from the Halfway House to Ringing Rocks being State Route No. 46003 and known as Mauger's Mill Road and at a corner of land of this and land of Harold Prizer; thence along the middle of said Mauger's Mill Road, South 48 degrees, East 100 feet to a point, a corner of this and land now or late of Jacob Grove; thence along the same, South 42 degrees, West 200 feet to the East side of proposed 20 feet wide alley; thence along the East side of the same, North 48 degrees, West 100 feet to land of the aforesaid Harold Prizer; thence along the same, North 42 degrees, East 200 feet to the point and place of beginning.

BEING the same premises which Stephen R. Thompson by Deed dated 10/29/2003 and recorded 12/3/2003 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5484 and Page 648, granted and conveyed unto Stephen R. Thompson and Susan A. Thompson.

Parcel Number: 60-00-01996-00-5.

Location of property: 140 Maugers Mill Road, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Stephen R. Thompson and Susan A. Thompson** at the suit of U.S. Bank National Association. Debt: \$119,938.41.

Leslie J. Rase, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-04761

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

BEGINNING at a point on the Northeast side of Spruce Street (formerly Beech Street) at the distance of fifty-six feet Southeasterly from the Southeasterly side of Spring Alley, being a corner of this and land late of Bosler and Hunsicker; 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 thereon and the one of the adjoining lot late of Bosler and Hunsicker, North nineteen degrees, thirty minutes East, one hundred twenty feet to a point a corner; thence South seven degrees, thirty minutes East, thirteen and four-tenths feet to a point a corner in land now or late of David Hutchinson; thence along the said land, late of David Hutchinson, the line for a portion of the distance passing through the middle of the partition wall between this house and the house on the land late of said David Hutchinson; South nineteen degrees, thirty minutes West, one hundred twenty feet to a point on the Northeast side of Spruce Street aforesaid; and thence extending along the said side of Spruce Street North seventy degrees, thirty minutes West, thirteen and four-tenths feet to the place of beginning.

BEING the same property which Sarah L. Rotay and Ralph Rotay, granted and conveyed unto Ralph Rotay and Pauline Rotay, as Tenants by the Entireties by: Deed dated May 28, 1981 and recorded June 2, 1981 in the Recorder's Office of said County in Deed Book 4629, Page 46.

THE said Pauline M. Rotay having died August 14, 2011.

THE said Ralph W. Rotay having died February 17, 2013.

Parcel Number: 13-00-34228-00-4.

Location of property: 25 West Spruce Street, Norristown, PA 19401.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **Clarence Martin Flood, Jr., Executor of the Estate of Ralph W. Rotay a/k/a Ralph Rotay** at the suit of PNC Bank, National Association. Debt: \$42,925.59.

Michael C. Mazack, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-06214

ALL THAT CERTAIN lot or parcel of land, hereditaments and appurtenances, located in the Village of Gwynedd, **Upper Gwynedd Township**, County of Montgomery, Commonwealth of Pennsylvania, being shown as Lot No. 5 on a Plan of Subdivision for Historic Venture Associates, II, by Herbert H. Metz, Inc., Civil Engineers and Surveyors, Lansdale, PA, November 27, 1985 and being more fully described, as follows:

BEGINNING at a point on the Northwesterly side of Sturbridge Lane (50 feet wide) in the line of Lot No. 4 as shown on the said plan, said point being located by the three following courses and distances from the centerline intersections of Sturbridge Lane and Bradford Lane; (1) from said point of intersections North 10 degrees, 47 minutes, 58 seconds West, 98.46 feet to a point of curvature; (2) extending across the Northwesterly sideline of Sturbridge Lane; South 79 degrees, 12 minutes, 02 seconds West, 25.00 feet to a point of curvature in the sideline of Sturbridge Lane; (3) extending along the arc of a circle curving to the right in a Northerly direction with a radius of 375 feet, the arc distance of 99.70 feet to a point and place of beginning; thence extending along Lot No. 4 the two (2) following courses and distances: (1) North 75 degrees, 51 minutes, 20 seconds West, 88.72 feet to a corner; (2) South 04 degrees, 03 minutes, 41 seconds West, 50.16 feet past Lot No. 4 to a corner of this and Lots 6 and 7 as shown on said plan; thence extending along Lot No. 7 North 85 degrees, 56 minutes, 19 seconds West, 40.00 feet to a corner of this and also a point in Lot No. 8 as shown on said plan; thence along Lot No. 8 North 04 degrees, 03 minutes, 41 seconds East, 69.46 feet to a corner of this, as shown on said plan; thence extending along Lot No. 8 South 75 degrees, 51 minutes, 20 seconds East, 129.67 feet in the sideline of Sturbridge Lane, as shown on said plan; thence along the arc of a circle curving to the left in a Southerly direction having a radius of 375.00 feet, the arc distance of 12.12 feet to the point and place of beginning.

BEING the same premises which Jacqui Daniels, by Indenture dated 1/10/2006 and recorded 2/7/2006 in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5589 and Page 1475, granted and conveyed unto Carl Pierce and Alberta Pierce, husband and wife.

Parcel Number: 56-00-03080-52-7.

Location of property: 890 Sturbridge Lane, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Alberta Pierce and Carl Pierce** at the suit of Green Tree Servicing, LLC. Debt: \$176,547.38.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-06941

ALL THAT CERTAIN message and lot or land, known as No. 605 Sandy Street, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point a corner on the North side of Sandy Street, said point being at a distance of 40.38 feet measured South 72 degrees, 45 minutes East along said side of street from a point of intersection with the Eastwardly side of High Street; thence from said beginning point along lands now or late of Acoursio Falco, through the center line of a brick party wall and also along lands now or late of Ignazio Franzone North 17 degrees, 52 minutes East, 112.89 feet to a point a corner on the North side of Airy Street; thence along said street South 69 degrees, 56 minutes East, 19.12 feet to a point corner; thence along the other lands now or late of Filipe Saladina Estate of which this was a part South 18 degrees, 36 minutes West, 67.94 feet to a point a corner; thence continuing along same along the same course through the center line of a 9 inch brick party wall and along the Westwardly side of a 4 feet wide alley (said alley passing under the second floor of property 607 Sandy Street which alley services both 607 and 605 Sandy Street) South 18 degrees, 36 minutes West, feet to a point a corner on the North side of Sandy Street, aforesaid; thence extending along the same North 72 degrees, 45 minutes West, 17.67 feet to the first mentioned point and place of beginning.

Parcel Number: 13-00-33108-00-8.

Location of property: 605 Sandy Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Pamela J. Beatty** at the suit of Federal National Mortgage Association. Debt: \$131,167.57.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-07268

ALL THAT CERTAIN 1/2 frame message and lot of land, situate in Mount Hope Addition to Pottstown, Pennsylvania, **West Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded limited and described, as follows, to wit:

BEGINNING at a stake on the South side of Elm Street, forty-nine feet, one-half inch from the Southeast corner of Elm Street and Race Streets; thence through the division line of a double frame house one hundred forty feet to a twenty foot wide alley; thence Eastwardly sixteen feet, one inch along the said alley; thence Northwardly one hundred forty feet to the South side of Elm Street; thence Westwardly sixteen feet, one inch to the place of beginning.

BEING the same premises, which Federal National Mortgage Association a/k/a Fannie Mae, by Deed dated October 31, 2006 and recorded November 15, 2006 in Montgomery County in Deed Book 5624, Page 590 granted and conveyed unto Krista L. Tillman, in fee.

Parcel Number: 64-00-01123-00-1.

Location of property: 125 Elm Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Krista Tillman** at the suit of First Niagara Bank, N.A. Debt: \$59,770.54.

Jeffrey G. Trauger, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-09221

ALL THAT CERTAIN message and two tracts of land, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described. as follows, to wit:

TRACT NO. 1

BEGINNING at a point in the Perkiomen and Reading Turnpike Road; thence by land formerly of William Schwenk South forty-two degrees. West thirteen perches and seventy-two and one-hundredths perches to a stake; thence still by the same South forty-eight degrees, East seventy-five feet to a post, a corner in line of land now or late of Elias Fluck; thence along the same North, forty-two degrees, East thirteen perches and seventy-two one-hundredths perches to a point in said Turnpike Road; thence up the same North forty-eight degrees, West seventy-five feet to the place of beginning.

TRACT NO. 2

BEGINNING at a post at the Westerly comer of lands now or late of said Thomas D. Kline; thence by lands now or late of Mary Wade, South forty-four degrees, twenty-five minutes West, four hundred forty-seven feet to an iron pin; thence by lands now or late of Jacob Kurtz, South forty-four degrees, ten minutes East, seventy-five feet to an iron pin; thence by lands now or late of Reuben D. Scheffey, et ux., North forty-four degrees, twenty-five minutes East, four hundred forty-seven feet and a half to a stake; thence by lands of said Thomas D. Kline, North forty-four degrees, thirty-five minutes West, seventy-five feet to the place of beginning.

TOGETHER WITH AND SUBJECT to the common use of the driveway on the property above described and the property hereafter excepted as and for a passageway or driveway to be binding upon the owners of both properties, their heirs, executors, administrators and assigns and subject to the common cost of the maintenance and upkeep thereof.

EXCEPTING THEREOUT AND THEREFROM: ALL THAT CERTAIN message and tract or piece of land, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by David Meixner, Registered Surveyor of Collegeville, Pennsylvania, R.D. No. 2, dated May 14th, 1959, as follows, to wit:

BEGINNING at a drill hole in the Southwesterly curb line of Ridge Pike, United Sates Route No. 422, said drill hole being located South forty-nine degrees, thirty-two minutes East, one hundred fifty-nine feet from the intersection of said curb line (produced) with the center line of Limerick Road; thence crossing the bed of Ridge Pike, North forty-two degrees, twenty minutes East, twenty-three and twenty-two one-hundredths feet to a point in the deed line; thence along said deed line in the bed of Ridge Pike, South forty-eight degrees, East twenty-three and eighty-five one-hundredths feet to a point; thence re-crossing the bed of Ridge Pike and along lands now or late of Reuben D. Scheffey, South forty-two degrees, West one hundred sixty-two and thirty-eight one-hundredths feet to an iron pin; thence along the other lands of Anthony Testa (of which this is a part), the two following courses and distances, viz: (1) North forty-six degrees, thirteen minutes, thirty seconds West, twenty-four and eighty-one one-hundredths feet to an iron pin; (2) North forty-two degrees, twenty minutes East, one hundred thirty-eight and thirty-one one-hundredths feet to a drill hole in the Southwesterly curb line of Ridge Pike and the place of beginning.

Parcel Number: 37-00-04147-00-1.

Location of property: 369 West Ridge Pike, Limerick, PA 19468.

The improvements thereon are: C - Retail, office, apartments, multi-use.

Seized and taken in execution as the property of **Limerick Redevelopment Corporation** at the suit of Colonial American Bank. Debt: \$381,183.00.

Yvette N. Bradley, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-09415

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected, situate on the Southeasterly side of Pleasant Street (40 feet wide) at the distance of 96.65 feet Southwestward from the Southwest side of Elm Street (33 feet wide) in Wyndmoor, **Springfield Township**, Montgomery County and State of Pennsylvania.

CONTAINING in front or breadth on the said Pleasant Street 27.75 feet and extending of that width in length or depth between parallel lines at right angles to said Pleasant Street Southeasterly 200 feet.

TITLE TO SAID PREMISES IS VESTED IN James A. Marlin and Anna R. Marlin, his wife, by Deed from Vincent J. Fiore, Jr. and Juliette A. Fiore, his wife, dated 06/26/1968, recorded 07/01/1968 in Book 3516, Page 63.

James A. Marlin was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of James A. Marlin's death on or about 10/29/2009, his ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 52-00-14242-00-7.

Location of property: 822 Pleasant Street a/k/a 822 Pleasant Avenue, Glenside, PA 19038-8025.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anna R. Marlin** at the suit of Central Mortgage Company. Debt: \$238,896.05.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-09435

ALL THAT CERTAIN message and lot of land, known as Lot No. 28 Lincoln Avenue, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Lincoln Avenue at the distance of 76 feet, 48 inches Southeasterly from Markley Street said point being opposite the partition wall dividing this house from the adjoining house of Catherine Lysinger; thence Southeasterly along said Lincoln Avenue 13 feet, 1 inch to a point opposite the middle of the partition wall dividing this house and the one on the adjoining premises of John J. Skelly and wife about to be conveyed unto Anthony J. DeFranco and wife; thence Southwesterly at right angles to Lincoln Avenue and through the said partition wall, 70.00 feet to the Northeast side of a 4 feet wide alley; thence along the said side of said alley Northwesterly and parallel with Lincoln Avenue 13 feet, 1 inch to land of said Lysinger; and thence along the said land and passing through the center of the partition wall Northeasterly 70.00 feet to the place of beginning.

BEING the same premises which Wanda L. Green, by Deed dated December 17, 2004 and recorded December 28, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05538, Page 0584, granted and conveyed unto Brad Weldon, as Sole Owner.

Parcel Number: 13-00-20184-00-8.

Location of property: 28 Lincoln Avenue, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Brad Weldon a/k/a Bradley Weldon** at the suit of Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement dated as of February 1, 2005 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ1 c/o Ocwen Loan Servicing, LLC. Debt: \$75,736.20.

Andrew J. Marley, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-09829

ALL THAT CERTAIN lot or piece of ground, with the message thereon, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a plan made by J.V. Poley, C.E. of Royersford, PA dated, August 2, 1920 and recorded in the Office for the Recording of Deeds in and for Montgomery County, in Deed Book No. 793, Page 600 bounded and described, as follows:

BEGINNING at a point on the Southwesterly corner of Sacco Avenue (fifty feet wide) at the distance of one hundred fifty-two feet, eight inches measured Southwardly along said side of Sacco Avenue from its intersection with the centerline of Old Parkerford Road; thence extending along said Southwesterly side of Sacco Avenue South 85 degrees, 30 minutes East, twenty-five feet to a point; thence extending South 04 degrees, 30 minutes West, one hundred seventy-nine feet to a point on the Northwesterly side of a ten feet wide alley leading Southwestwardly into Old Parkerford Road, aforesaid; thence extending along said side of side alley South 78 degrees, 50 minutes West, twenty-five feet, three inches to a point; thence extending North 04 degrees, 30 minutes East said line passing through the middle of the partition wall between this and the adjoining house one hundred eighty-six feet to the first mentioned point and place of beginning.

BEING the Westerly one-half of Lot No. 20 on said plan.

PROVIDED, nevertheless, that no building or part of a building shall at anytime hereafter be erected upon said within granted lot or piece of land other than dwelling house or houses and necessary outbuildings set forth in Deed Book No. 567, Page 65.

BEING the same premises which Christian Holdsworth by Deed dated 4/12/2002 and recorded 4/23/2002 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5404 and Page 1289, granted and conveyed unto Lisa K. Kramer, as Sole Owner.

Parcel Number: 37-00-04489-00-1.

Location of property: 28 Sacco Road, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Lisa K. Kramer** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$126,714.20.

Leslie J. Rase, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-09831

ALL THAT CERTAIN lot or piece of land, with the two and one-half story brick message thereon erected, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania on the South side of Queen Street between Madison and Eden Streets, bounded, limited and described, as follows, to wit:

BEGINNING at a stake on the South line of said Queen Street distant 73 feet, 6 inches Easterly from a corner of Lot No. 49 on a plan of lots of the J. E. Spare Estate, a corner of this and land of Adolf Wilkie, formerly Mary E. Smith; thence Southwardly and at right angles to said Queen Street, along the same 140 feet to the North line of a 20 feet wide alley; thence Eastwardly by the same 21 feet to other land of the said William D. Hertzog, about to be conveyed to Sarah A. Moyer; thence Northwardly by the same and parallel to the first mentioned line 140 feet to the South side of Queen Street, aforesaid; passing in part of said courses through the middle of the brick wall or division line dividing this message and that of the said William D. Hertzog, about to be conveyed to Sarah A. Moyer; thence Westwardly by the same 21 feet to the place of beginning.

BEING the same premises which John L. Dautrich and Eileen S. Dautrich, his wife, by indenture dated 5/31/2002 and recorded 7/11/2002 at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 5415, Page 1621 granted and conveyed to James E. Hewitt, Jr. and Tricia L. Haring, as Joint Tenants with Right of Survivorship and not as Tenants in Common.

Parcel Number: 16-00-23088-00-8.

Location of property: 826 Queen Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Tricia L. Haring and James E. Hewitt, Jr.** at the suit of Carrington Mortgage Services, LLC. Debt: \$74,837.21.

Michael T. McKeever, Attorney. I.D. #56129

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY.**

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

15-09847

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Townhouses of Twin Brooks, located at 1901 Fitzwatertown Road, **Abington Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office of the Recorder of Deeds of Montgomery County, a Declaration dated June 18, 1974 and recorded on June 20, 1974 in Deed Book 3952, Page 63; and Declaration Plan dated June 1, 1974 and recorded June 20, 1974, in Condominium Plan Book 3, Page 38; and a Code of Regulations dated June 18, 1974, and recorded June 20, 1974 in Deed Book 3952, Page 93; being designated on Declaration Plan as Unit C-22 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 1.3888.

TITLE TO SAID PREMISES IS VESTED IN Dawn J. Graham and Virell Graham, by Deed from Dorothy Snellenburg and Robert N. Snellenburg, dated 04/30/2008, recorded 05/21/2008 in Book 5693, Page 831.

Parcel Number: 30-00-21364-00-8.

Location of property: 22 Twin Brooks Drive, Willow Grove, PA 19090-3903.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dawn J. Graham and Virell Graham** at the suit of Newlands Asset Holding Trust. Debt: \$210,112.00.

Paul Cressman, Attorney. I.D. #318079

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY.**

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

15-10133

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

SITUATE on the Northwestern side of Walnut Avenue at the distance of 240 feet measured North 58°, 21' East along the said side of Walnut Avenue from its intersection with the Northeasterly side of Spring Avenue.

