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

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

### First Publication

09-05372

ALL THAT CERTAIN, lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, State of Pennsylvania described according to a plan of part of Cedarbrook Hills made for Ashley J. Altman by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated 9/6/1951, last revised 10/18/1953, as follows, to wit:

BEGINNING at a point on the Northwestern side of Greenwood Avenue (36 and 5/10 feet wide) at the distance of 100 feet measured, North 75 degrees, 32 minutes, 11 seconds East along the Northwestern side of Greenwood Avenue (if extended), from the intersection with the Northeastly side of Salisbury Road (40 feet wide) (if extended); thence extending North 75 degrees, 32 minutes, 11 seconds East along the Northwestern side of Greenwood Avenue 129 and 16/100 feet to a point; thence leaving the said side of Greenwood Avenue and extending North 48 degrees, 03 minutes, 45 seconds West, 120 and 6/100 feet to a pole set for a corner in Lot 80 on said plan; thence extending along line of Lot 80 on said plan, South 75 degrees, 32 minutes, 11 seconds West, 62 feet, 72/100 feet to a point a corner of Lot 81 on said plan; thence extending South 14 degrees, 27 minutes, 49 seconds East, 100 feet to the Northwestern side of Greenwood Avenue the first mentioned point and place of beginning.

BEING Lot No. 82 on said plan.

BEING the same premises which William H. Reynolds and Evelyn R. Reynolds, Trustees of the Reynolds Family Trust by Deed dated October 20, 2004 and recorded in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania on November 15, 2004 in Book 5532, Page 2645 and Instrument Number 2004221755 granted and conveyed unto M. Selle Diallo.

Parcel Number: 31-00-12610-00-4.

Location of property: 1111 Greenwood Avenue, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **M Selle Diallo a/k/a M. Selle Diallo a/k/a Mamadou Selle Diallo** at the suit of Wilmington Savings Fund Society, et al. Debt: \$326,529.42.

**Stephen Hladik**, Attorney.

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

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

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09-17003

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Ritter Associates, Inc., by Urwiler and Walter, Inc. dated 6/20/1988, with revisions through 9/26/1989, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-52, Page 208, last revised 10/26/1990, as follows, to wit:

BEGINNING at a point on the Southeastly side of Durham Court (50.00 feet wide), a corner of this lot and Lot No. 83, as shown on said plan, which point is measured the 3 following courses and distances from a point of curve marked by a monument on the Southwestly side of Pine Hurst Drive (50.00 feet wide) as shown on said plan: (1) leaving Pine Hurst Drive on the arc of a curve, curving to the left in a Northwesternly to Southwestwardly direction, having a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangent, marked by a monument, on the Southeastly side of Durham Court; (2) South 44 degrees, 05 minutes, 55 seconds West along the Southeastly side of Durham Court 81.42 feet to a point of curve, marked by a monument; and (3) continuing along the Southeastly side of Durham Court, on the arc of a circle curving to the right in a Southwestwardly direction, having a radius of 175.00 feet, the arc distance of 134.80 feet to the point of beginning; thence extending from said point of beginning, South 01 degrees, 45 minutes, 58 seconds East along line of Lot No. 83, aforesaid, 155.00 feet to a point a corner of Lot No. 91, as shown on said plan; thence extending South 69 degrees, 34 minutes, 01 seconds West along line of Lot No. 91, 101.40 feet to a point a corner in line of Lot No. 92, as shown on said plan; thence extending North 46 degrees, 16 minutes, 01 seconds West along line of Lot No. 92, 52.52 feet to a point a corner of Lot No. 81, as shown on said plan; thence extending North 20 degrees, 28 minutes, 17 seconds East along line of Lot No. 81, 176.11 feet to a point a corner on the Southwestly side of Durham Court; thence extending along the Southwestly, Southerly and Southeastly sides of Durham Court, on the arc of a circle curving to the left in a Southeastwardly to Northeastwardly direction, having a radius of 175.00 feet, the arc distance of 67.92 feet to a point a corner of Lot No. 83, aforesaid, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William E. Gordon and Mia L. DeCicco, by Deed from Bryan K. Geesey, dated June 28, 2006, recorded August 1, 2006, in Deed Book 5810, Page 1225.