CONTAINING in front or breadth Northeastwardly along the said Northwestern side of Walnut Avenue 20 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Walnut Avenue 80 feet, the Northeasterly line thereof passing through the center of the partition wall dividing these from the premises to the Northeast.

Parcel Number: 40-00-63788-00-9.

Location of property: 152 Walnut Street, Ardmore, PA 19003.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harry T. Weldon and Mary W. Weldon** at the suit of Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2005-2 c/o Carrington Mortgage Services, LLC. Debt: \$149,501.09.

Sean P. Mays, Attorney. I.D. #307518

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY.**

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

15-10517

ALL THAT CERTAIN lot or tract of land, with the improvements thereon erected known as 211 Front Street, situate in **West Conshohocken Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey and plan dated 12-9-1965, as prepared by George C. Heilman, R.S., Norristown, Pennsylvania, as follows, to wit:

BEGINNING at a point a corner on the Southwesterly side line of Front Street at the distance of 87.5 3 feet measured North 36 degrees, 40 minutes West from a point of intersection of the Southwesterly side line of Front Street and the Northwestern side line of Bulloch Avenue (50 feet wide); thence extending from said point of being South 65 degrees, 28 minutes West the line for portion of the distance passing through the middle of the partition wall between this and the adjoining premises 97.74 feet to a point a corner, the center line of twenty feet wide alley as laid out; thence along the center line of said alley North 27 degrees, 11 minutes West 14.20 feet to a point of center; thence North 55 degrees, 28 minutes East the line for a portion of the distance passing through the middle of the partition wall between this and the adjoining premises 95.40 feet to a point a corner of the Southwesterly side line of Front Street; thence along the Southwesterly side line of Front Street South 36 degrees, 40 minutes East, 14.08 feet to the place of beginning.

BEING the same property as conveyed from Marjorie Wharton n/k/a Marjorie Wineglass to Marjorie Wineglass as Trustee of The Marjorie Wineglass Revocable Living Trust UTD 5/4/2006, dated 5/4/2006, recorded 5/10/2006, in Deed Book 5600, Page 1193, in Montgomery County Records.

Parcel Number: 24-00-01480-00-8.

Location of property: 211 Front Street, West Conshohocken, PA 19428.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Marjorie T. Wineglass, as Individual and Marjorie T. Wineglass as Trustee of The Marjorie Wineglass Revocable Living Trust UTD 5/4/2006** at the suit of New Penn Financial LLC, d/b/a Shellpoint Mortgage Services. Debt: \$147,782.90.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-10805

ALL THAT CERTAIN lot or piece of land, situate in **Upper Hanover Township**, County of Montgomery and State of Pennsylvania bounded and described according to a survey made March 28, 1959, by Paul P. Tompkins, Registered Surveyor, of Norristown, Pennsylvania, as follows:

BEGINNING at an iron pin on the Southeasterly side of Macadam Road (width variable, 16 feet, to 18 feet) said beginning point being at the distance of 555 feet North 40 degrees, 29 minutes, 56 seconds East from the Northeast side of Maple View Lane (50 feet wide) a corner of this and land now or late of Jacob L. and Carmel J. Romich; thence along said Romich's land, South 49 degrees, 30 minutes, 04 seconds East, 186 feet to a stake, a corner of other land of Harvey H. Renninger of which this was a part; thence along the same North 40 degrees, 29 minutes, 56 seconds East, 100 feet to an iron pin a corner; thence North 49 degrees, 30 minutes, 04 seconds West, 186 feet to a stake on the Southeast side of said Macadam Road; thence along side of said Macadam Road, South 40 degrees, 29 minutes, 56 seconds West, 100 feet to the place of beginning.

CONTAINING 18,600 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Clarence A. Nester by Deed from Robert D. Crawford, Executor of the Estate of Lucien K. Crawford, Deceased recorded December 18, 2003 in Deed Book 15486, Page 1410. The said Clarence A. Nester died on September 11, 2014 thereby vesting title in David C. Nester, Executor of the Estate of Clarence A. Nester.

Parcel Number: 57-00-02209-00-2.

Location of property: 1514 Oak Road, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David C. Nester, Executor of the Estate of Clarence A. Nester** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$162,049.80.

Joseph F. Riga, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-12866

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **Lower Providence Township**, Montgomery County, Commonwealth of Pennsylvania and described according to a subdivision plan of "Valley Hi West" made by Showalter & Associates, dated March 26, 1993 and last revised March 4, 2002 and recorded in Montgomery County in Plan Book A-60, Page 343, as follows, to wit:

BEGINNING at a point on the Northeasterly side of the cul de sac at the end of West Autumn Court which point of beginning is common to this lot and Lot #120, as shown on said plan; thence extending from said point of beginning, along Lot #120, North 60 degrees, 28 minutes, 55 seconds East, crossing the bed of a certain 10 feet wide drainage easement, 170.00 feet to a point in line of open space as shown on said plan; thence extending along the same, South 04 degrees 14 minutes, 26 seconds East, 196.42 feet to a point, a corner of Lot #118, as shown on said plan, thence extending along the same North 68 degrees, 57 minutes, 47 seconds West, recrossing the bed of said drainage easement, 170.00 feet to a point on the Southeasterly side of the cul de sac at the end of West Autumn Court; thence extending along the same, Northwardly on the arc of a circle curving to the left having a radius of 60.00 feet, the arc distance of 52.94 feet to the first mentioned point and place of beginning.

BEING Lot #119 as shown on said plan.

BEING the same property which Valley High LLC, a PA Limited Liability Company, granted and conveyed unto Julia I. Chung and Joshua I. Chung, wife and husband by Deed dated December 09, 2004 and recorded January 12, 2005 in the Recorder's Office of said County in Deed Book 5540, Page 451.

Parcel Number: 43-00-00954-09-2.

Location of property: 1108 West Autumn Court, Collegeville, PA 19426.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **Julia I. Chung and Joshua I. Chung** at the suit of PNC Bank, National Association. Debt: \$144,383.21.

Michael C. Mazack, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-12970

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of the Estate of Dublin, made by Alan Engineering Associates, Inc., Southampton, Pennsylvania, dated May 17, 1978 and last revised April 11, 1979, 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-36, Page 64, as follows, to wit:

BEGINNING at a point on the Southeastly side of Fort Washington Avenue (40 feet wide) said point being measured the (3) following courses and distances from a point of curve on the Northeastly side of Susquehanna Road (of irregular width): (1) leaving Susquehanna Road on the arc of a circle curving to the right, having a radius of 25.00 feet, the arc distance of 38.36 feet to a point of tangent on the Southeastly side of Fort Washington Avenue; (2) North 38 degrees, 19 minutes, 15 seconds East, 78.12 feet to a point; and (3) North 38 degrees, 18 minutes, 00 seconds East, 59.80 feet to the point of beginning, said point also being a point, a corner of Lot Number 26 as shown on the above mentioned plan; thence extending from said point of beginning along Southeastly side of Fort Washington Avenue, North 38 degrees, 18 minutes, 00 seconds East, 160.14 feet to a point, a corner of Lot Number 24 as shown on the above mentioned plan; thence extending along Lot Number 24 as shown the above mentioned plan, South 51 degrees, 42 minutes, 00 seconds East and crossing a certain 5.00 feet wide easement for sidewalk and public utilities 140.00 feet to a common corner of the aforesaid Lot Number 24, Lot Number 23 and Lot Number 22 as shown on the above mentioned plan, South 38 degrees, 18 minutes, 00 seconds West, 160.14 feet to a point, a common corner of the aforesaid Lot Number 22 and Lot Number 26 as shown on the above mentioned plan; thence extending along Lot Number 26 as shown on the above mentioned plan, North 51 degrees, 42 minutes, 00 seconds West, and recrossing the aforementioned 5.00 feet wide easement for sidewalk and public utilities, 140.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 25 as shown on the above mentioned plan.

BEING the same property which Myung Hee Park, granted and conveyed unto IL Soo Park by Deed dated September 20, 2010 and recorded September 22, 2010 in the Recorder's Office of said County in Deed Book 5779, Page 2917.

Parcel Number: 54-00-06648-00-3.

Location of property: 1413 Fort Washington Avenue, Ambler, PA 19002.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **IL Soo Park** at the suit of PNC Bank, National Association. Debt: \$128,772.14.

Michael C. Mazack, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-13200

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, described according to a plan thereof, made by Baton and Martin, Engineers, on the 20th day of August, A.D., 1946, as follows, to wit:

SITUATE on the Southeastly side of Tennis Avenue, (40 feet wide) at the distance of 49.60 feet Northeastwardly from the Northeastly side of Jenkintown Road (50 feet wide) in the **Abington Township**, Montgomery County, Pennsylvania.

CONTAINING in front or breadth on the said side of Tennis Avenue 42 feet and extending of that width in length or depth between parallel lines at right angles to the said Southeastly side of Tennis Avenue 100 feet.

BEING the same premises which Darian Parkinson, by Deed dated 5/27/2010, and recorded 6/8/2010, in Book 5769, Page 1096, granted and conveyed unto Bernard Fisher.

Parcel Number: 30-00-66416-00-1.

Location of property: 605 Tennis Avenue, Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Bernard Fisher** at the suit of U.S Bank, National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$197,916.37.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-13693

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, known as 1021 Hedgerow Circle and described according to a plan thereof made by MR and JB Yerkes Surveyors dated October 1, 1955 and revised 10-24-1955 and further revised June 14, 1956, as follows, to wit:

BEGINNING at a point on the Southeastly side of Hedgerow Lane (50 feet wide) at the distance of 273.57 feet measured on a bearing of South 69 degrees, 13 minutes West along the said side of Hedgerow from a point of tangent in the same, said point of tangent being at the distance of 26.71 feet measured on the arc of a circle curving to the left having a radius of 15 feet from a point of curve on the South Westerly proposed right-of-way line of Fletcher Road; thence from said point of beginning South 26 degrees, 47 minutes East, 273.92 feet to a point; thence extending South

88 degrees, 37 minutes West, 245.75 feet; thence North 02 degrees, 37 minutes East, 217.21 feet to a point on the Southwesterly side of Hedgerow Lane; thence extending Southeastwardly and Northeastwardly measured partly along the Southwesterly side of Hedgerow Lane on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 46.23 feet to a point of tangent on the Southeasterly side of Hedgerow Lane aforesaid; thence extending North 69 degrees, 13 minutes East measured along the said Southeasterly side of Hedgerow Lane 103.01 feet to the point and place of beginning.

BEING the same premises which Charlotte Craven by Deed dated 5/3/2004 and recorded 6/22/2004 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5512, Page 2499 granted and conveyed unto Vincent Craven.

Parcel Number: 58-00-09580-00-1.

Location of property: 1021 Hedgerow Circle, Wayne, PA 19087.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Vincent Craven** at the suit of Deutsche Bank National Trust Company, as Trustee, on Behalf of The Holders of The Wamu Mortgage Pass-Through Certificates, Series 2005-AR13. Debt: \$523,907.83.

Michael McKeever, Attorney. I.D. #56129

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-13743

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Preliminary Subdivision made for William G. Marchini by Yerkes Engineering Company, Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated October 11, 1966 and last revised April 22, 1968, as follows, to wit:

BEGINNING at a point on the Northwest side of Roy Road (50 feet wide) measured the two following courses and distances from a point of tangent on the Southwest side of Beidler Road (60 feet wide): (1) along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the Northwest side of said Roy Road; (2) extending along said side of said Roy Road, South 24 degrees, 27 minutes West, 195 feet to the point and place of beginning; thence extending from said beginning point and along said side of said Roy Road, South 24 degrees, 27 minutes West, 8.86 feet to a point of curve being the beginning of said Roy Road cul-de-sac; thence extending along same, along the arc of a circle curving to the right having a radius of 50 feet the arc distance of 42.40 feet to a point of reverse curve; thence extending still along same along the arc of a circle curving to the left having a radius of 50 feet the arc distance of 42.40 feet to a point, a corner of Lot No. 12; thence extending along the same, North 65 degrees, 33 minutes West, 120 feet to a point; thence extending North 24 degrees, 27 minutes East, 75 feet to a point, a corner of Lot No. 14; thence extending along same South 65 degrees, 33 minutes East, 145 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Francis P. Mckiernan and Georgeanna L. Mckiernan, his wife, conveying from Benjamin T. Rodini, Jr. and Mary Jane Rodini, his wife dated 07/23/86 recorded 07/25/86, in Book 4807, Page 328, Instrument #012813.

Parcel Number: 58-00-16345-00-4.

Location of property: 739 Roy Road, King of Prussia, PA 19406-1959.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Georgeanna L. Mckiernan and Francis P. Mckiernan** at the suit of LSF8 Master Participation Trust. Debt: \$264,161.55.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-14147

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania bounded and described according to a plan of subdivision prepared for Saw Mill Valley, Section 3, Phase V made by Urwiler and Walter, Inc. Sumneytown, Pennsylvania, dated June 11, 1985 and revised July 8, 1985, said plan recorded in the Office for the Recording of Deeds at Norristown, Montgomery County, Pennsylvania in Plan Book A-46, Page 358, as follows, to wit:

BEGINNING at a point of curve on the Northeastly side of Bark Hollow Lane (50 feet wide), said point being measured the three following courses and distances from a point of curve on the Southeasterly side of Whetstone Road (40 feet wide): (1) leaving Whetstone Road on the arc of a circle curving to the left, having a radius of 200 feet, the arc distance of 31.42 feet to a point of tangent on the Northeastly side of Bark Hollow Lane; (2) South 48 degrees, 38 minutes, 12 seconds East, 32.00 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 120.00 feet to the arc distance of 98.72 feet to a point of beginning said point of beginning being a point a corner of Lot No. 32-V as shown on the above plan; thence extending along the same the three following courses and distances: (1) North 84 degrees, 19 minutes, 06 seconds East and crossing a certain easement 64.92 feet to a point; (2) South 64 degrees, 34 minutes, 00 seconds East, 23.34 feet to a point; and (3) South 25 degrees, 26 minutes, 00 seconds West, 34.00 feet to a point a corner of Lot 33-V on the above mentioned plan; thence extending along

the same the two following courses and distances; (1) North 64 degrees, 34 minutes, 00 seconds West, 21.65 feet or less to a point North; (2) North 81 degrees, 18 minutes, 03 seconds West, crossing aforesaid easement 92.20 feet to a point of curve on the Southeasterly side of Bark Hollow Lane; thence extending along the same and along the Northeasterly side of Bark Hollow Lane the arc of a circle curving left having a radius of 120.00 feet to the arc distance of 13.57 feet to the first mentioned point and place of beginning.

BEING in area 2,029 square feet more or less.

BEING Lot No. 31-V as shown on above mentioned plan.

BEING the same premises which Charlotte E. Macentee and Patricia Macentee n/k/a Patricia Becker, Deed dated 8/15/14 and recorded 9/16/14 in the Recorder's Office of Montgomery County, Commonwealth of Pennsylvania, in Deed Book 5927, pPg 2447, granted and conveyed unto Marc A. Matteo, Jr. and Amanda R. Soliday.

Parcel Number: 36-00-00544-58-1.

Location of property: 31 Bark Hollow Lane, Horsham, PA 19044.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Marc A. Matteo, Jr. and Amanda R. Soliday** at the suit of Freedom Mortgage Corporation. Debt: \$191,688.88.

Louis P. Vitti, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-16311

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

BEGINNING at a point on the Northwestern side of Green Street, at the distance of 32.00 feet from the North corner of Spruce and Green Streets; thence Northwestwardly at right angles to said Green Street, through the middle of the partition wall between the house on this lot and that on the adjoining lot, by other land now or late of J. Roberts Jarrett and Horace E. Styer, 85.00 feet to a point on the Southeasterly side of a five feet wide alley laid out for common use; thence along same, Northeastwardly parallel to said Green Street, 16.00 feet to a point, a corner of this and still other land now or late of the said J. Roberts Jarrett and Horace E. Styer; thence by the same, Southeastwardly at right angles to said Green Street, through the middle of the partition wall between the house on this lot and that on the adjoining lot, 85.00 feet to a point on the Northwestern side of Green Street; thence along the said side of Green Street, Southwestwardly, 16.00 feet to the first mentioned point and place of beginning.

TOGETHER with the full use, liberty and privilege of the aforesaid alley, in common with the owners of the abutting lots, but subject to the pro rata share of the cost of keeping the same in repair.

BEING the same premises which Kenneth P. Pagurek, Jr. and Michael J. Hannon III, by Deed dated May 31, 2005 and recorded June 15, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book DE 05557, Page 1940, granted and conveyed unto Joseph M. Guglielmucci and Richard J. Sites, as Tenants in Common.

Parcel Number: 13-00-14580-00-5.

Location of property: 1105 Green Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Joseph M. Guglielmucci and Richard J. Sites** at the suit of Wilmington Trust, National Association, not in its Individual Capacity but as Trustee of ARLP Securitization Trust, Series 2014 c/o Ocwen Loan Servicing, LLC. Debt: \$116,764.08.

Edward J. McKee, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-20138

ALL THAT CERTAIN lot or piece of ground with the building and thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Centre Street (30 feet wide) at the distance of 80 feet measured on a course, North 58 degrees, East from the Northerly side of Weldon Avenue (formerly Michener Avenue), a corner of land now or late of Victoria Chick; thence along said land, South 32 3/4 degrees, East 70 feet to a point; thence extending North 58 degrees, East 69 feet, 7 inches to a point; thence extending North 32 3/4 degrees, West 70 feet to a point on the Southeasterly side of Centre Street; thence extending along the Southeasterly side of Centre Street, South 58 degrees, West 69 feet, 7 inches to the first mentioned point and place of beginning.

UNDER AND SUBJECT to restriction and conditions as now appear of record.