Parcel Number: 42-00-01260-58-8.

Location of property: 7 Durham Court, Pottstown, PA 19464-7210.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William E. Gordon and Mia L. DeCicco** at the suit of U.S. Bank National Association, Not in its Individual Capacity, but Solely as Legal Title Trustee for LVS Title Trust 1. Debt: \$344,977.48.

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

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

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

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10-29586

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, PA, described according to a survey and plan made for Fairway Estates by C. Raymond Weir, Registered Professional Engineer, Ambler, PA on February 5, 1955 and revised February 7, 1955, as follow, to wit:

BEGINNING at a point on the Northeast side of Eastview Drive (50 feet wide) which point is measured North 73 degrees, 48 minutes, 30 seconds West, 152 feet from a point which point is measured on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.71 feet from a point on the Northwest side of North Hills Avenue (45 feet wide).

CONTAINING in front or breadth on said Eastview Drive 71 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Eastview Drive 220 feet.

BEING the same premises which Marianne Holden by Deed dated 6/21/2002 and recorded 7/10/2002 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5417, Page 1946 granted and conveyed unto William Holden, Jr. and Marianne Holden, as Tenants by the Entireties.

Parcel Number: 54-00-05830-00-2.

Location of property: 9 Eastview Drive, Ardsley, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Marianne Holden and William J. Holden, Jr.** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-12. Debt: \$400,118.83.

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

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

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

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12-11158

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery according to a survey and plan thereof made by Howard W. Arrison, Engineer of Glenside, Pennsylvania on April 21, 1941, as follows, to wit:

BEGINNING at a point at the radial intersection of the Southeasterly side of Roseland Avenue (50 feet wide) with the Northeasterly side of Fox Chase Road (41.5 feet wide); thence extending North 45 degrees, 36 minutes, 13 seconds East along the Southeasterly side of Roseland Avenue 93.03 feet to a point; thence extending South 44 degrees, 23 minutes, 47 seconds East, 100 feet to a point; thence extending South 44 degrees, 23 minutes, 47 seconds East, 100 feet to a point; thence extending South 45 degrees, 36 minutes, 13 seconds West, 76.17 feet to a point on the Northeasterly side of Fox Chase Road aforesaid; thence extending North 61 degrees, 15 minutes, 17 seconds West along the northeasterly side of Fox Chase Road 91.04 feet to a point being the radial intersection of the Northeasterly side of Fox Chase Road with the Southeasterly side of Roseland Avenue aforesaid; thence extending along said radial intersection on a line curving to the right with a radius of 10 feet, the arc distance of 18.65 feet to the Southeasterly side of Roseland Avenue, being the first mentioned point and place of beginning.

BEING parts of Lots Nos. 347 and 348 on Plan of Fox Chase Manor at Norristown, PA, in Deed Book 953, Page 600.

TITLE TO SAID PREMISES IS VESTED IN Francis T. Winters and Katie A. Winters, husband and wife, by Deed from James A. Kelly, dated 12/29/2006, recorded 01/18/2007, in Book 5632, Page 00031.

Parcel Number: 30-00-58316-00-1.

Location of property: 605 Roseland Avenue, Jenkintown, PA 19046-4162.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Francis T. Winters and Katie A. Winters** at the suit of Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-NC1, Mortgage Pass-Through Certificates Series 2007-NC1. Debt: \$416,172.15.

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

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

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

12-16656

ALL THAT CERTAIN lot or piece of ground, situate in Lower Frederick Township, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Alpine Village" made for Berman Development Corporation by Bursich Associates, Consulting Engineers, dated 7/13/1987, last revised 11/2/1987 and recorded 11/6/1987 in Plan Book A-49, Page 55.

BEING known as Lot No. 230 on above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Gregory Furman by Deed from Stephanie M. Giampa dated June 20, 2005 and recorded July 14, 2005 in Deed Book 5582, Page 437.

Parcel Number: 38-00-00001-36-6.

Location of property: 8 Aspen Way, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gregory Furman** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-42CB, Mortgage Pass-Through Certificates, Series 2005-42CB. Debt: \$226,548.49.