TITLE TO SAID PREMISES IS VESTED IN David C. Guido, as Sole Owner by Deed from David C. Guido and Christopher R. Melle dated 08/11/2006 recorded 09/13/2006 in Deed Book 05616, Page 0471.

Parcel Number: 30-00-17940-00-3.

Location of property: 457 Elk Avenue (Abington Township), Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David C. Guido** at the suit of HSBC Bank USA, National Association as Trustee for The Pooling and Servicing Agreement dated as of April 1, 2007 SG Mortgage Securities Trust 2007-NC1 Asset Backed Certificates, Series 2007-NC1. Debt: \$337,354.05.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-20662

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, and described according to a survey and plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania on the 15th day of July A.D. 1958, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Zane Avenue (40 feet wide) which point is measured North forty-one degrees, thirty-six minutes East, one hundred nine and fifty-nine one-hundredths feet from the Northeasterly side of Shelmire Street (50 feet wide).

CONTAINING in front or breadth on the Southeasterly side of Zane Avenue fifty feet and extending of that width in length or depth South forty-eight degrees, twenty-four minutes East between parallel lines at right angles to Zane Avenue one hundred fifty feet.

TITLE TO SAID PREMISES IS VESTED IN Timothy J. Clauss and Eileen Joan Clauss, h/w, by Deed from Timothy J. Clauss, dated 09/03/2003, recorded 09/04/2003 in Book 5471, Page 1951.

Parcel Number: 30-00-75020-00-1.

Location of property: 311 Zane Avenue, Jenkintown, PA 19046-4316.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eileen J. Clauss a/k/a Eileen Joan Clauss and Timothy J. Clauss** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$242,864.89.

Peter Wapner, Attorney. I.D. #318263

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-20982

ALL THAT CERTAIN message or tenement and lot or piece of ground, situate in **North Wales Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ralph Schafenacker, dated 4/9/1913, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Swartley Street at the distance of 126.85 feet Southeasterly from its intersection with the Southeasterly side of Elm Avenue; thence extending along the said Southwesterly side of said Swartley Street 40 degrees, 7 minutes East, 14 5 feet to a point; thence extending through the partition wall of this and an adjoining dwelling house South 49 degrees, 53 minutes West, 90.5 feet to a certain alley, as shown on said plan, 95 feet in width; thence along the same, North 40 degrees, 7 minutes West, 145 feet to a point; thence through the partition wall of this and an adjoining dwelling house North 49 degrees, 53 minutes East, 90.5 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Matthew D. Hughes, by Deed from Lisa G. Kulp and Debra L. Schweizerhof, Executrixes of the Estate of William G. Gery, dated 10/15/2003, recorded 11/28/2003 in Book 5483, Page 1526.

Parcel Number: 14-00-03596-00-8.

Location of property: 128 North Swartley Street, North Wales, PA 19454-3335.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew D. Hughes** at the suit of Wells Fargo Bank, N.A. Debt: \$124,012.70.

Jonathan Lobb, Attorney. I.D. #312174

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-21218

Premise 'A'

ALL THAT CERTAIN TRACT or piece of land, situate in **Upper Hanover Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Harold Kittleman Registered Surveyor of Quakertown, PA, as follows, to wit:

BEGINNING at a point a corner at the intersection of the center lines of the public road leading from Pennsburg to Hopperville and of State Highway Route No. 363 (now 663) leading from Pennsburg to Quakertown; thence along the middle of State Highway Route 363 (now 663) along land of the St. Marks Cemetery Association, North 40 degrees, 30 minutes East, 175.3 feet to a point a corner of Ray C. Rapp; thence along said land, South 49 degrees, 30 minutes East, 215.00 feet to a stake a corner; thence along the land of Harry C. Eschbach, South 40 degrees, 30 minutes West, 78.3 feet to a point a corner of the first mentioned public road; thence along the middle of the same, North 73 degrees, 48 minutes West, 235.89 feet to the point of beginning.

CONTAINING 27,252 square feet of land, more or less.

Premises 'B'

ALL THAT CERTAIN lot or tract of land, situate in **Upper Hanover Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a recent survey made by Harold Kittelman R. S. of Quakertown, PA, to wit:

BEGINNING at a point for a corner in the middle of State Highway Route 663 leading from Pennsburg to Quakertown and in line of land St. Mark's Evangelical Lutheran Congregation, and of land about to be conveyed to George Porter; thence along the middle of said State Highway Route and land of the aforesaid Lutheran Congregation, North 40 degrees, 30 minutes East, 70.00 feet to a point for a corner in line of land about to be conveyed to Hashley Kolb; thence along said land, South 49 degrees, 30 minutes East, 215.00 feet to a stake for a corner; thence along land of Harry C. and Ada Eschbach, South 40 degrees, 30 minutes West, 70.00 feet to a stake for a corner in line of land about to be conveyed to George Porter; thence along said land, North 49: degrees, 30 minutes West, 215.00 feet to the place of beginning.

CONTAINING 15,050 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Carmen P. Pujol, by Deed from Dennis K. Moyer, Executor of the Estate of Wilmer S. Moyer, deceased, dated 10/31/2002, recorded 11/13/2002 in Deed Book 5433, Page 2310.

Parcel Numbers: 57-00-00982-00-5, 57-00-00985-00-2.

Location of property: 1262 Quakertown Avenue, Pennsburg, PA 18073-1026.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carmen P. Pujol a/k/a Carmen Perez Pujol** at the suit of Ocwen Loan Servicing, LLC. Debt: \$116,307.24.

Matthew Brushwood, Attorney, I.D. #310592

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-21318

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a survey and plan for Section #2 of Logan Circle, made by William Spencer Erwin, Professional Engineer, Fairless Hills, Pennsylvania dated December 21, 1959, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Natalie Lane (50 feet wide) at the distance of 47.92 feet measured Northwestwardly the two following courses and distances from a point of tangent on the Northwestly side of Kendrick Lane (50 feet wide): (1) on the arc of a circle curving to the left having a radius of 10 feet, the arc distance of 15.48 feet; (2) North 47 degrees, 54 minutes, 34 seconds West, 32.44 feet; thence along the Southwesterly side of Natalie Lane North 47 degrees, 54 minutes, 34 seconds West, 23.38 feet to a point of curve; thence still along the same on the arc of a circle curving to the right having a radius of 525 feet the arc distance of 5.59 feet to a corner of Lot #336; thence along the same South 42 degrees, 42 minutes, 02 seconds West, 97.77 feet to a point; thence extending South 49 degrees, 14 minutes East along the center line of a corner of Lot #334; thence along the same North 40 degrees, 46 minutes East, 97.03 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tracey L. Watson by Deed from Tracey L. Oliver, unmarried as Sole Owner dated September 23, 2008 and recorded October 7, 2008 in Deed Book 5710, Page 00152.

Parcel Number: 13-00-26792-00-6.

Location of property: 608 Natalie Lane, Norristown, PA 19401-0000.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tracey L. Watson** at the suit of Bank of America, N.A. Debt: \$187,827.39.

Joseph F. Riga, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-21459

ALL THAT CERTAIN brick message and tenement and lot or piece of land, situate in the Tenth Ward of **Pottstown Borough**, County of Montgomery and Commonwealth of PA, on the Northerly side of Beech Street, described, as follows, to wit:

BEING the Westerly half of a double brick dwelling known as Tract No. 2 beginning at a point on the Northerly side of Beech Street at the distance of 70 feet, 2 inches from the Northeastly corner of Beech and Hale Streets at a corner of this and land now or late of Philip Hoffman; thence by the same Northwardly 129 feet 10-1/2 inches to the Easterly side of Hale Street; thence by the same Northwardly or Northeastwardly 11 feet, 6 inches to the Southerly side of Spruce Alley; thence by the same Eastwardly 13 feet, 2-1/2 inches to land now or late of Edwood Phillips; thence by the same Southwardly 140 feet to Beech Street aforesaid, continuing in part through the center or middle of the partition or division wall of the hereby granted brick message and or middle of the partition or division wall of the hereby granted brick message and other brick message adjoining on the East; thence by the Northerly line of Beech Street, Westwardly 18 feet, 8 inches to the place of beginning.

BEING the same premises which Finance Marketing International, Ltd. by Deed dated 6/30/2004 and recorded 7/12/2004 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Instrument #2004140747 granted and conveyed unto David L. Willauer and Doris S. George. And the said Doris S. George departed this life on 2/18/2010, vesting title solely In David L. Willauer as Surviving Tenant by the Entireties as of the date of her death.

Parcel Number: 16-00-01640-00-9.

Location of property: 525 Beech Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **David L. Willauer a/k/a David Willauer** 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-AB1. Debt: \$86,492.52.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-21759

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania and described according to a plan thereof made by Barton and Martin Engineers, on 2/25/1946 and recorded at Norristown, in Deed Book No. 1745, Page 600, as follows, to wit:

BEINNING at a point on the Southwesterly side of Renel Road (forty feet wide), at the distance of 1,095.93 feet Southeasterly from a point of curve formed by the intersection of the Southwesterly side of Renel Road and the Southeasterly side of Valley Road, (forty feet wide); thence extending along Renel Road. Southeastwardly on a line curving to the left, with a radius of 1,984.70 feet the arc distance 71.20 feet a point; thence extending on a line South 49 degrees, 48 minutes, 03 seconds West, 108 feet to a point; thence extending Northwestwardly on a line curving to the right with a radius of 2,164.71 feet the arc distance of 77.65 feet to a point; thence extending North 41 degrees, 41 minutes, 22 seconds East, 108.5 feet to a point; and thence continuing along said line through the center of a 09 feet wide driveway 71.5 feet to the place of beginning.

BEING known as Lot No. 296 on said plan.

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

BEING the same premises which Nancy C. Lash by Deed dated 7/30/1982 and recorded at Norristown, Pennsylvania in Deed Book 4689, Page 1842, granted and conveyed unto Glenn D. DeSantis and Mary Ann DeSantis, his wife, in fee.

Parcel Number: 49-00-09904-00-1.

Location of property: 728 Renel Road, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Mary Ann Desantis and Glenn D. Desantis** 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, Successor by Merger to Integra Mortgage Company. Debt: \$64,714.74.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-21876

ALL THAT CERTAIN unit designated as Unit 3B, being unit in The Condominium of Maple Valley, a Condominium in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, which Unit is designated on the Declaration of Condominium, The Condominium of Maple Valley, dated 11/27/84 and recorded 11/28/84 in Deed Book 4753, Page 1352, and all Exhibits therein.

BEING Unit 3B, The Condominium of Maple Valley.

TOGETHER with all rights, title and interest of, in and to the Common Elements as defined by the Uniform Condominium Act of Pennsylvania and as more fully set forth in the aforesaid Declaration of Condominium, The Condominium of Maple Valley and Exhibits.

UNDER AND SUBJECT to all agreements, conditions, easements and restrictions of record, and current taxes, and to the provisions, restrictions and covenants in the Declaration of Condominium, The Condominium of Maple Valley, and all Exhibits thereto.

THE GRANTEE, for and on behalf of the Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this Deed covenants and agrees to pay such charges for the maintenance of, repair to, replacement of and expenses in connection with the Common Elements as may be assessed from time to time by the Executive Board in accordance with Uniform Condominium Act of Pennsylvania and further covenants and agrees that the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed and that the covenant shall run with and bind the Unit hereby conveyed and all subsequent owners thereof.

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

BEING the same premises which Robert Eldrige, by Indenture bearing date 8/20/04 and recorded on 10/1/15 in the Office of the Recorder of Deeds, in and for the County of Montgomery at Deed Book 5527, Page 1597 granted and conveyed unto Suganya Khanthan, in fee.

Parcel Number: 36-00-07359-23-7.

Location of property: 3-B Lumberjack Circle, Horsham, PA 19044.

The improvements thereon are: Residential Condominium Unit 3-B.

Seized and taken in execution as the property of **Suganya Khanthan** at the suit of Conestoga Bank. Debt: \$339,401.16.

Elliot H. Berton, Attorney. I.D. #53060

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-22320

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

BEGINNING at a point on the Northwest side of Kohn Street, at the distance of 35 feet Southwesterly from Oak Street; thence at right angles to said Kohn Street by property of Sarah Jones, Northwesterly 109 feet to a 20 feet wide alley; thence along the southeast side of said alley, parallel to Kohn Street, Northeasterly 19 feet to a point a corner of this and property of Jacob Tysin; thence by the same parallel with the first line and through the middle of the partition wall between this and the adjoining house, Southeasterly 109 feet to Kohn Street aforesaid; and thence along the Northwest side thereof Southwesterly 19 feet to the place of beginning.

BEING the same premises which Ann Marie Campbell, by Deed dated May 19, 2008 and recorded May 23, 2008 in Montgomery County in Deed Book 5693, Page 1845 granted and conveyed unto Douglas Campbell.

Parcel Number: 13-00-18944-00-6.

Location of property: 669 Kohn Street, Norristown Borough, Norristown, Montgomery County, PA 19401.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **Douglas J. Campbell** at the suit of Branch Banking and Trust Company Successor in Interest to Susquehanna Bank. Debt: \$80,532.99.

Troy B. Rider, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-22872

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania and described according to a plan thereof known as 'Map of Property of Villa Wood, Inc. Section No. 2' made by Yerkes Engineering Company, dated 5/7/56, as follows, to wit:

BEGINNING at the point formed by the intersection of the center line of Clairemont Road (60 feet wide) with the center line of County Line Road (33 feet wide); thence extending from said point of beginning North 24 degrees, 48 minutes West along the center line of County Line Road 230.30 feet to a point; thence extending North 65 degrees, 12 minutes East crossing the Northeasterly side of County Line Road and partly along the center line of a certain 10 feet wide utility easement 175 feet to a point; thence extending South 24 degrees, 48 minutes East crossing the Northwesterly side of Clairemont Road 230.30 feet to a point on the center line of Clairemont Road; thence extending South 65 degrees, 12 minutes West along the centerline of Clairemont Road, 175 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Vincent Craven, as Sole Owner, by Deed from Lori Craven, Dated 02/01/2006, recorded 05/10/2006, in Book 05600, Page 0990.

Parcel Number: 40-00-11272-00-1.

Location of property: 300 Clairemont Road, Villanova, PA 19085-1704.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vincent Craven** at the suit of Deutsche Bank National Trust Company, as Trustee for GSR Mortgage Loan Trust 2006-OA1 Mortgage Pass-Through Certificates, Series 2006-OA1. Debt: \$1,038,133.68.

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

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-24086

ALL THAT CERTAIN unit, designated as Unit Number 2 H, being a unit in Chatham Village of Towamencin Condominium, situate in **Towamencin Township**, County of Montgomery, Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Chatham Village of Towamencin Condominium, including the plans attached thereto as an exhibit, being dated the Fifteenth 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 Twenty-Second day of June, A.D., 1981, in Deed Book 4634, Page 170, etc.

TOGETHER with a .312 percent undivided interest, of, in and to the common elements as set forth in the aforesaid Declaration of Condominium.

BEING Block 13 K, Unit 8.

BEING the same premises which Robert J. Splane and Deborah A. Splane by Deed dated August 31, 2007 and recorded September 18, 2007 in the Office of the Recorder of Deeds for Montgomery County in Deed Book 5665, Page 471 conveyed unto Travis W. Shaffer, in fee.

Parcel Number: 53-00-00692-08-3.

Location of property: 114 Ardwick Terrace, Township of Towamencin, Lansdale, PA.

The improvements thereon are: A condominium unit.

Seized and taken in execution as the property of **Travis W. Shaffer** at the suit of Wilmington Savings Fund Society, FSB. Debt: \$128,565.51, plus interest to the date of the sheriff's sale, plus costs.

William J. Levant, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-24899

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 "Dublyn Crossing" made by Charles E. Shoemaker, Inc. dated October 31, 1985, last revised June 10, 1986 said plan being recorded in Plan Book A-47, Page 281, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Waterford Way (50 feet wide) said point at the arc distance of 19.62 feet measured along the arc of a circle curving to the right having a radius of 15 feet from a point of curve on the Southeasterly side of Brittany Drive (50 feet wide); thence extending from said point of beginning along the Southwesterly side of Waterford Way South 48 degrees, 57 minutes, 11 seconds East, 165.30 feet to a point a corner of Lot 40; thence extending along the same, South 41 degrees, 02 minutes, 49 seconds West, 130.27 feet to a point a corner of Lot 42; thence extending along the same, North 48 degrees, 57 minutes, 11 seconds West, 194.70 feet to a point on the Southeasterly side of Brittany Drive; thence extending along the same the three following courses and distances: (1) North 41 degrees, 02 minutes, 49 seconds East, 24.10 feet to a point of curve; (2) along the arc of a circle curving to the right having a radius of 300 feet the arc distance of 78.88 feet to a point of tangent; and (3) North 56 degrees, 06 minutes, 43 seconds East, 17.70 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 15 feet the arc distance of 19.62 feet to the first mentioned point and place of beginning.

CONTAINING in area 24,675 square feet.

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

Parcel Number: 54-00-02687-58-9.

Location of property: 1733 Brittany Drive, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Peter A. Freedman and Susan Freedman a/k/a Susan D. Freedman** at the suit of Deutsche Bank National Trust Company as Trustee for Indymac Indx Mortgage Loan Trust 2005-AR6, Mortgage Pass-Through Certificates Series 2005-AR6. Debt: \$391,028.08.

David Neeren, Attorney. I.D. #204252

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

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

15-25330

ALL THAT CERTAIN message, parcel of land, located on the Southeasterly side of Stacie Drive (ultimate right-of-way 52 feet, situate in **New Hanover Township**, Montgomery County, PA, described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, PA, Plan No. 1624-3A, dated 6/4/85 as last revised and being Lot No. 8 herein, bounded on the North by Lot No. 9 of said plan, on the East by the land of Donald P. and Kathleen Gephart, and partly along the land of Lloyd P. and Viola Wahl, on the South by Lot No. 7 of the said plan, and on the West by Stacie Drive, being more fully described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Stacie Drive, a corner of this and Lot No. 7 of the said plan, being located the next 7 courses and distances from a point in the center line of Kleman Road (required right-of-way 33 feet ultimate right-of-way 64 feet): (1) leaving Kleman Road North 50 degrees, East 213.24 feet to a point of curve; (2) along a line curving to the right, having a radius of 124.00 feet the arc distance of 97.39 feet, and a chord bearing and distance of North 72 degrees, 30 minutes East, 94.91 feet to the point of tangent; (3) South 85 degrees, East 120.00 feet to a point of curve; (4) along a line curving to the right, having a radius of 124.00 feet an arc distance of 97.39 feet and a chord bearing and distance of South 62 degrees, 30 minutes East, 94.91 feet to a concrete monument, the point of tangent; (5) South 40 degrees East, 319.76 feet to a concrete monument, a point of curve; (6) along a line curving to the left having a radius of 176.00 feet and an arc distance of 276.46 to a concrete monument, the point of tangent; and (7) North 50 degrees, East 190.72 feet to the point of beginning; thence from the point of beginning along the Southeasterly side of Stacie Drive, North 50 degrees, East 101.00 feet to a point, a corner of this and Lot No. 9 on said plan; thence along Lot No. 9 leaving Stacie Drive, South 44 degrees, 46 minutes, 50 seconds East, 250.82 feet to a point in the line of the land of Donald P. and Kathleen Gephart, a corner; thence along the land of Donald P. and Kathleen Gephart and partly along the land of Lloyd P. and Viola Wall, South 49 degrees, 59 minutes West, 101.00 feet to a point, a corner of this and Lot No. 7 on said plan; thence along Lot No. 7 North 44 degrees, 46 minutes, 50 seconds West, 250.85 feet to the point of beginning.

BEING Lot No. 8 on said plan.

BEING the same premises which Eugene A. Soper and Kathy A. Soper, husband and wife, by Deed dated June 26, 1997 and recorded July 3, 1997 in Montgomery County in Deed Book 5191, Page 270 granted and conveyed unto Giuseppe Romano, in fee.

Parcel Number: 47-00-06820-00-9.

Location of property: 2792 Stacie Drive, Gilbertsville, PA 19525.

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

Seized and taken in execution as the property of **Giuseppe Romano** at the suit of First Niagara Bank, N.A. Debt: \$142,029.75.

Jeffrey G. Trauger, Attorney.

Above Property to be sold by **THE SHERIFF OF MONTGOMERY COUNTY**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount 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 February 24, 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
the Sheriff of Montgomery County

ARTICLES OF DISSOLUTION

Notice is hereby given that the shareholders and directors of **Popoli Engineering, Inc.**, a Pennsylvania corporation, with an address of 920 Cross Lane, Blue Bell, PA 19422, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Eric N. Spangler, Esquire

10 Sentry Parkway, Suite 200
Blue Bell, PA 19422

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 have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on 12/17/2015 for **Conshy Girls Holdings, Inc.** Said corporation has been incorporated under the provisions of the PA Business Corporation Law of 1988, as amended.

Finitii, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Louis M. Cambria, Esquire

1618 South Broad Street, 2nd Floor
Philadelphia, PA 19145

Gomez Custom Builders, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

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

ANTONUCCI, JOSEPH S. also known as JOSPEH ANTONUCCI, dec'd.

Late of Borough of Hatboro.

Executor: MICHAEL E. ANTONUCCI,
45 Loller Road,

Hatboro, PA 19040.

ATTORNEY: DAVID P. GRAU,

911 N. Easton Road, P.O. Box 209,
Willow Grove, PA 19090

BEALE, MICHAEL G. also known as MICHAEL BEALE, dec'd.

Late of Towamencin Township.

Executrix: EILEEN BEALE,

c/o Dominic A. Penna, Esquire,

166 E. Butler Avenue,

Ambler, PA 19002.

ATTORNEY: DOMINIC A. PENNA,

PENNA, GRABOIS & ASSOC., LLC,

166 E. Butler Avenue,

Ambler, PA 19002

BENNER, VIOLET MARIE also known as VIOLET KINDIG, dec'd.

Late of Borough of Lansdale.

Executrices: KATHLEEN SCATTON,

2315 Briar Ridge Road,

Harleysville, PA 19438,

SUSAN COONEY,

1503 Fairview Way,

Lansdale, PA 19446.

BURFETE, DAVID ALLEN also known as**DAVID A. BURFETE, dec'd.**

Late of Douglass Township.
 Executor: MATTHEW BURFETE,
 c/o Andrew J. Monastra, Esquire,
 Wolf, Baldwin & Associates, PC,
 P.O. Box 444,
 Pottstown, PA 19464.

CENTRELLA, WILLIAM C., dec'd.

Late of Upper Providence Township.
 Administratrix: KAREN R. CENTRELLA,
 c/o Frances A. Thomson, Esquire,
 Smith, Aker, Grossman & Hollinger, LLP,
 60 E. Penn St., P.O. Box 150,
 Norristown, PA 19404.
 ATTORNEY: FRANCES A. THOMSON,
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,
 60 E. Penn St., P.O. Box 150,
 Norristown, PA 19404

CLARK, MARGARET SANTMAN also known as**MARGARET SANTMAN, dec'd.**

Late of Montgomeryville, PA.
 Executor: JOSEPH F. CLARK,
 306 Cowpath Road,
 Lansdale, PA 19446.

COHEN, DOROTHY E., dec'd.

Late of Lower Merion Township.
 Executors: STEPHEN Z. COHEN AND
 MARC B. COHEN,
 c/o Warren J. Kauffman, Esquire,
 1650 Market St., Ste. 1800,
 Philadelphia, PA 19103.
 ATTORNEY: WARREN J. KAUFFMAN,
 WHITE and WILLIAMS LLP,
 1650 Market St., Ste. 1800,
 Philadelphia, PA 19103

DeCOURSEY, VIRGINIA R., dec'd.

Late of Dresher, PA.
 Executrix: DEVIN MURPHY,
 457 Old State Road,
 Berwyn, PA 19312.

DELP JR., WILLIAM STANLEY also known as**W. STANLEY DELP, JR. and
WILLIAM S. DELP, JR., dec'd.**

Late of Borough of Lansdale.
 Executors: ADAM T. MORT AND
 DIL KULATHUM,
 c/o Sommar, Tracy & Sommar,
 210 S. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: JAMES C. SOMMAR,
 SOMMAR, TRACY & SOMMAR,
 210 S. Broad Street,
 Lansdale, PA 19446

ERB, ELLEN L. also known as**ELLEN ERB, dec'd.**

Late of Douglass Township.
 Co-Executrices: CAROL M. HANSLEY AND
 SANDRA E. MOSER,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 E. Philadelphia Ave.,
 Boyertown, PA 19512.
 ATTORNEY: NICOLE C. MANLEY,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Ave.,
 Boyertown, PA 19512

FINLEY, DANIEL HUBERT also known as**DANIEL H. FINLEY, dec'd.**

Late of Upper Merion Township.
 Executrix: STACEY D. FINLEY,
 2965 Briggs Avenue, 22A,
 Bronx, NY 10458.
 ATTORNEY: ZANETTA M. FORD,
 LAW OFFICES OF ZANETTA M. FORD, LLC,
 1401 Barton Drive,
 Fort Washington, PA 19034

FOX, MARGARET A. also known as**MARGARET FOX, dec'd.**

Late of Abington Township.
 Executor: CHARLES J. MATTHEWS,
 c/o Joseph P. Stanton, Esquire,
 405 York Road,
 Jenkintown, PA 19046.
 ATTORNEY: JOSEPH P. STANTON,
 405 York Road,
 Jenkintown, PA 19046

GARABEDIAN, ANAHID, dec'd.

Late of Lower Providence Township.
 Executor: ALAN GARABEDIAN,
 2 Chowning Circle,
 Horsham, PA 19044.

GORHAM, BETTY ANN also known as**BETTY GORHAM, dec'd.**

Late of Borough of Red Hill.
 Administrator: KENNETH ROBERTS,
 721 Church Street,
 Royersford, PA 19468.
 ATTORNEY: LISA J. CAPPOLELLA,
 1236 East High Street,
 Pottstown, PA 19464

GREINER, ANNAMAE, dec'd.

Late of Towamencin Township.
 Executor: JAY W. GREINER,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.
 ATTORNEY: JAY C. GLICKMAN,
 RUBIN, GLICKMAN, STEINBERG &
 GIFFORD, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446

HORN, DAVID T., dec'd.

Late of Cheltenham Township.
 Executor: BRIAN J. SIEGEL, ESQUIRE,
 928 Jaymor Road, Ste. A-100,
 Southampton, PA 18966-3823.
 ATTORNEY: BRIAN J. SIEGEL,
 H. KATZ CAPITAL GROUP, INC.,
 928 Jaymor Road, Ste. A-100,
 Southampton, PA 18966-3823

HRIVNAK, PEARL E. also known as**PEARL HRIVNAK, dec'd.**

Late of Borough of Collegeville.
 Executor: RAYMOND L. SLAVINSKI,
 P.O. Box 14,
 Birchrunville, PA 19421.
 ATTORNEY: JAMES C. KOVALESKI,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 East High Street,
 Pottstown, PA 19464-5426

KLEIN, SARA BLANCHE also known as**SARA KLEIN and****SARA B. KLEIN, dec'd.**

Late of Hatfield Township.

Executor: BYRON G. KLEIN,
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.
ATTORNEY: JAY C. GLICKMAN,
RUBIN, GLICKMAN, STEINBERG & GIFFORD, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446

LAUGHEAD, ELIZABETH D. also known as**BETTY LAUGHEAD, dec'd.**

Late of Lower Providence Township.

Executor: DAVID P. BROWN, III,
1944 Kimberton Road, P.O. Box 729,
Kimberton, PA 19442.
ATTORNEY: DAVID P. BROWN, III,
1944 Kimberton Road, P.O. Box 729,
Kimberton, PA 19442

LEWIS, JOYCE C., dec'd.

Late of Lower Merion Township.

Executor: THE BRYN MAWR COMPANY.
ATTORNEY: NEIL W. HEAD,
KLEIN, HEAD & HEAD, LLP,
218 West Miner Street,
West Chester, PA 19382

MENSKY, ANNAMARIE CHARLOTTE also known as**CHARLOTTE MENSKY, dec'd.**

Late of Lower Gwynedd Township.

Executrix: JUDITH C. PTAK,
c/o Marc L. Davidson, Esquire,
290 King of Prussia Road, Ste. 110,
Radnor, PA 19087.
ATTORNEY: MARC L. DAVIDSON,
LAW OFFICES OF MARC L. DAVIDSON, LLC,
290 King of Prussia Road, Ste. 110,
Radnor, PA 19087

MILLER, FRANCES E., dec'd.

Late of Borough of North Wales.

Administratrix: MARGARET A. CUMISKY,
c/o E. Garrett Gummer, III, Esquire,
1260 Bustleton Pike,
Feasterville, PA 19053.
ATTORNEY: E. GARRETT GUMMER, III,
GUMMER ELDER LAW,
1260 Bustleton Pike,
Feasterville, PA 19053

REDMOND, THOMAS ANTHONY, dec'd.

Late of Borough of Royersford.

Co-Administrators: DANIEL L. REDMOND AND
DIANE REDMOND,
213-215 West Miner Street,
West Chester, PA 19382.
ATTORNEY: STANLEY E. LUONGO, JR.,
213-215 West Miner Street,
West Chester, PA 19382

SCHNEIDER, GRACE E., dec'd.

Late of Franconia Township.

Co-Executors: DENISE REINHARD,
472 Minger Road,
Souderton, PA 18964, and
JAMES ARNOLD SCHNEIDER,
3340 Craftsbury Court,
Reading, PA 19605.

SCHULTZ, ROBERT, dec'd.

Late of Borough of North Wales.

Executor: IRVING SCHULTZ,
c/o James W. Sutton, Jr., Esquire,
1014 Millcreek Dr.,
Feasterville, PA 19053.
ATTORNEY: JAMES W. SUTTON, JR.,
JAMES W. SUTTON, JR., P.C.,
1014 Millcreek Dr.,
Feasterville, PA 19053

STEELE, ROBERT J., dec'd.

Late of Worcester Township.

Executrices: PEGGY HANSELL A/K/A
MARGARET HANELL,
3115 Water Street Road,
Norristown, PA 19403,
JANET RAQUET,
4390 Buttercup Circle,
Collegeville, PA 19426.
ATTORNEY: PATRICIA LEISNER CLEMENTS,
516 Falcon Road,
Audubon, PA 19403

STEVENS, GENEVA M., dec'd.

Late of Springfield Township.

Executrix: SUZANNE C. TURNER,
c/o Seamus M. Lavin, Esquire,
101 E. Evans St.,
Walnut Bldg., Ste. A,
West Chester, PA 19380.
ATTORNEY: SEAMUS M. LAVIN,
WETZEL GAGLIARDI FETTER LAVIN LLC,
101 E. Evans St.,
Walnut Bldg., Ste. A,
West Chester, PA 19380

STEVENSON, MARION M., dec'd.

Late of Borough of Rockledge.

Executor: GEORGE R. STEVENSON, JR.,
c/o Christopher S. Young, Esquire,
One Centennial Square,
Haddonfield, NJ 08033.
ATTORNEY: CHRISTOPHER S. YOUNG,
ARCHER & GREINER, P.C.,
One Centennial Square,
Haddonfield, NJ 08033

STRICKER, RICHARD A., dec'd.

Late of Borough of Lansdale.

Executrix: PAMELA M. McAULIFF,
c/o Sommar, Tracy & Sommar,
210 S. Broad Street,
Lansdale, PA 19446.
ATTORNEY: JAMES C. SOMMAR,
SOMMAR, TRACY & SOMMAR,
210 S. Broad Street, P.O. Box 227,
Lansdale, PA 19446

URFFER, ANNE, dec'd.

Late of Borough of Lansdale.

Executor: JOSEPH HALCHUK,
c/o Timothy G. Daly, Esquire,
501 Valley Forge Rd.,
Phoenixville, PA 19460.
ATTORNEY: TIMOTHY G. DALY,
SNYDER DALY & CLEMENTE, P.C.,
501 Valley Forge Rd.,
Phoenixville, PA 19460

WALTER, FRED A. BERNICE also known as
FREDA WALTER, dec'd.
 Late of Lower Gwynedd, PA.
 Executor: KENNETH D. WALTER,
 1150 Fairland Drive,
 Lower Gwynedd, PA 19002.

Second Publication

ANDERSON, BETTY JANE, dec'd.
 Late of Upper Dublin Township.
 Executor: HOWARD F. FOULKE,
 1305 Lilac Court,
 Lansdale, PA 19446.

BERCOFSKI, BLANCHE NELLIE also known as
BLANCHE N. BERCOFSKI, dec'd.
 Late of Upper Gwynedd Township.
 Executrix: JAMES D. MIRYNOWSKI,
 644 Eagle Lane,
 Lansdale, PA 19446-5659.

BIEBERFELD, H. LORAINNE, dec'd.
 Late of Upper Frederick Township.
 Executrix: JUDITH H. BIEBERFELD,
 2925 Baas Road,
 Green Lane, PA 18054.
 ATTORNEY: R. WAYNE CLEMENS,
 CLEMENS, NULTY AND GIFFORD,
 510 E. Broad Street, P.O. Box 64439,
 Souderton, PA 18964-0439

BRAXTON, BEATRICE E. also known as
BEATRICE B. BRAXTON, dec'd.
 Late of Whitpain Township.
 Executor: THOMAS D. BEGLEY, JR.,
 509 S. Lenola Road, Bldg. 7,
 Moorestown, NJ 08057.
 ATTORNEY: KRISTEN L. BEHRENS,
 BEGLEY LAW GROUP,
 509 S. Lenola Road, Bldg. 7,
 Moorestown, NJ 08057

DICKLER, LINDA J., dec'd.
 Late of Whitmarsh Township.
 Administrators: ANTHONY L. DELFINER AND
 GREG DELFINER,
 470 Norristown Road, Ste. 200,
 Blue Bell, PA 19422.
 ATTORNEY: GREG DELFINER,
 STEWART BERNSTEIL REBAR SMITH,
 470 Norristown Road, Ste. 200,
 Blue Bell, PA 19422

FYNES, KEVIN B. also known as
KEVIN FYNES, dec'd.
 Late of Worcester Township.
 Executor: ROBERT I. FRIEDMAN,
 One Liberty Place, Ste. 2800,
 1650 Market Street,
 Philadelphia, 19103.
 ATTORNEY: ROBERT I. FRIEDMAN,
 COZEN O'CONNOR,
 One Liberty Place, Ste. 2800,
 1650 Market Street,
 Philadelphia, 19103

HEPPE, JOHN E. also known as
JOHN EDWARD HEPPE, dec'd.
 Late of Lower Merion Township.
 Executors: PATRICIA HEPPE STOUCH,
 BLAIR A. HEPPE AND
 JOHN E. HEPPE, JR.,
 c/o Edward J. Kaier, Esquire,
 1835 Market Street,
 Philadelphia, PA 19103-2968.
 ATTORNEY: EDWARD J. KAIER,
 TEETERS HARVEY MARRONE & KAIER LLP,
 1835 Market Street,
 Philadelphia, PA 19103-2968

JOBBA, THELMA ELAIN also known as
THELMA E. JOBBA, dec'd.
 Late of Upper Gwynedd Township.
 Executor: SAMUEL CIRELLI,
 608 Comstock Avenue,
 Downingtown, PA 19335-4811.