**Joseph F. Riga**, Attorney.

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

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

12-18667

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a subdivision plan entitled "Morgan's Court", drawn by Applied Surveying Technologies, Douglas A. Kramer, PLS Oley, Pennsylvania, dated 8-19-2002, revised 12-2-2002 and recorded in Plan Book A-61, Page 282, as follows, to wit:

BEGINNING at a point on the Northwestern side of Sixth Street (proposed right-of-way line 30 feet from center line), a corner of this land and Lot No. 19 on said plan; thence extending from a said point of beginning and along the Northwestern side of Sixth Street, aforesaid along the arc of a circle curving to the right having a radius of 970.00 feet the arc distance of 35.19 feet to a point, corner of Lot No. 21 on said plan; thence extending from the same, crossing proposed 10 feet wide sanitary sewer easement and through the bed of sanitary sewer reservation easement, North 39 degrees, 33 minutes, 00 seconds West, 204.35 feet to a point; thence extending North 20 degrees, 45 minutes, 32 seconds East, 40.29 feet to a point, a corner of Lot No. 19, aforesaid; thence extending along the same, re-crossing proposed 20 feet wide sanitary sewer easement, South 39 degrees, 33 minutes, 00 seconds East, 214.54 feet to the first mentioned point and place of beginning.

BEING Lot No. 20 on said plan.

TITLE TO SAID PREMISES IS VESTED IN David A. DiMarcello and Linda M. DiMarcello, by Deed from Rotelle Builders-East Greenville, L.P., a Pennsylvania Limited Partnership, dated 03/31/2004, recorded 04/14/2004 in book 5503, Page 2273.

Parcel Number: 06-00-03160-19-1.

Location of property: 317 West 6th Street, East Greenville, PA 18041-1530.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David A. DiMarcello and Linda M. DiMarcello** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC. Debt: \$243,124.52.

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

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

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

12-23394

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

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

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

13-08629

ALL THAT CERTAIN property, situated in **Souderton Borough**, in the County of Montgomery, Commonwealth of Pennsylvania, and being described as follows: 21-00-07284-00- 3. Being more fully described in a Deed dated 06/26/03 and recorded 07/02/03, among the land records of the County and State set forth above, in Deed Volume 5462 and Page 2338.

APN # 21-00-07284-00-3 B 026 U 028.

TITLE TO SAID PREMISES IS VESTED IN Christopher Fitzgerald and Kathleen McDaniel, by Deed from Steven W. Zerby, dated 06/26/2003, recorded 07/02/2003 in Book 5462, Page 2338.

Parcel Number: 21-00-07284-00-3.

Location of property: 21 North Third Street a/k/a 21 North 3rd Street, Souderton, PA 18964-1113.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher Fitzgerald and Kathleen McDaniel a/k/a Kathleen B. Fitzgerald** at the suit of Nationstar Mortgage, LLC. Debt: \$243,253.21.

**Paul Cressman**, Attorney. I.D. #318079

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

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

13-08805

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Ardmore, in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a certain survey and plan thereof made by Alva L. Rogers, Registered Land Surveyors, Ardmore, Pennsylvania, dated December 31, 1925, as follows, to wit:

BEGINNING at a point in the center line of Holland Avenue (40 feet wide), at the distance of 46.31 feet measured North 61 degrees, 26 minutes East, along the center line of Holland Avenue from a stone set at its intersection with the center line of West Spring Avenue (40 feet wide); thence continuing along the said center line of Holland Avenue, North 61 degrees, 26 minutes East, 26.25 feet to a point; thence South 28 degrees, 34 minutes East, 154.70 feet to a point; thence South 61 degrees, 28 minutes West, 26.25 feet to a point; and thence North 28 degrees, 34 minutes West passing through the center of a party wall between these premises and the premises adjoining to the Southwest, 154.68 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paulre Hennessy, by Deed from Edward J. Hennessy, dated 11/11/2013, recorded 11/12/2013, in Book 5895, Page 1565.

Parcel Number: 40-00-26156-00-3.