KRAFT, MILDRED L., dec'd.
 Late of Upper Moreland Township.
 Executrix: MARYLOUISE STILL,
 c/o Randall J. McDowell, Esquire,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046.
 ATTORNEY: RANDAL J. McDOWELL,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046

LIT, BERTHA, dec'd.
 Late of Springfield Township.
 Executrix: HEIDI LIT GREENWALD,
 c/o Kenneth F. Cohen, Esquire,
 1515 Market Street, Ste. 1200,
 Philadelphia, PA 19102.
 ATTORNEY: KENNETH F. COHEN,
 1515 Market Street, Ste. 1200,
 Philadelphia, PA 19102

LIT, JACK, dec'd.
 Late of Springfield Township.
 Executrix: HEIDI LIT GREENWALD,
 c/o Kenneth F. Cohen, Esquire,
 1515 Market Street, Ste. 1200,
 Philadelphia, PA 19102.
 ATTORNEY: KENNETH F. COHEN,
 1515 Market Street, Ste. 1200,
 Philadelphia, PA 19102

LONG, SARA E. also known as
SARA ELIZABETH LONG, dec'd.
 Late of Upper Dublin Township.
 Co-Executors: MICHELLE A. SMITH,
 423 N. Spring Garden Street,
 Ambler, PA 19002,
 TODD W. LONG,
 1438 Water Road,
 Towanda, PA 18848.

LUMPE JR., GEORGE W., dec'd.
 Late of Borough of Jenkintown.
 Personal Representative: SUSAN A. NEWMAN,
 c/o Kirby G. Upright, Esquire,
 One West Broad Street, Suite 700,
 Bethlehem, PA 18018.
 ATTORNEY: KIRBY G. UPRIGHT,
 KING SPRY HERMAN FREUND & FAUL LLC,
 One West Broad Street, Suite 700,
 Bethlehem, PA 18018,
 610-332-0390

MIRYNOWSKI, ALYCE ANN also known as
ALYCE A. MIRYNOWSKI and
ALICE A. MIRYNOWSKI, dec'd.
 Late of Upper Gwynedd Township.
 Administrator: JAMES D. MIRYNOWSKI,
 644 Eagle Lane,
 Lansdale, PA 19446-5659.

POLLINO, JAMES W. also known as**JAMES W. POLLINO, SR., dec'd.**

Late of Springfield Township.
 Executrix: MARY POLLINO,
 2108 Fairwold Lane,
 Fort Washington, PA 19034.
 ATTORNEY: GUY F. MATTHEWS,
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,
 SLOANE, MATTHEWS & AUSLANDER, P.C.,
 344 W. Front Street, P.O. Box 319,
 Media, PA 19063

**REESE JR., EDWARD also known as
EDWARD REESE, dec'd.**

Late of Plymouth Township.
 Administrator: EDWARD REESE, III,
 c/o Jeffrey S. Kahn, Esquire,
 526 Swede Street,
 Norristown, PA 19401.
 ATTORNEY: JEFFREY S. KAHN,
 526 Swede Street, P.O. Box 142,
 Norristown, PA 19401

SHRADER, JOHN A., dec'd.

Late of Lower Merion Township.
 Executor: MAURICE D. LEE, III,
 Centre Square West, 38th Floor,
 1500 Market Street,
 Philadelphia, PA 19102.
 ATTORNEY: MAURICE D. LEE, III,
 SAUL EWING,
 Centre Square West, 38th Floor,
 1500 Market Street,
 Philadelphia, PA 19102

**STANCZAK, FRANK also known as
FRANCIS M. STANCZAK, dec'd.**

Late of Whitemarsh Township.
 Executrix: KAREN STANCZAK,
 c/o Courtney D. Zeuner, Esquire,
 The Loft at Woodmont,
 3500 Reading Way,
 Huntingdon Valley, PA 19006.
 ATTORNEY: COURTNEY D. ZEUNER,
 BARATTA, RUSSELL & BARATTA,
 The Loft at Woodmont,
 3500 Reading Way,
 Huntingdon Valley, PA 19006

**von SELDENNECK, STEVEN LEE also known as
S. LEE von SELDENNECK, dec'd.**

Late of Borough of Conshohocken.
 Executrix: KELLY HANLON von SELDENNECK,
 c/o George M. Riter, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: GEORGE M. RITER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

WADE, VIRGINIA G., dec'd.

Late of Upper Hanover Township.
 Executrix: JANET V. WAGLER,
 c/o Tomlinson & Gerhart,
 414 Main Street, P.O. Box 14,
 East Greenville, PA 18041.
 ATTORNEY: BARRY J. TOMLINSON,
 TOMLINSON & GERHART,
 414 Main Street, P.O. Box 14,
 East Greenville, PA 18041

WONG, KOK SEUNG, dec'd.

Late of Abington Township.
 Executrix: MARIETTA L. WONG,
 3009 Limekiln Pike,
 Glenside, PA 19038.

Third and Final Publication**BENNINGFIELD, PATRICIA A. also known as
PATRICIA ANN BENNINGFIELD, dec'd.**

Late of Borough of Lansdale.
 Executrix: PATRICIA LAMB,
 c/o Grim, Biehn & Thatcher,
 P.O. Box 215,
 Perkasie, PA 18944-0215.
 ATTORNEY: GREGORY E. GRIM,
 GRIM, BIEHN & THATCHER,
 104 S. Sixth Street, P.O. Box 215,
 Perkasie, PA 18944-0215

**DABBACK, M.D., DeWITT T. also known as
DeWITT T. DABBACK, dec'd.**

Late of Borough of Royersford.
 Executor: JOHN C. DABBACK.
 ATTORNEY: LAURALEE F. DAMBRINK,
 110 Ellis Woods Road,
 Pottstown, PA 19465

DEVITIS, CHARLES, dec'd.

Late of East Norriton Township.
 Executrix: JUDITH L. DEVITIS,
 3120 Stoney Creek Road,
 East Norriton, PA 19401.
 ATTORNEY: STEPHEN G. HECKMAN,
 1995 Morris Road, Suite 100,
 Blue Bell, PA 19422-1422

**DOUGHERTY, JOAN B. also known as
JOAN DOUGHERTY, dec'd.**

Late of Towamencin Township.
 Executrix: JAYNE M. HINDERLITER,
 2624 Walnut Street,
 Colmar, PA 18915.
 ATTORNEY: STEPHEN G. HECKMAN,
 1995 Morris Road, Suite 100,
 PA 19422-1422

DRAUSCHAK, MARK E., dec'd.

Late of Lower Pottsgrove Township.
 Executrix: SUSAN M. DRAUSCHAK,
 1330 Randy Drive,
 Pottstown, PA 19464.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 202,
 Reading, PA 19606

EVANS, DONALD FRANCIS, dec'd.

Late of Upper Providence Township.
 Co-Executors: JOHN C. EVANS AND
 DONNA MENGEL,
 547 Cedar Street,
 Spring City, PA 19475.

**HANIFIN, FRANCES also known as
FRANCES C. HANIFIN, dec'd.**

Late of Lower Pottsgrove Township.
 Executor: CHRISTOPHER J. HANIFIN,
 c/o Steven B. Gross, Esquire,
 412 E. Street Road,
 Feasterville, PA 19053.
 ATTORNEY: STEVEN B. GROSS,
 SPIGLER & GROSS, LLP,
 412 E. Street Road,
 Feasterville, PA 19053

HYSLOP, ROBERT L., dec'd.

Late of Lower Gwynedd Township.
 Executrix: MARY KOWALSKI,
 P.O. Box 134,
 Montgomeryville, PA 18936.

JOHNSTON, MAURA also known as MAURA ANN JOHNSTON, dec'd.

Late of Borough of Lansdale.
 Executor: THOMAS J. JOHNSTON,
 c/o Larry Scott Auerbach, Esquire,
 1000 Easton Road,
 Abington, PA 19001.
 ATTORNEY: LARRY SCOTT AUERBACH,
 1000 Easton Road,
 Abington, PA 19001

KNOPPING, OWEN A. also known as OWEN KNOPPING, dec'd.

Late of Lower Merion Township.
 Executrix: MARGARET D. KNOPPING,
 c/o Gerald M. Hatfield, Esquire,
 2000 Market Street, 20th Fl.,
 Philadelphia, PA 19103-3222.
 ATTORNEY: GERALD M. HATFIELD,
 FOX ROTHSCHILD LLP,
 2000 Market Street, 20th Fl.,
 Philadelphia, PA 19103-3222

LUTZ, ELSIE M., dec'd.

Late of Upper Providence Township.
 Executor: JAMES C. STAUFFER,
 c/o Albert R. Riviezzo, Esquire,
 P.O. Box 673,
 Exton, PA 19341.
 ATTORNEY: ALBERT R. RIVIEZZO,
 FOX ROTHSCHILD LLP,
 P.O. Box 673,
 Exton, PA 19341

MASON, WAYNE DONALD also known as WAYNE D. MASON, dec'd.

Late of Bala Cynwyd, PA.
 Executrix: DAMALI MASON,
 P.O. Box 4882,
 Alexandria, VA 22303.
 ATTORNEY: DEBRA A. WASHINGTON DeLAIN,
 1500 Market Street, 12th Floor, East Floor,
 Philadelphia, PA 19102

McWEENEY, DIANE T., dec'd.

Late of Montgomery Township.
 Executor: DAVID McWEENEY,
 20 Spinnaker Drive,
 Mount Laurel, NJ 08054.

McWEENEY, MICHAEL W., dec'd.

Late of Montgomery Township.
 Executor: DAVID McWEENEY,
 20 Spinnaker Drive,
 Mount Laurel, NJ 08054.

NARRIGAN, SARAH SEELBACH also known as

SARAH S. NARRIGAN and SALLY S. NARRIGAN, dec'd.
 Late of Lower Merion Township.
 Executor: WILLIAM S. NARRIGAN.
 ATTORNEY: RYAN M. BORNSTEIN,
 800 Lancaster Avenue, Suite T-2,
 Berwyn, PA 19312-1780

O'BRIEN, KENNETH J. also known as KENNETH O'BRIEN, dec'd.

Late of Upper Gwynedd Township.
 Executor: WILLIAM O'BRIEN,
 1135 Brennan Drive,
 Warminster, PA 18974.

OPIELSKI, EDMUND T., dec'd.

Late of Borough of Conshohocken.
 Executrix: VALERIE ANNE OPIELSKI,
 c/o Law Offices of Michelle C. Berk, P.C.,
 1300 Virginia Drive, Ste. 325,
 Fort Washington, PA 19034,
 215-793-4800.

ATTORNEY: MICHELLE C. BERK,
 LAW OFFICES OF MICHELLE C. BERK, P.C.,
 1300 Virginia Drive, Ste. 325,
 Fort Washington, PA 19034

PELONE, ROSE ELLA also known as ROSE E. PELONE, dec'd.

Late of Whitmarsh Township.
 Executor: FRANCIS J. PELONE,
 1574 Thayer Drive,
 Blue Bell, PA 19422.

PISANO, PHYLLIS T., dec'd.

Late of East Norriton Township.
 Co-Executors: JAYNE J. ARAS,
 917 Newtown Road,
 Devon, PA 19333,
 JILL A. TRAUGER,
 3029 Old Arch Road,
 East Norriton, PA 19401,
 JOSEPH J. PIZONKA,
 30 Autumn Hill Lane,
 Valley Forge, PA 19460.
 ATTORNEY: JOSEPH J. PIZONKA,
 PIZONKA, REILLEY, BELLO & McGRORY, P.C.,
 144 East DeKalb Pike, Suite 200,
 King of Prussia, PA 19406

ROMANO, JENNIFER ANN also known as JENNIFER ANN DAYOC, dec'd.

Late of West Norriton Township.
 Executor: MICHAEL A. ROMANO, SR.,
 1816 Sterigere Street,
 West Norriton, PA 19403.
 ATTORNEY: DAVID R. DeSTEFANO,
 DeSTEFANO LAW GROUP,
 525 Swede Street,
 Norristown, PA 19401-4848

ROSER, DOROTHY R. also known as DOROTHY ROSER, dec'd.

Late of Lower Merion Township.
 Executrix: JOANNE HOFFMAN,
 c/o Thomas J. Burke, Jr., Esquire,
 15 Rittenhouse Place,
 Ardmore, PA 19003.
 ATTORNEY: THOMAS J. BURKE, JR.,
 HAWS & BURKE, P.C.,
 15 Rittenhouse Place,
 Ardmore, PA 19003

ROWLAND, KENNETH R., dec'd.

Late of Borough of Collegeville.
 Executor: MARK M. ROWLAND,
 c/o Keenan, Ciccitto & Associates,
 376 East Main Street,
 Collegeville, PA 19426.
 ATTORNEY: THOMAS M. KEENAN,
 KEENAN, CICCITTO & ASSOCIATES, LLP,
 376 E. Main Street,
 Collegeville, PA 19426,
 610-489-6170

SELTZER, LILLIAN, dec'd.

Late of Whitmarsh Township.
 Executrix: ANETTE SELTZER LEWIS,
 33 Claypit Hill Road,
 Wayland, MA 01778.
 ATTORNEY: ADAM L. FERNANDEZ,
 WISLER PEARLSTINE, LLP,
 460 Norristown Road, Suite 110,
 Blue Bell, PA 19422

SMALL, WALTER J., dec'd.

Late of Borough of Lansdale.
 Co-Executors: WALTER J. SMALL AND
 DIANNE T. DONNELLY,
 c/o Howard Gershman, Esquire,
 Gershman Law Offices, PC,
 610 York Road, Suite 200,
 Jenkintown, PA 19046.
 ATTORNEY: HOWARD GERSHMAN,
 GERSHMAN LAW OFFICES, PC,
 610 York Road, Suite 200,
 Jenkintown, PA 19046

SULLENDER, MAE W., dec'd.

Late of Upper Moreland Township.
 Executor: KEVIN A. WOODWARD,
 c/o Nancy Hopkins Wentz, Esquire,
 1250 Germantown Pike, Suite 207,
 Plymouth Meeting, PA 19462.
 ATTORNEY: NANCY HOPKINS WENTZ,
 McGRORY WENTZ, LLP,
 1250 Germantown Pike, Suite 207,
 Plymouth Meeting, PA 19462

WAHL, MARY JANE, dec'd.

Late of Borough of Ambler.
 Executrices: KRISTINA WAHL GLANZMANN AND
 MARY KATHYRN WAHL,
 c/o Suzanne M. Hecht, Esquire,
 795 E. Lancaster Avenue, Suite 280,
 Villanova, PA 19085.
 ATTORNEY: SUZANNE M. HECHT,
 HANEY & HECHT,
 795 E. Lancaster Avenue, Suite 280,
 Villanova, PA 19085

WEHLE, LEE, dec'd.

Late of Whitpain Township.
 Executrix: ELLEN WEHLE,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

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

Alpha Training Solutions with its principal place of business at 814 W. 5th Street, Lansdale, PA 19446.

The name and address of the entity owning or interested in said business is: Central Montgomery Ambulance, LLC.

The application was filed on November 25, 2015.

Janet E. Amacher, Esquire

311 N. Summeytown Pike, Suite 1A
 North Wales, PA 19454

Crowne Education with its principal place of business at 712 DeKalb Pike, Blue Bell, PA 19422.

The name and address of the entity owning or interested in said business is: Red Diamond Associates Inc., 712 DeKalb Pike, Blue Bell, PA 19422.

The application was filed on December 1, 2015.

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that **Duchesnay USA, Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 919 Conestoga Road, Building One, Suite 203, Rosemont, PA 19010, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on December 18, 2015, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Montgomery County.

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on January 1, 2016, by **Mid-Hudson Mack Inc.**, a foreign business corporation formed under the laws of the State of New York, where its principal office is located at 135 Neelytown Road, Montgomery, NY 12549, for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. §6124).

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County.

MISCELLANEOUS
NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following **Montgomery County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated November 17, 2015, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective December 17, 2015 for Compliance Group 1.

Guynn, Jacqueline Victoria
LaBarge, Joseph William
Medoff, Evalyn
Tepper, Kenneth L.
Trujillo, Lorena Leal

Suzanne E. Price
 Attorney Registrar
 The Disciplinary Board of the
 Supreme Court of Pennsylvania

PROFESSIONAL CORPORATION

Notice is hereby given that Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on December 11, 2015, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania.