Location of property: 113 Holland Avenue, Ardmore, PA 19003-1211.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paulre Hennessy and Edward Hennessy** at the suit of Deutsche Bank National Trust Company, as Trustee for The Holders of The GSAA Home Equity Trust 2007-4 Asset-Backed Certificates Series 2007-4. Debt: \$281,281.42.

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

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

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

13-11003

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a lot location plat made for Leroy Kratz et ux. by Herbert H. Metz, Inc., Registered Engineers dated May 17, 1962, as follows, to wit:

BEGINNING at a point in the center line of Upper State Road (State Highway Rural Route 46071) (33 feet wide) said point being the two following courses and distances from a point former by the intersection of the center line of Upper State Road with the center line of County Road (33 feet wide) which divides Montgomery and Bucks Counties: (1) leaving County Line Road Southwestwardly along the center line of Upper State Road 2,379.50 feet more or less to a point; and (2) South 39 degrees, 47 minutes, 30 seconds West still along the center line of Upper State Road 652.40 feet to the point of beginning; thence extending from the point of beginning South 39 degrees, 47 minutes, 30 seconds West along the center line of Upper State Road 200 feet to a point on the extended Northeasterly side of a certain 20 feet right of way also being a corner of land not or late of Paul Tiers; thence extending North 50 degrees, 27 minutes West partly along the extended and partly along the Northeasterly side of the aforesaid 20 feet wide right of way along the aforesaid lands of tiers crossing the Northwesterly and of Upper State Road 230 feet to a point; thence extending North 39 degrees, 47 minutes, 30 seconds East, 200.97 feet to a point; thence extending South 50 degrees, 12 minutes, 30 seconds East recrossing the Northwesterly side of Upper State Road 230 feet to the first mentioned point and place of beginning.

CONTAINING 1.058 acres more or less.

BEING the same premises which Kenneth D. Dunscomb, by Deed dated September 17, 1998 and recorded on November 6, 1998 in the Office for the Recording of Deeds in Book 5247 and Page 2268 conveyed unto Jeffrey C. Adams and Jennifer M. Adams, as Tenants by the Entireties.

Parcel Number: 46-00-03898-00-7.

Location of property: 1401 Upper State Road, North Wales, PA 19454.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Jeffrey Adams and Jennifer Adams** at the suit of U.S. Bank National Association, as Trustee, for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CBI c/o Ocwen Loan Servicing, LLC. Debt: \$390,960.52.

**Andrew J. Marley**, Attorney.

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

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

13-27985

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot #45 as shown on Plan of Subdivision known as Greendale Manor, Section #2, made for Sunnysbrook, Inc. by Barton and Martin, Engineers, dated August 17, 1954 and recorded October 21, 1954 in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book A-1 and being more fully bounded and described according to wit:

BEGINNING at a point on the Southwesterly side of Bradford Road (50 feet wide), said point being a corner in common with Lot No. 46 on said plan and at the distance of three hundred twenty-nine feet and thirty-two one-hundredths of a foot measured North 54 degrees, no minutes, 30 seconds West along the said Southwesterly side of Bradford Road from its intersection with the Northwesterly side of Malinda Road (50 feet wide) (both lines produced); thence from said point of beginning extending South 35 degrees, 59 minutes, 30 seconds West along Lot No. 46 on said plan, a distance of two hundred eighty-nine feet and ninety-seven one-hundredths of a foot to a point on the Northeastly side of a sixty feet wide right-of-way for drainage; thence extending North 23 degrees, 15 minutes, 44 seconds West along the said Northeastly side of a sixty feet wide right-of-way for drainage, a distance of seventy-three feet and thirty one-hundredths of a foot to a point, a corner in common with said Lot No. 44 on said plan; thence extending North 35 degrees, 59 minutes, 30 seconds East, along line of Lot No. 44 on said plan, a distance of two hundred fifty-two feet and fifty one-hundredths of a foot to a point on the Southwesterly side of Bradford Road; thence extending South 54 degrees, no minutes, 30 seconds East along the said Southwesterly side of Bradford Road a distance of sixty-three feet in the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph L. Maloney, by Deed from John G. Remmey, III and Jane T. Remmey, dated 06/30/2003, recorded 07/17/2003 in Book 5464, Page 2350.