The name of the corporation is: **A-Family Dental Care Center of Conshohocken, PC.**
HOWARD M. SOLOMAN, Solicitor
 1760 Market St., Ste. 601
 Philadelphia, PA 19103

TRUST NOTICES
Third and Final Publication

JEAN C. QUIGLEY TRUST
DATED FEBRUARY 2, 2006
JEAN C. QUIGLEY, DECEASED
Late of Franconia Township,
Montgomery County, PA

All persons having claims or demands against the Jean C. Quigley Trust dtd. 02/02/06, Jean C. Quigley, deceased, are requested to make known the same, and all persons indebted to the trust or the decedent to make payment without delay to:

John R. Quigley, Jr., **Successor TTEE**
 c/o Charles G. Cheleden, Esquire
 21 A East Ashland Street
 Doylestown, PA 18901
 215-230-4300

EXECUTIONS ISSUED
Week Ending December 22, 2015**The Defendant's Name Appears
First in Capital Letters**

ALEXAKI, LAUREN: SCOTT - Bank Of America
 National Association, et al.; 201019505;
 IN REM ORDER/161,735.40.
 ALI, FAISAL: WIRELESS POINT #1:
 JP MORGAN CHASE NA, GRNSH. -
 Digital Commun Warehouse, Inc.; 200518823.
 BENITEZ, BETH - Pnc Bank National Association, et al.;
 201501078; ORDER/203,859.24.
 BLEVINS, CECILIA: JOSHUA - Bank Of New York,
 et al.; 201428272.
 BRYSON, KRISTI: MARK: MARK - Deutsche Bank
 National Trust Company, et al.; 201332009;
 WRIT/EXEC.
 CIPPERLY, YVONNE - Hop Energy; 201530300;
 \$1,940.89.
 CLARK, CRAIG: CAROL - Wells Fargo Bank Na;
 201407509; \$180,486.93.
 CLARK, LAWRENCE - Fulton Bank Na; 201405290.
 DHOBLE, TIFFANY: RAJA: R. D, ET AL. -
 Jpmorgan Chase Bank Na, et al.; 201511265;
 \$181,260.53.
 DUDLEY, ALBERT: ALESSA - Us Bank
 National Association C/O Ocwen Loan Servicing, LLC;
 201528189.
 EURE, FRANCES: ROBERT - Nationstar Mortgage, LLC;
 201525125.
 FULTON, ANDRE: CAPITOL INSURANCE COMPANY,
 GRNSH. - Purnell, Andre; 201532571; \$6,856.11.
 GODSHALLS PRECISION PIPE WORKS: UNIVEST,
 GRNSH. - Allen Supply Co; 201532247; \$7,935.30.
 GOHEL, DILIP: RATHOD, ANWAR:
 RIDGE PIKE HALAL MEAT MARKET, INC.:
 CITIZENS FINANCIAL GROUP, INC., GRNSH. -
 Garg, Narinder; 200926795; \$31,104.00.
 HAZLETON OIL & ENVIRONMENTAL, INC.:
 BROADUS BORDEAUX ENTERPRISES LLP;
 REPUBLIC BANK, GRNSH., ET AL. - Td Bank Na;
 201525899; \$1,495,766.04.
 HAZLETON OIL & ENVIRONMENTAL, INC.:
 BROADUS BORDEAUX ENTERPRISES LLP;
 BROADUS BORDEAUX ENTERPRISES LLP;
 REPUBLIC BANK, GRNSH., ET AL. -
 Td Equipment Finance, Inc.; 201525898; \$259,911.85.
 HILL, LAWRENCE: LAWRENCE: VALERIE, ET AL. -
 M&T Bank; 201133079.
 HOLLINGSWORTH, FRANK - Nationstar
 Mortgage, LLC, et al.; 201524312.
 JOHNSON, ELAINE: JAMES - Select Portfolio
 Servicing, Inc.; 201306139; \$223,610.15.
 KIM, KWAN: JEA: JEA - Bac Home Loans Servicing, L.P.,
 et al.; 201033247; \$456,362.31.
 KIPERVAS, LOUISA: DMITRY - Citibank Na, et al.;
 201216271; \$515,225.75.
 LAURENZI, GARY: MONICA - Us Bank
 National Association; 201214257; \$381,535.13.
 LEONARD, CHARLES: AMERICAN HERITAGE FCU,
 GRNSH. - Ford Motor Credit Comp; 200804000;
 WRIT/EXEC.

MACELAK, KENNETH: DMYTRO: ESTATE OF KENNETH M MACELAK SR, ET AL. - Wells Fargo Bank National Association, et al.; 201409834.

MARRINER, FRANK: CIRELLI, SUSAN: CAPTAIN FRANKS SEAFOOD, INC.: BANK OF AMERICA, GRNSH., ET AL. - Marriner, Franklin, et al.; 201128246; ORDER/720,000.00.

MATICS, LISA MARIE: GERALD - Beneficial Mortgage Co Of Pennsylvania, et al.; 201432594; \$275,983.35.

MCCRORK, DAVID: SHERI - Jpmorgan Chase Bank National Association; 201502775.

MCKINNEY, THOMAS - Nationstar Mortgage, LLC, et al.; 201526341.

MINA, JOSEPH - Hop Energy, LLC; 201531239; \$1,303.94.

ONEILL, MICHAEL - Citizens Bank Of Pennsylvania; 201433009.

OREN, ARIE: RAYMOND JAMES FINANCIAL, GRNSH. - Jc Pool And Spa, Inc.; 201524403; WRIT/EXEC.

PERRY, MATTHEW: MICHELLE: UNITED STATES OF AMERICA, ET AL. - Deutsche Bk Natl Trust Co; 200727102; \$708,477.28.

QUARLES, ANTOINETT: PNC BANK, GRNSH. - Target National Bank, et al.; 200935340; \$4,274.52.

ROBINSON, HARRIET: BENSON, DAVID - Us Bank National Association, et al.; 201322431; WRIT/EXEC.

RUFIBACH, DEBRA: PNC BANK, GRNSH. - Cach, LLC; 201302837; WRIT/EXEC.

SAFAVI, SOOFI: WELLS FARGO BANK, GRNSH. - Her Majesty The Queen In Right Of Canada As Represented By; 201425195; \$48,369.29.

SIGLER, ENNIS: SIGLER TRAVEL AGENCY: PNC BANK, GRNSH. - Ginsberg And Ginsburg, et al.; 201313888; WRIT/EXEC.

SMINK, THOMAS: LINDA - Lsf8 Master Participation Trust; 201525205; \$342,787.77.

SMITH, DINA - Emc Mortgage Corporation, et al.; 200935783; AMEND ORDER/178,782.24.

SMITH, RODNEY: SUZANNE - Cu Members Mortgage, et al.; 201522675.

SPENCER, MICHAEL: MARY: MCDERMOTT, JEANETTE, ET AL. - Bank Of America National Association, et al.; 201008257.

STUARD, MARIE: C.: STUARD FUNERAL DIRECTORS, INC. - Bryn Mawr Trust Company; 201528819; \$295,217.25.

TENORIO, MARIA: BANK OF AMERICA, GRNSH. - Capital One Bk; 200711362; \$66.57.

TREXLER, AUDRA: MICHAEL - Bank Of America Na, et al.; 201406495; \$208,528.64.

VANEGAS, JOSE: JOSE - Us Bank National Association, et al.; 201404701.

VEITH, STEPHEN: THE BRYN MAWR TRUST COMPANY, GRNSH. - Narberth Animal Hospital, et al.; 201513504; \$3,532.76.

WALTER, WILLIAM: TD BANK, GRNSH. - Chatham Village Condominium Association, Inc.; 201531698; WRIT/EXEC.

WILLIAMSON, ERIC: NADINE - First Federal Savings & Loan Association Of Bucks County; 201501966; ORDER/274,644.63.

JUDGMENTS AND LIENS ENTERED

Week Ending December 22, 2015

The Defendant's Name Appears First in Capital Letters

ABDUL, AMALA: CARTER, DAMION - Spring Hill Realty Inc; 201532036; Judgment fr. District Justice; \$1,963.19.

ALWAYS IN SERVICE INC: 24/7 EMERGENCY LOCKSMITH: AAA 24/7 EMERGENCY LOCKSMITH, ET AL. - Yellowbook Inc; 201532082; Certification of Judgment; \$1,136,284.69.

BALL, VINCENT - Midland Funding Llc; 201532060; Judgment fr. District Justice; \$4000.98.

BILYEU, TANNER: DRY, THERON - Shirey, Stephen; 201532280; Judgment fr. District Justice; \$950.75.

CASATELLI, SAMANTHA - Capital One Bank; 201532084; Judgment fr. District Justice; \$4,103.50.

DEBLASE, DAVID: ERIC: TREESMART INC - Hibu; 201532042; Judgment fr. District Justice; \$4,768.69.

DOWNING, RICHELLE - Franklin Mint Fcu; 201531923; Judgment fr. District Justice; \$4,004.74.

ELLIS, TAME: TAME: TERRANCE, ET AL. - Esposito, Paul; 201532006; Judgment fr. District Justice; \$WRIT/EXEC.

HORTON, DIANA - Capital One Bank; 201532078; Judgment fr. District Justice; \$1,626.22.

HYNES HOME IMPROVEMENTS INC - Bartman, Yvonne; 201532132; Judgment fr. District Justice; \$5092.25.

LAL, SANJEEV - Midland Funding Llc; 201532092; Judgment fr. District Justice; \$2436.42.

MOSLEY, RONIQUÉ - Capital One Bank; 201532079; Judgment fr. District Justice; \$1,260.28.

MS O S HEAVY HAULERS: UHAUL - Sosa, Raymond; 201532147; Judgment fr. District Justice; \$WRIT/EXEC.

NICKERSON, DEBRA - Tidewater Finance Company; 201531939; Judgment fr. District Justice; \$1,847.93.

ROBINSON, SANDRA - Midland Funding, LLC; 201531950; Judgment fr. District Justice; \$1,192.06.

RODOWICZ, KEITH - Midland Funding Llc; 201532035; Judgment fr. District Justice; \$2244.20.

SACKS, MARGUERITE - Midland Funding, LLC; 201532032; Judgment fr. District Justice; \$3,011.81.

SHIVE, HEATHER - Midland Funding, LLC; 201532027; Judgment fr. District Justice; \$1,462.05.

WELDON, THERESA - Hop Energy Llc; 201532160; Judgment fr. District Justice; \$1324.44.

WINBERRY, LESLIE - Midland Funding Llc; 201532088; Judgment fr. District Justice; \$880.86.

ABINGTON TWP. - entered municipal claims against:
Tanner, Marietta; 201532026; \$466.64.

CHELTENHAM TWP. - entered municipal claims against:
Sheffield, Latoya; 201532024; \$1,942.63.

CHELTENHAM TWP. SCHOOL DIST. - entered municipal claims against:
Paschals Financial Services Inc; 201532181; \$2651.59.

**LOWER FREDERICK TWP. -
entered municipal claims against:**

Adeleye, Sunda: Modinato; 201532262; \$216.50.
 Alwine, Jill: Sean; 201532212; \$216.50.
 Armstrong, Thomas; 201532239; \$216.50.
 Boro, Kellie; 201532228; \$216.50.
 Bradbury, John: Jessica; 201532241; \$216.50.
 Capaldi, Frederick: Adams, Holly; 201532224; \$216.50.
 Cielecki, Edward: Deborah; 201532229; \$216.50.
 Cooper, Glen: Dianna; 201532269; \$216.50.
 Domine, Kip: Cynthia; 201532267; \$216.50.
 Foley, Tim: Mary; 201532253; \$216.50.
 Frederick, David: Elizabeth; 201532233; \$216.50.
 Gamon, Thomas: Kori; 201532238; \$216.50.
 George, Sandra; 201532214; \$216.50.
 Goetz, John: Denise: John; 201532222; \$216.50.
 Graham, Thomas; 201532263; \$216.50.
 Haas, Christine; 201532268; \$216.50.
 Heist, Robert: Robin; 201532242; \$216.50.
 Heitz, David; 201532219; \$216.50.
 Hietz, Howard; 201532230; \$374.00.
 Himes, Fred: Carol; 201532223; \$216.50.
 Kolb, Jason: Amy; 201532215; \$216.50.
 Koresko, Barbara: David; 201532255; \$216.50.
 Kraemer, Wayne: Dolores; 201532236; \$216.50.
 Krause, Dennis; 201532265; \$216.50.
 Legendre, Gerald: Nora; 201532220; \$216.50.
 Lojewski, Christine: Matthias; 201532259; \$216.50.
 Malchitsky, Michael: Colleen; 201532198; \$216.50.
 Martin, Mark; 201532216; \$216.50.
 Moore, Matthew; 201532237; \$216.50.
 Morott, Ronald: Nancy; 201532257; \$216.50.
 Murphy, Joseph; 201532260; \$216.50.
 Ogaja, Agnes; 201532199; \$216.50.
 Parker, Michael; 201532210; \$216.50.
 Pasqueal, Mary; 201532217; \$216.50.
 Perez, Augustin: Ciccoli, Karen; 201532264; \$216.50.
 Rodrigo, Edward; 201532240; \$216.50.
 Rodriquez, Alejandro; 201532272; \$216.50.
 Rumpf, Charles: Nolan, Terry; 201532256; \$216.50.
 Rynhardt, Hope; 201532227; \$216.50.
 Schaffer, John: Smantha; 201532261; \$216.50.
 Schlesman, Gregory: Michele; 201532232; \$216.50.
 Sell, Lee: Echols, Lauren; 201532254; \$216.50.
 Sellers, Kelly: Rogers, James; 201532270; \$216.50.
 Soda, Joe; 201532245; \$216.50.
 Starnier, Thomas; 201532258; \$216.50.
 Stewart, Steven; 201532213; \$216.50.
 Tilley, Vincent: Wendy; 201532266; \$216.50.
 Waite, Anne; 201532271; \$216.50.
 Wilfong, Robert; 201532246; \$216.50.

**LOWER POTTS GROVE TWP. -
entered municipal claims against:**

Scheiffley, Mark: Linda; 201532166; \$442.33.
 Slade, Percita; 201532250; \$632.43.
 Tedor, Kathleen; 201532021; \$747.53.

**LOWER POTTS GROVE TWP. AUTH. -
entered municipal claims against:**

Hedgepeth, Parris; 201532163; \$1462.95.

**PENNA. UNEMP. COMP. FUND -
entered claims against:**

Absolutely Amazing Restoration LLC; 201563012; \$2070.45.

Almeklafi Inc: Double Tt Diner; 201563008; \$1111.13.
 Amr Construcion Inc: Rufo Contracting; 201562992; \$1041.11.
 Architectural Steel & Associated Products; 201563017; \$1301.52.
 Arnolds Used Office Furniture; 201563001; \$8931.77.
 Bac Tax Services Corporation; 201563021; \$3334.07.
 Bonza Lanscaping & Hardscaping Inc; 201563031; \$958.51.
 Boystown Of Jerusalem Inc; 201563018; \$535.07.
 Business Resource Place Inc; 201563011; \$660.71.
 Carpenter, Marilyn: Cleaning By Marilyn; 201563020; \$3119.18.
 Chp Industries Llc; 201563013; \$3782.79.
 Cool Transport Llc; 201562987; \$702.27.
 DI Management Inc; 201562998; \$540.42.
 Eatery On Main; 201563025; \$1000.00.
 Firinji Corpooation: Firinji; 201562986; \$954.82.
 First Guaranty Mortgage Corporation; 201562975; \$1,762.69.
 Flex Equity Investments: Aamco; 201563023; \$1451.97.
 Flozram Enterprises Llc: Keystone Cleaning Systems; 201562999; \$1026.44.
 Francis L Mckelvey And Sons Inc; 201563007; \$5463.65.
 Global Merchant Servies; 201563002; \$1371.60.
 Golden Glo Carpet Cleaners Inc; 201563022; \$36664.74.
 Goodman Logistics Llc; 201563014; \$80394.68.
 Green Clean Drycleaners Inc; 201562990; \$2730.87.
 H & C Giamo Inc; 201562980; \$5,060.50.
 Heartwood Tree Care Llc; 201563032; \$1,091.22.
 Jzm Inc; 201562983; \$1,503.58.
 Kevin M Waggle Llc; 201563000; \$1721.30.
 Kims Nail Salon Llc; 201562984; \$686.60.
 Knowles, James; 201562996; \$2437.12.
 Live Your Dream Inc; 201562991; \$15219.21.
 Lourdas Greek Taverna Inc; 201562981; \$2,664.84.
 Lulu Jr Llc: Lulu Country Club; 201563028; \$1,165.39.
 M&S Contractors & Associates Inc: Tower Maintenance Service Company; 201563015; \$4187.63.
 Montgomery Group; 201563019; \$17961.66.
 Mun Sook Shin: Bellrun Cleaner II; 201562997; \$725.63.
 Mymyia Broadbank Auctions Llc; 201563003; \$12775.89.
 Ochoa Landscaping Llc; 201562993; \$2563.80.
 Ott, Godfrey: G Davis Masonry; 201563026; \$6583.78.
 Peiffer, Brian: Brian Peiffer Exterior Soluti; 201562995; \$1213.46.
 Penganeang: Baitong; 201563030; \$1,000.00.
 Pengellys Pizza Inc: Pennys Pizza; 201562974; \$2,130.08.
 Pennecat Corporation; 201563006; \$37195.75.
 Primavera Ardmore Inc: Primavera Pizza Restaurant; 201562994; \$5165.36.
 Providence Steel Company Inc; 201563005; \$3189.30.
 Rees Companies Inc; 201562989; \$12145.62.
 Roberts Bros Landscaping Inc; 201562979; \$1,912.34.
 S3 Holding Company; 201563024; \$1000.00.
 Sink The Ink Inc; 201562985; \$1,550.85.
 Stephen Greco Landscaping Inc; 201562982; \$2,718.81.
 Tk Ice Treats Llc: Ritas Italian Ice; 201563016; \$519.68.
 Vance & Associates Cpa Pc; 201562976; \$611.06.
 Vgmg International Inc; 201563004; \$756.10.
 Wings Travel Group Llc; 201562988; \$3616.83.
 Wise Electrical Contractors Llc; 201562977; \$504.94.
 Wyndmoor Care Center Llc; 201562978; \$53,714.44.

**PERKIOMEN VALLEY SCHOOL DIST. -
entered municipal claims against:**

Gehman, Paul; 201532014; \$5,518.79.

**POTTSGROVE SCHOOL DIST. -
entered municipal claims against:**

Majchrowski, Richard: Coleen; 201532205; \$3,443.53.

**POTTSTOWN BORO. AUTH. -
entered municipal claims against:**

Fretz, William; 201532159; \$1322.91.
Meyer, Gustave; 201532018; \$669.83.
Unknown Heirs Successors Assigns Of Mary Ann Cooney;
201532249; \$559.73.
Zettlemoyer, E.; 201532192; \$783.08.

**POTTSTOWN BORO. -
entered municipal claims against:**

Baabadzhan, Ben; 201532033; \$615.61.
Babadzhano, Ben; 201532031; \$615.61.
Park, George; 201532020; \$645.36.
Zettlemoyer, E.; 201532016; \$783.08.

**SOUDERTON BORO. -
entered municipal claims against:**

Szyarto, Paul: Cheryl; 201532161; \$1899.30.