Parcel Number: 52-00-02062-00-1.

Location of property: 1310 Bradford Road, Oreland, PA 19075-2415.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph L. Maloney** at the suit of JP Morgan Chase Bank, National Association. Debt: \$246,380.71.

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

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

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

13-28193

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by Edward A. Cardwell, Registered Surveyor, on October 29, 1949, and revised July 26, 1950, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fitzwatertown Road (fifty-eight and fifty one-hundredths feet wide) which point is measured North twenty-two degrees, fifty-six minutes, thirty seconds East, ninety-nine and seventeen one-hundredths feet from a point, which point is measured on the arc of a circle curving to the left, having a radius of twenty-five feet the arc distance of thirty-nine feet from a point on the Northeastly side of Woodhill Drive (South) (fifty feet wide); thence extending North sixty-seven degrees, twenty-six minutes, thirty seconds West, one hundred thirty-nine and sixty-six one-hundredths feet to a point; thence extending North twenty-two degrees, thirty-three minutes, thirty seconds East, fifty-one feet to a point; thence extending South sixty-seven degrees, twenty-six minutes, thirty seconds East, one hundred forty feet to a point on the Northwesterly side of Fitzwatertown Road; thence extending along the said side of Fitzwatertown Road, South twenty-two degrees, fifty-six minutes, thirty seconds West, fifty-one feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David M. Bruder, by Deed from The Estate of Anna B. Mantle, Deceased, by Stephen J. Mantle, Administrator, C.T.A., dated 10/14/2005, recorded 10/21/2005 in Book 5576, Page 686.

Parcel Number: 59-00-07537-00-9.

Location of property: 426 Fitzwatertown Road, Willow Grove, PA 19090-2330.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David M. Bruder** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corporation, CSFB Mortgage-Backed Pass-Through Certificates, Series 2005-12. Debt: \$180,419.14.

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

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

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

13-28991

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:

BEGINNING at a point on the Northeasterly side of Turner Avenue (50 feet wide), said point being at the distance of 350 feet measured North 48 degrees, 56 minutes West, along the Northeasterly side of Turner Avenue from its point of intersection with the Northwestern side of Osbourne Avenue (formerly Second Street) (50 feet wide).

CONTAINING in front or breadth Northwestwardly along the Northeasterly side of Turner Avenue 50 feet and extending of that width in length or depth Northeastwardly between parallel lines 125 feet.

BEING lots numbered 617 and 618 on Plan of Lots of 'Glenside Park' as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Todd W. Stidham and Lori L. Stidham, h/w, by Deed from Debra D. Schwartz, n/k/a, Debra D. Ferraro, dated 11/07/1997, recorded 11/17/1997 in Book 5206, Page 1964.

Parcel Number: 30-00-68104-00-5.

Location of property: 2907 Turner Avenue, Abington, PA 19001-3511.

The improvements thereon are:

Seized and taken in execution as the property of **Todd W. Stidham and Lori L. Stidham** 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 Cwalt, Inc., Alternative Loan Trust 2007-0A2 Mortgage Pass-Through Certificates, Series 2007-0A2. Debt: \$308,791.14.