**UNITED STATES INTERNAL REV. -
entered claims against:**

Alanna Consulting Group Llc; 201570954; \$21425.54.
Arters, Donald: Ekaterina; 201570949; \$6982.15.
Cable Line Holdings Llc: Diehl, Kevin; 201570946;
\$80474.02.
Carpenter, Marilyn: Cleaning By Marilyn; 201570953;
\$4639.20.
Dargan, Marrae; 201570961; \$6,281.24.
Dekalb Day School Inc; 201570952; \$190238.68.
Foxworth, Roderick; 201570956; \$192640.57.
Goodman Logistics Llc: Goodman, D.; 201570964;
\$99,058.67.
Greenskeeper Professional Lawn Care; 201570963;
\$3,801.42.
H David Spirt Pc; 201570944; \$4680.00.
Hyung, Dae: Cho, Do; 201570950; \$3470.24.
Johnson-Speight, Dorothy; 201570947; \$79701.98.
Kane, Gregory; 201570957; \$264251.47.
Kanner, Seth; 201570960; \$136619.44.
Kanner, Seth: Dana; 201570962; \$14,931.89.
Krik, Miriam; 201570945; \$39226.09.
Poritskaya, Tatyana; 201570948; \$32734.79.
Schneider, Mark: Henry, Meghan; 201570959; \$14108.22.
Strong, Michael; 201570958; \$91907.49.
Value Home Inspections Inc; 201570951; \$4422.36.
Weidman, Michelle; 201570955; \$178266.72.

**UPPER DUBLIN SCHOOL DIST. -
entered municipal claims against:**

Demarco, Kathleen; 201532186; \$4658.65.

**UPPER MORELAND TWP/HATBORO BORO.
JOINT SEWER AUTH. -
entered municipal claims against:**

Bankers Trust Co Of Ca Trustee; 201532030; \$593.97.
Kose, Ridvan; 201532129; \$516.97.
Martinez, Migdalia; 201532128; \$303.17.

Matthy, Elizabeth; 201532127; \$685.96.
Mckay, Mark: Debra; 201532126; \$634.13.
Michaels, Lawrence: Stacey; 201532125; \$527.21.
Ryan, Patrick: Sheri; 201532124; \$408.73.

**UPPER PERKIOMEN SCHOOL DIST. -
entered municipal claims against:**

Leach, E.; 201532008; \$2,286.83.

**UPPER POTTSGROVE TWP. -
entered municipal claims against:**

Short, Christopher: Ronna; 201532028; \$374.63.

**WEST NORRITON TWP. -
entered municipal claims against:**

Bey, Deborah: Dooley, Thermon; 201532193; \$1476.74.

LETTERS OF ADMINISTRATION

Granted Week Ending December 22, 2015

**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

BOYLE, ISABELLA M. - Abington Township;
Boyle, Brian J., 106 Susan Drive #9
Elkins Park, PA 19027.
DEFUSCO, ANGELO C., JR. - West Norriton Township;
Mi, Qing Jie, 1645 W Marshall Street
Jeffersonville, PA 19403.
FORESMAN, GEORGE P. - Horsham Township;
Foresman, Kathleen M., 2414 Holicong Road
Holicong, PA 18928.
GHOSH, SHYAMALI - Worcester Township;
Nanda, Kausik K., 906 Patriot Lane
Norristown, PA 19403.
JONES, HENRY - Norristown Borough;
Jones, Irena, 1218 Pine St Norristown, PA 19401.
KRIEGER, RONALD A. - Plymouth Township;
Krieger, Arthur, 127 Boulder Road
Plymouth Mtg, PA 19462; Krieger, Julia S.,
4705 Chester Avenue Philadelphia, PA 19143.
KRIENS, MARY G. - Limerick Township;
Kriens, Jeffery A., 50 Fruitville Rd
Pottstown, PA 19464.
MCMAHON, THOMAS J., JR. -
Upper Moreland Township; Memahon, Hubertina J.,
3210 Colonial Road Hatboro, PA 19040.
PURDIE, JEAN - Norristown Borough;
Gaddy, Nathaniel, 805 Ginger Ct
Mt Laurel, NJ 08054.
REESE, EDWARD, JR. - Plymouth Township;
Reese, Edward Iii, 465 Penllyn Blue Bell Pike
Blue Bell, PA 19422.
ROMANO, JENNIFER A. - West Norriton Township;
Romano, Michael A., 1816 Sterigere St
West Norriton, PA 19403.
STEPHENS, KATHLEEN A. - Whitpain Township;
Stephens, Richard J., 1105 Shepard Drive
Blue Bell, PA 19422.
VIGLIONE, GRETCHEN M. - Hatfield Borough;
Viglione, Samantha, 4119 Fawn Drive
Harrisburg, PA 17112.
WAGNER, KENNETH D. - Abington Township;
Wagner, Emily Z., 1159 Sewell Lane
Rydal, PA 19046; Wagner, Charles,
1159 Sewell Lane Rydal, PA 19046.

SUITS BROUGHT
Week Ending December 22, 2015**The Defendant's Name Appears
First in Capital Letters**

ASHLEY, CRAIG: DEPARTMENT OF CORRECTIONS;
LONG, KELLY - Rohland, William; 201532131;
Civil Action.

BARCLAY, CHRISTOPHER: CAROLYN -
Wilmington Trust National Association; 201532015;
Complaint In Mortgage Foreclosure; Wapner, Peter.

BOUGHTER, KATRINA - Alessi, Daniel; 201532130;
Complaint for Custody/Visitation; Highlands, Justin.

BUI, TYLER: DIANA: DIANA, ET.AL. -
Wells Fargo Bank Na; 201532017; Complaint
Civil Action; Wapner, Peter.

CREEDON, MICHAEL: KAREN - Deutsche Bank
National Trust Company; 201532013; Complaint In
Mortgage Foreclosure; Wapner, Peter.

DELZOTTI, NICHOLAS - Von Morris Corporation;
201532049; Foreign Subpoena.

DeSHIELDS, MATTHEW: McKINNEY, LINDSEY:
PEES, SHARON - Pees, Clara; 201532048;
Defendants Appeal from District Justice.

DIMANT, MARYAN - Dimant, Tanya; 201532165;
Complaint Divorce; Snyder, Mindy J.

DiSANTIS, CHARLES - DiSantis, Sarah;
201532054; Complaint Divorce.

FAIRLEY, KIEONA - Exantus, Karl; 201531616;
Complaint for Custody/Visitation.

FISHER, DENITA - Us Bank National Association;
201532034; Complaint In Mortgage Foreclosure;
Denardo, Christopher A.

FRANK, ERIC: KEPHART, DANA - Frank, Patricia;
201532044; Complaint for Custody/Visitation.

GENESIO, MATTHEW - Dudlik, Tracey;
201532061; Support/Exceptions; Weidenberner,
Bridget M.

GOTORA, MARGARET - Franks, Douglas; 201532118;
Defendants Appeal from District Justice.

HICKS, PHYLLIS - Discover Bank; 201531925;
Civil Action; Gulko, Ralph.

HOWARD, GREGORY - Howard, Karen;
201532086; Complaint Divorce.

JEFF PANZETER ENVIORNMENTAL:
WILLS HOME RENOVATIONS - Ortiz, Felix;
201532106; Civil Action.

KINGSWOOD APARTMENTS - Phogat, Amitabh;
201532283; Civil Action; Thomas, Leno P.

KLEINTOP, BRIAN - Prosperi, Kathleen; 201532065;
Petition for Protection from Sexual Viol.

KOTILAINEN, JESSICA - Bosak, Adam;
201531652; Complaint for Custody/Visitation.

LANKENAU MEDICAL CENTER:
BRYN MAWR TERRACE - Mikeladze, Zaida;
201532179; Civil Action.

LAY, SCOTT - Lay, Lisa; 201532093;
Complaint Divorce.

LEE, CHONG: CHONG: SUN - Wells Fargo Bank Na;
201532019; Complaint In Mortgage Foreclosure;
Wapner, Peter.

LEIVA, PEDRO: JUAREZ, ELIA - Reyes, Elmer;
201531658; Complaint for Custody/Visitation;
Inslee, Oliver C.

LOVING, STANFORD: YVETTE - Jones, Stanette;
201532000; Civil Action; Rosenbaum, Jeffrey M.

MATINYAN, VAHE - Discover Bank; 201532225;
Civil Action; Dougherty, Michael J.

MAZZITELLI, PASQUALE - Bloom, Dena;
201532274; Civil Action; Wassel, Joseph B.

MELLE, ANTHONY: ANTHONY: ANTHONY, ET.AL. -
Wells Fargo Bank Na; 201532009; Complaint
Civil Action; Wapner, Peter.

MOON, DOROTHY: DAVENPORT, CORNELL -
Powell-Avery, Tanjania; 201532099;
Defendants Appeal from District Justice.

NEAL, JUSTIN - Lee, Teena; 201532273;
Complaint for Custody/Visitation.

NECESSARY, SARAH: MYERS, JEFFREY -
Enger, Anita; 201532046; Complaint for
Custody/Visitation.

NICHOLS, LAKISHA - Paolini, Robert; 201532146;
Defendants Appeal from District Justice.

NOLL, HELENE - Noll, Edward; 201532094;
Complaint Divorce; Seigle, Meredith L.

OBERHOLTZER, APRIL: OPLINGER, JOHN -
Repko, Roy; 201532037; Defendants Appeal from
District Justice.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Dispoto, Carl; 201532039;
Appeal from Suspension/Registration/Insp;
Guyer, Edwin L.

ROMERO, DIANE - Wells Fargo Bank Na; 201532023;
Complaint In Mortgage Foreclosure; Wapner, Peter.

ROSE, CLIFFORD - Bank Of America Na; 201531946;
Civil Action; Titus, Christopher.

SCOMO, SANDRA: SANDRA - Pnc Bank; 201531953;
Complaint In Mortgage Foreclosure; Solomon, Brett A.

SMALL, CHARLES - Small, Kimberly; 201532203;
Complaint for Custody/Visitation.

SPAGNOLIA, NICOLE - Olszewski, Robert;
201531470; Complaint for Custody/Visitation.

SUNG, CHOL: DUBLIN CLEANERS -
Citizens Bank Of Pennsylvania; 201532150;
Civil Action; Rosenberg, Eric D.

VOSE, MELISSA - Vose, Richard; 201532055;
Complaint Divorce; Gatto, Michael N.

WASHINGTON, MARCUS - Douglass, Timalin;
201532025; Complaint Divorce; Meter, Nicolas F.

WOOD, CHARLES - Farra, Jackie; 201532059;
Civil Action; Thomas, Peter H.

WILLS PROBATED
Granted Week Ending December 22, 2015**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Executors**

ASZTALOS, MARY J. - Abington Township;
Spada, Nancy P., 1804 S. Broad Street
Lansdale, PA 19446.

BENNER, VIOLET M. - Lansdale Borough;
Cooney, Susan M., 1503 Fairview Way
Lansdale, PA 19446; Scatton, Kathleen,
2315 Brair Ridge Rd Harleysville, PA 19438.

BERLINGER, DORIS G. - Abington Township;
Berlinger, Peter C., 1746 Meyer Way
Jamison, PA 18929; Mahoney, Joan B.,
1818 E 1850 N North Logan, UT 84341.

- BURFETE, DAVID A. - Douglass Township;
Burfete, Matthew D., 108 Kettle Lane
Douglassville, PA 19518.
- CARR, WILLIAM R. - Abington Township;
Carr, Cynthia S., 2089 Rubicam Avenue
Abington, PA 19001.
- COHEN, CAROL L. - Upper Dublin Township;
Cohen, Marc S., 3406 Indian Mills Lane
Jamul, CA 91935.
- COOK, MARGARET M. - Towamencin Township;
Maupin, Merilee M., Po Box 494
Leadville, CO 80461.
- COUGHLIN, MARY E. - Lansdale Borough;
Coughlin, Daniel J., 106 Field Terrace
Lansdale, PA 19446; Coughlin, Edward R.,
14 Oxford Ln Horsham, PA 19044.
- CURCIO, LOUIS J., JR. - Upper Merion Township;
Curcio, Sandra A., 349 E Valley Forge Road
King Of Prussia, PA 19406.
- CZERWONKA, NORMA J. - Horsham Township;
Czerwotka, Richard, 241 Oakdale Avenue
Horsham, PA 19044.
- DABBACK, DEWITT T. - Royersford Borough;
Dabback, John C., 207 Earl Drive
Pottstown, PA 19465.
- DECOURSEY, VIRGINIA R. - Upper Dublin Township;
Murphy, Devin E., 457 Old State Road
Berwyn, PA 19312.
- DEVER, EDWARD H. - Whitpain Township;
Dever, Renee S., 661 Deaver Drive
Blue Bell, PA 19422.
- DEXTER, ELIZABETH F. - Upper Dublin Township;
Dexter, Joyce B., 67 Wincrest Drive
Phoenixville, PA 19460-5735; Guidi, Janice D.,
738 Fox Hollow Road Lower Gwynedd, PA 19002.
- DILLON, SUZANNE M. - Upper Moreland Township;
Dillon, Matthew, 26 Overlook Avenue
Willow Grove, PA 19090.
- DRAUSCHAK, MARK E. - Lower Pottsgrove Township;
Drauschak, Susan M., 1330 Randy Drive
Pottstown, PA 19464.
- ERB, ELLEN L. - Douglass Township;
Hansley, Carol M., 614 Montgomery Avenue
Boyertown, PA 19512; Moser, Sandra E.,
639 Gilbertsville Road Gilbertsville, PA 19525.
- FELTON, GAIL M. - Upper Hanover Township;
Felton, Lori, 1706 Lakeshore Drive
Pennsburg, PA 18073.
- GARRETT, LOUIS P. - Abington Township;
Gittens, Adrienne, 409 Country Club Dr
Cherry Hill, NJ 08003.
- GROFF, JACK, SR. - Douglass Township;
Groff, Jack, Jr., 83 North Limerick Road
Limerick, PA 19468.
- HARMON, ROSALYN C. - Cheltenham Township;
Jones, Anthony L., 1517 Redwood Lane
Wyncote, PA 19095.
- HATTON, MARIA - Lower Pottsgrove Township;
Smith, Robin M., 2007 Deer Ridge Drive
Pottstown, PA 19464.
- HAYES, CARMELA - Upper Moreland Township;
Hayes, Robert, 3035 Village Road
Orwigsburg, PA 17961.
- HENSLEY, MICHAEL J. - Abington Township;
Hensley, Megan, 516 Hillcrest Avenue
Glenside, PA 19038.
- HIBBS, KATHRYN P. - Upper Dublin Township;
Hibbs, William H. Iii, 2005 Chippewa Ridge
Ambler, PA 19002.
- HIBBS, SARA D. - Upper Dublin Township;
Hibbs, William H. Iii, 2005 Chippewa Ridge
Ambler, PA 19002.
- HOWIE, DENNIS A. - Lower Gwynedd Township;
Morgan, David, 753 Johns Lane Ambler, PA 19002;
Morgan, Diane, 753 Johns Lane Ambler, PA 19002.
- JOBBA, THELMA E. - Upper Gwynedd Township;
Cirelli, Samuel, 608 Comstock Avenue
Downingtown, PA 19335.
- KELEHER, MARY E. - Lower Moreland Township;
Keleher, Joseph M., 702 Strawbridge Lane
Wayne, PA 19087.
- KIEFFER, REINHARDT J. - Kieffer, William L.,
1320 Kroucher Road Stroudsburg, PA 18360-8253.
- KRATZ, JEAN R. - Franconia Township;
Schaffer, Katherine R., 124 E. Main Street
Emmaus, PA 18049.
- LAUGHEAD, ELIZABETH D. -
Lower Providence Township; Brown, David P. Iii,
1944 Kimberton Road Kimberton, PA 19422.
- LUTZ, ELSIE M. - Upper Providence Township;
Stauffer, James C., 39 Stauffer Lane
Boyertown, PA 19512.
- MALIKOWSKI, PHILOMENA - Skippack Township;
Malikowski, Joseph B., 1323 Red Oak Drive
Chalfont, PA 18914; Menapace, Marianne M.,
4056 Steeplechase Drive Collegeville, PA 19426.
- MANUSOV, ADA - Abington Township;
Altman, Ina B., 965 Derring Lane
Bryn Mawr, PA 19010; Manusov, Michael S.,
1447 Hunter Road Rydal, PA 19046.
- MANUSOV, JOSEPH - Abington Township;
Altman, Ina B., 965 Derring Lane
Bryn Mawr, PA 19010; Manusov, Michael S.,
1447 Hunter Road Rydal, PA 19046.
- MCAFEE, RICHARD S. - Abington Township;
Mcafee, Judith F., 679 Edge Hill Road
Glenside, PA 19038.
- MILLER, RALPH - Abington Township;
Miller, Arthur J., 34 Centre Street
Haddonfield, NJ 08033; Miller, Elaine S.,
1003 Indian Creek Road Jenkintown, PA 19046.
- MOGILEWSKI, DAVID - Abington Township;
Paretchan, Melissa A., 947 Penn Avenue
Glenside, PA 19038.
- NOVACK, MICHAEL A. - Lower Gwynedd Township;
Novack, Bruce E., 300 Annasmead Road
Ambler, PA 19002.
- NYLUND, DOROTHY M. - Lower Gwynedd Township;
Nylund, Jeffery B., 804 Spring Ave
Ft Washington, PA 19034.
- OPIELSKI, EDMUND T. - Conshohocken Borough;
Opieski, Valerie, 538 Lafayette Ave
Brooklyn, NY 11205.
- PETROLINA, SERO J., SR. - West Norriton Township;
Sgrignoli, Carolyn M., 223 Victoria Chase
Pottstown, PA 19465-8845.
- POLLACK, ETHEL S. - Montgomery Township;
Pollack, Michael B., 250 S. 17Th Street
Philadelphia, PA 19103.
- ROWLAND, KENNETH R. - Collegeville Borough;
Rowland, Mark M., 4109 Surrey Lane
Skippack, PA 19474.

SANDS, LEROY W. - Lower Pottsgrove Township;
Digiosia, Angela M., 294 Treichler Road
Alburtis, PA 18011; Sands, Richard A.,
10 South Madison Street Boyertown, PA 19512.

SCHECK, EMIL A. - Upper Moreland Township;
Piechoski, Christel S., 118 Cathedral Drive
North Wales, PA 19454.

SELTZER, LILLIAN - Whitmarsh Township;
Lewis, Anette S., 33 Claypit Hill Road
Wayland, MA 01778.

SHANLEY, MARGARET J. - New Hanover Township;
Rhoads, Sharon K., 516 E. 4th Street
Boyertown, PA 19512; Shanley, Kenneth R.,
126 South Franklin Street Pottstown, PA 19464.

SMALL, WALTER J. - Lansdale Borough;
Donnelly, Dianne T., 171 Belair Road
Warminster, PA 18974; Small, Walter J.,
57 W Afton Ave Yardley, PA 19067.

STANCZAK, FRANK - Whitmarsh Township;
Stanczak, Karen, 4065 Sourwood Lane
Lafayette Hill, PA 19444.

STEELE, ROBERT J. - Worcester Township;
Hansell, Margaret, 3115 Water Street Road
Norristown, PA 19403; Raquet, Janet,
4390 Buttercup Circle Collegeville, PA 19426.

STETLER, JANET F. - Pottstown Borough;
Desanto, Susan M., 51 S. Werstler Ave
Gilbertsville, PA 19525.

TAYLOR, EDITH M. - Worcester Township;
Taylor, Susan M., 1746 Green Briar Drive
Worcester, PA 19490.

TINO, NICHOLAS R., SR. - Lower Gwynedd Township;
Tino, Nicholas R., Jr., 615 Ardross Ave
Ambler, PA 19002.

TUCKEY, GEORGE R. - Worcester Township;
Tuckey, Nancy M., 1428 Valley Forge Rd
Norristown, PA 19403.

VON, SELDENECK STEVEN L. -
Conshohocken Borough; Von, Seldeneck Kelly H.,
127 W. 4th Avenue Conshohocken, PA 19428.

WADE, VIRGINIA G. - Upper Hanover Township;
Wagler, Janet V., 3126 Wentling Schoolhouse Rd
East Greenville, PA 18041.

WALTER, FRED A. - Lower Gwynedd Township;
Walter, Kenneth D., 1150 Fairland Drive
Lower Gwynedd, PA 19002.

WAREIKIS, FLORENCE - Horsham Township;
Maurone, Richard J., 7 Ember Lane
Horsham, PA 19044.

WEHLE, LEE - Whitpain Township; Wehle, Ellen,
532 Beaver Road Glenside, PA 19038.

WHEELER, MARIE I. - Lansdale Borough;
Hadden, Trudie M., 27 Aspen Way
Schwensville, PA 19473.

WOLFFERTH, MARY H. - Lower Merion Township;
Buechner, C. S., 789 E. Lancaster Avenue
Villanova, PA 19085; Sylvain, Mary W.,
815 N. Woodbine Avenue Penn Valley, PA 19072.

RETURN DAY LIST

January 19, 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. Adcock v. Clemens - Motion to Amend New Matter to Complaint (Seq. 50) - **A. Davis - T. Hartigan.**
2. Adoni v. Regency Towers - Motion to Compel Full and Complete Answer to Interrogatories and Request for Production of Documents (Seq. 18 D) - **F. Odza - A. Gold.**
3. Bailis v. Meakim - Motion to Compel Plaintiffs' Discovery Responses (Seq. 8 D) - **A. Braitman - Y. Okonieski Metz.**
4. Baker v. Cheltenham Township - Motion to Serve Subpoena (Seq. 42 D) - **C. Weiss - G. Knoell, III.**
5. Baldwin v. Smith - Motion to Compel Answers to Interrogatories (Seq. 4 D) - **P. Bowers - G. Peterson.**
6. Bernd v. Kopper Kettle, Inc. - Plaintiffs' Motion to Compel Discovery Directed to Defendant 1985 Bridgetown Pike, LLC (Seq. 102 D) - **T. Farnish - A. Quasti - C. Lanzalotti - R. Michetti.**
7. Bernstein v. Fast Twitch Training, Inc. - Motion to Compel (Seq. 6 D) - **M. Lalli - K. Fair.**
8. Blank v. Commonwealth of Pennsylvania Department of Transportation - Motion to Deem Admitted Requests for Admissions Directed to Defendant, McMahon Associates, Inc. (Seq. 58 D) - **M. Lalli - A. Ellis.**
9. Blue Star/Henderson Enterprises, L.P. v. Zoning Hearing Board of Upper Merion Township - Motion for Leave to Amend Notice of Appeal (Seq. 17) - **A. Farrell - M. Jonas.**
10. Boone v. Wilkinson - Motion to Compel Against Norman Wilkinson (Seq. 30 D) - **P. Gazan.**
11. Bowman v. Szalwinski - Motion to Compel More Specific Answer to Discovery (Seq. 12 D) - **M. Sacchetta - S. Lee.**
12. Bright v. Lower Merion Township - Motion to Compel Plaintiff's Answers to Interrogatories and Request for Documents (Seq. 22 D) - **K. O'Brien - G. Knoell, III.**
13. Brooks v. Luboff - Motion to Compel (Seq. 16 D) - **T. Holland - K. Carmen.**
14. Burnett v. Carpenter - Defendant Kathleen Carpenter's Motion to Compel Plaintiff to Submit to Physical and Mental Examinations (Seq. 29 D) - **J. Crohe - A. Roseman.**
15. Campbell v. DiFerdinando - Petition to Withdraw as Counsel (Seq. 22) - **C. Consolo - A. Maher.**
16. Cardell v. Abington Health Lansdale Hospital - Motion to Compel (Seq. 17 D) - **R. Hohn.**
17. Carter v. Kuklenski - Motion to Quash Plaintiff's Objections to Defendant's Subpoenas (Seq. 9 D) - **M. Bogan - J. O'Rourke.**

18. *Carter v. Suever* - Motion to Compel Defendants' Responses to Plaintiffs' Discovery Requests (Seq. 7 D) - **B. Mayerson**.
19. *Colabelli v. Sturbridge Associates, LLC* - Motion to Join Additional Defendants (Seq. 61) - **R. Koropecy - G. Ricketti**.
20. *Crews-Turner v. Abington Memorial Hospital* - Motion to Compel Depositions (Seq. 77 D) - **S. Specter - B. Post**.
21. *Daddona v. Ruiz* - Petition to Withdraw as Counsel (Seq. 23) - **E. Lentz-McMahon - H. Sheridan**.
22. *Delmont v. 1245 Church Road Operations, LLC* - Motion to Compel Plaintiffs Answers to Discovery (Seq. 46 D) - **B. Strauss - R. Dillon**.
23. *EG & G Realty, Inc. v. Ysk, Inc.* - Motion to Compel Answer to Supplemental Interrogatories (Seq. 177 D) - **S. Hann - K. Sommar**.
24. *Ennis v. Weaver* - Motion to Compel Plaintiffs' Answers to Discovery (Seq. 6 D) - **R. Hunigman - T. Klosinski**.
25. *Eves v. Roitman* - Motion for Protective Order (Seq. 98 D) - **S. Wilson - N. Raynor**.
26. *Fenstermacher v. Walnut Bank Farm Condominium Association* - Motion to Compel (Seq. 29 D) - **J. Rosenbaum - A. Sorce - M. Revness**.
27. *Fidelity National Title Insurance Company v. Orefice* - Motion for Discovery Sanctions (Seq. 28 D) - **G. Berger**.
28. *Flores v. Morales* - Petition to Withdraw as Counsel (Seq. 31) Only Docket #2015009-79 - **L. Duffy**.
29. *Friel v. Kolasinski* - Motion of Defendants to Compel Plaintiff's Full and Complete Responses to Defendants' Discovery Requests (Seq. 39 D) - **D. Shulick - K. Chancler**.
30. *Friel v. Kolasinski* - Motion to Withdraw as Counsel (Seq. 41) - **D. Shulick - K. Chancler**.
31. *Fulforth v. Stack* - Defendant's Motion to Strike Plaintiffs' Objections to Subpoenas for Medical Records (Seq. 49 D) - **D. Ronsayro - D. Camhi**.
32. *Fulmore v. Lowes Home Centers, LLC* - Motion to Compel (Seq. 5 D) - **M. Greenfield - J. Herrmann**.
33. *Galante v. Coughlin* - Motion to Compel Discovery (Seq. 13 D) - **J. Haggerty - J. Rubin**.
34. *Gallagher v. Kao* - Motion to Compel Plaintiffs Interrogatories and Responses to Request for Production of Documents (Seq. 6 D) - **M. Weinberg - D. Sereda**.
35. *Garcia v. Hoffman* - Motion to Compel Plaintiff's Responses to Interrogatories (Seq. 6 D) - **C. Mavros**.
36. *Glass v. Andorra Woods Homeowners Association* - Defendant's Motion to Compel Plaintiff's Discovery (Seq. 33 D) - **M. Weinberg - M. Saltzman**.
37. *Granite State Insurance Company v. Lebanon Valley Insurance Company* - Motion to Compel Deposition of Ivy Bergey (Seq. 137 D) - **M. Cawley - M. Connor - J. Adler**.
38. *Hamilton-Reaves v. Magid* - Motion to Compel Photographs of Plaintiff's Vehicle (Seq. 16 D) - **A. Moody - E. Merrigan**.
39. *Hamon v. Grajewski* - Motion to Compel Answer to Interrogatories and Response to Request for Production of Documents (Seq. 6 D) - **L. Thomas - R. Jellen**.
40. *Hess v. Simcox* - Motion to Compel Deposition (Seq. 10 D) - **W. Coppol - J. Juliana**.
41. *Ho v. Assi Plaza PA, Inc.* - Motion to Compel Plaintiff's Answers to Interrogatories (Seq. 10 D) - **J. Solnick - S. Mayall**.
42. *Hoey v. Pottstown Memorial Medical Center* - Motion to Compel Discovery Responses (Seq. 43 D) - **T. Heeney - H. Stevens**.
43. *Hunsberger v. Simon* - Motion to Compel Plaintiff's Independent Psychiatric Examination (Seq. 30 D) - **G. Baldino - J. Riddell**.
44. *Ivanoski v. Farrer* - Motion to Compel Corporate Designee Depositions (Seq. 48 D) - **M. Feldman - M. Bleefeld**.
45. *Jarefsky v. Insall* - Motion to Compel Answer to Interrogatories (Seq. 9 D) - **J. Michels - G. Peterson**.
46. *Johnson v. Ketter* - Motion to Compel Discovery (Seq. 9) - **R. Baccari - J. Mulligan**.
47. *Kaelin v. Valley Forge Convention Center* - Motion to Compel Discovery (Seq. 17 D).
48. *Kaye v. Yelito* - Motion to Compel Discovery (Seq. 17 D) - **J. Wassel - F. Iacovangelo**.
49. *Kelley v. Golson* - Petition to Withdraw as Counsel (Seq. 102) - **E. Fabick**.
50. *Kuestner v. O'Keefe* - Motion to Compel Plaintiff's Independent Medical Exam (Seq. 3-9 D) - **R. Heleniak - K. Blake**.
51. *Lanier v. Marinelli* - Plaintiff's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 15 D) - **B. Gross - J. McHaffie**.
52. *Lease Acceptance Corporation v. Red Stallion Corporation* - Motion to Vacate foreign Judgment (Seq. 22) - **D. Plon - I. Smades**.
53. *Lee v. Desmond* - Motion to Compel Answer to Interrogatories (Seq. 9 D) - **F. Rubin - G. Peterson**.
54. *Lift v. Acme Markets* - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 9 D) - **L. Herman - L. Hockman**.
55. *Lindsay v. Liu* - Petition to Withdraw as Counsel for Defendant Hsin Y. Wu (Seq. 27) - **J. Willhite - H. Weinrich**.
56. *Mahoney v. Loewen* - Motion for Leave to Amend Complaint (Seq. 33) - **K. Carmen**.
57. *Mahoney v. Loewen* - Motion to Compel Compliance of Buxmont Gastroenterology Associates (Seq. 32 D) - **K. Carmen**.
58. *Mahoney v. Loewen* - Motion to Compel Compliance of Diana Koziupa With a Valid Subpoena (Seq. 31 D) - **K. Carmen**.
59. *Manufacturers and Traders Trust Company v. Pulley* - Defendant's Petition to Strike and/or Open Judgment Entered by Confession (Seq. 6) - **W. Colby**.
60. *Mash v. Copac, Inc.* - Motion to Disqualify Counsel (Seq. 19) - **F. Murphy - J. DeMarco**.
61. *Mendez Manzanares v. Fishgold* - Motion to Compel Answer to Interrogatories (Seq. 6 D) - **F. Breitman - D. Ray**.
62. *Mermelstein v. Galtman* - Plaintiff's Motion to Compel Compliance (Seq. 1 D) - **M. Schleigh**.
63. *Milburn v. Gilmore* - Motion to Enforce Subpoena (Seq. 31 D) - **M. Etkin - A. Moore**.
64. *Nassif v. Whichard* - Motion for Entry of Default Judgment (Seq. 13) - **P. Villari**.
65. *Nobel v. Nobel* - Petition for Leave to Withdraw as Counsel for Qingqing Lu No-Bel (Seq. 10) - **M. Lieberman - S. Solomon**.
66. *Noonan v. Fellin* - Motion to Compel Discovery Responses (Seq. 9 D) - **R. Ciccotta - D. Santilli**.

67. Norell v. Acute Care Medical Transport, Inc. - Motion to Compel Defendant's Answer to Interrogatories and Request for Production of Documents (Seq. 17 D) - **A. Langella.**
68. Peiper v. Lowery - Motion to Compel Defendant's Deposition (Seq. 11 D) - **B. Swartz - D. Dean.**
69. Pennymac Loan Services, LLC v. Williams - Plaintiff's Motion to Amend Complaint (Seq. 14) - **M. Dingerdisen.**
70. Perkiomen Woods Property Owners Association v. Holbrook - Motion for Reassessment of Damages (Seq. 5) - **S. Richter.**
71. Procyson v. Heiden - Petition to Withdraw as Counsel (Seq. 16) - **M. Patterson - J. Pizonka.**
72. R. Kaller & Sons v. Tanenbaum - Motion to Withdraw as Counsel for Plaintiff (Seq. 47) - **R. Saldutti - L. Rogers.**
73. R&B Financial Services v. Iannuzzelli - Motion to Compel Answer to Interrogatories (Seq. 5 D) - **A. Mege.**
74. Recigno Laboratories, Inc. v. Hertzog - Motion to Amend Complaint (Seq. 7) - **R. Cherwony - B. Smith.**
75. Riddick v. Tauton - Motion to Compel Discovery (Seq. 12 D) - **M. Greenfield - J. Mulligan.**
76. Royersford Borough v. Crest Club of Royersford, L.P. - Motion to Compel Deposition of Principals of Defendant (Seq. 19 D) - **A. Boroff - C. McCabe.**
77. Royersford Borough v. Crest Club of Royersford, L.P. - Motion to Compel Deposition of Principals of Defendant (Seq. 19 D) - **A. Boroff - C. McCabe.**
78. Sandler v. Smaron - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 9-D) - **A. Dashevsky - J. Sereda.**
79. Santander Bank, N.A. v. Jimerson - Motion for Sanctions (Seq. 17) - **T. McCabe - A. Tuttle.**
80. Shenton v. Freed - Motion to Amend Complaint (Seq. 12) - **M. Gold -Y. Okonieski Metz.**
81. Shortall v. Scharff - Motion to Compel Plaintiff's Answers to Defendant's Interrogatories (Seq. 5-D) - **A. Riemensneider - M. Riley.**
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83. Silverman v. Holy Redeemer Ministries - Motion to Compel Plaintiff's Deposition (Seq. 142 D) - **J. Feller - A. Romanowicz - J. Shusted.**
84. Smith v. Godbey - Motion for Sanctions (Seq. 182) - **J. Rendemonti - G. Lightman.**
85. Solid Waste Services, Inc. v. Janeway Truck & Trailer Recovery - Motion for Sanctions/Attorney's Fees (Seq. 26) - **A. DeGennaro - J. O'Brien.**
86. Sosnov v. Mann - Motion to Compel Discovery (Seq. 7 D) - **D. Jacquette - D. Bailey.**
87. Starr v. Allstate Insurance Company - Motion to Compel (Seq. 44 D) - **S. Schiller - C. Labletta.**
88. Stierly v. Short - Motion to Compel (Seq. 9 D) - **A. Greto - T. Palmer.**
89. Thomas v. Becker - Motion to Withdraw as Counsel (Seq. 12) - **N. Axe.**
90. Toussaint v. Nichols - Motion to Compel Answer and Production of Documents (Seq. 18 D) - **J. Lord - E. Merrigan.**
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93. Vrato v. Barnett - Motion to Strike Defendant's Preliminary Objections to Complaint (Seq. 5) - **R. Birch - A. Damiano.**
94. Wells Fargo Bank, N.A. v. Taggart - Defendant's Motion to Take Judicial Notice and Hearing Request and Motion for Peremptory Judgment (Seq. 39) - **F. Hallinan - R. Birch.**
95. Wilson v. County of Montgomery Pennsylvania - Renewed Motion to Compel Plaintiff's Deposition (Seq. 26 D) - **T. Hough - P. Newcomer.**
96. Xayamouango v. Wylesol - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 1-2 D) - **A. Dashevsky - G. Peterson.**
97. Yoder v. Upper Pottsgrove Police Department - Motion to Strike December 1, 2015 Trial Praecipe (Seq. 66) - **M. Laffey - P. Newcomer.**
98. Yoder v. Upper Pottsgrove Police Department - Motion to Strike Plaintiffs' Trial Praecipe Filed on December 1, 2015 (Seq. 67) - **M. Laffey - P. Newcomer.**
99. Yoo v. Lee - Motion to Compel Discovery (Seq. 10d) - **V. Wilson - M. Moore.**