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

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

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

13-29676

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan-Phase 3, "Dublin Meadows" made for by Dublin Meadows, Inc., by Carroll Engineering Corporation, Consulting Engineers, dated November 30, 1984, last revised February 11, 1987, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-48, Page 229, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Patrick Court (40 feet wide) at a corner of Lot #90, as shown on said plan and which point is measured the seven following courses and distances from a point of tangent on the Southeasterly side of North Spring Hill Drive (50.00 feet wide), viz: (1) leaving the said Southeasterly side of North Spring Hill Drive on the arc of a curve, curving to the left, having a radius of 25.00 feet, the arc distance of 39.27 feet from a point of tangent on the said Northeasterly side of Patrick Court; (2) thence extending South 53 degrees, 23 minutes, 30 seconds East, along the said side of Patrick Court, the distance of 67.99 feet to a point of curve on the same; (3) thence extending Southeastwardly along the said Northeasterly side of Patrick Court on the arc of a curve, curving to the right, having a radius of 120.00 feet, the arc distance of 91.21 feet to the point of reverse curve on the same; (4) thence extending Southeastwardly along the said side of Patrick Court on the arc of a curve, curving to the left, having a radius of 25.00 feet, the arc distance of 22.53 feet to a point of compound curve on the same; (5) thence extending Southeastwardly along the said Northwestern side of Patrick Court on the arc of a curve, curving to the left, having a radius of 50.00 feet, the arc distance of 7.14 feet to a point of tangent on the same; and (6) thence extending South 53 degrees, 23 minutes, 3 seconds East along the said Northeasterly side of Patrick Court, the distance of 59.99 feet to a point of curve on the same; and (7) thence extending Southeastwardly along the said side of Patrick Court on the arc of a curve curving to the right having a radius of 50.00 feet the arc distance of 30.70 feet to the point of beginning; thence extending from said point of beginning North 50 degrees, 07 minutes, 40 seconds East along Lot No. 90 and also for a portion of the distance of extending through the party wall as shown on said plan the distance of 132.52 feet to a point, a corner of Parcel "J" as shown on said plan; thence extending along Parcel "J" the three following courses and distances, viz: (1) extending South 39 degrees, 52 minutes, 20 seconds West the distance of 30.00 feet to a point a corner; (2) thence extending South 05 degrees, 07 minutes, 40 seconds West the distance of 21.21 feet to a point a corner; and (3) thence extending South 50 degrees, 07 minutes, 40 seconds West and also crossing through a certain storm easement (20.00 feet wide), as shown on said plan the distance of 134.37 feet to a point a corner in line of Lot Number 92 as shown on said plan; thence extending North 53 degrees, 23 minutes, 30 seconds West along Lot No. 92 and also re-crossing into the aforesaid easement the distance of 20.62 feet to a point on the Southeasterly side of Patrick Court; thence extending in a Northeastwardly to Northwardly to Northwestwardly direction along the Southeasterly, Easterly and Northeasterly sides of Patrick Court, aforesaid on the arc of a curve curving to the left having a radius of 50.00 feet the arc distance of 33.68 feet to the first mentioned point on the said Northeasterly side of Patrick Court and place of beginning.

BEING Lot Number 91 as shown on the above mentioned plan.

BEING the same premises which David Connolly by Deed dated 6/20/2003 and recorded 6/26/2003 in Montgomery County in Deed Book 5461, Page 2399 granted and conveyed unto Han K. Oh.

Parcel Number: 54-00-13103-18-1.

Location of property: 1418 Patrick Court, Maple Glen, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Han K. Oh** at the suit of Ditech Financial, LLC. Debt: \$265,651.39.

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

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

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

13-32261

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

BEGINNING at a point in the bed of Gravel Pike, T.R. #29, F.A.P. 158 (legal right-of-way 33 feet) a corner of this and the lands of the n/l Leonard Shallcross; thence, through the bed of the said Gravel Pike, North 18 degrees, 04 minutes, 53 seconds West, 346.44 feet to a point; thence, 76 degrees, 34 minutes, 13 seconds East, 146.69 feet to a point on the Southwesterly side of the former Perkiomen Branch of the Reading Railroad, now lands of Montgomery County; thence, continuing along the lands of Montgomery County, South 00 degrees, 10 minutes West, 339.18 feet to a point; thence along the lands of the n/l Leonard Shallcross, South 86 degrees, 29 minutes, 59 seconds West, 34.17 feet to the point and place of beginning.

CONTAINING 0.723 acres (31,494 square feet) net area 17554 square feet.

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

AND THE SAME Wytte M. Rowden departed this life on or about March 29, 1999, whereby his ownership and interest became vested in Betty E. Rowden by the Right of Survivorship.

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

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

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Betty Rowden a/k/a Betty E. Rowden and Effa M. Doran a/k/a Effa Mae Doran** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely as Separate Trustee for PMT NPL Financing 2015-1. Debt: \$188,115.85.

**Sarah K. McCaffery**, Attorney.

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

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

13-34203

ALL THAT CERTAIN unit in the property known, named and identified as Riverwalk at Royersford, a Condominium located in **Royersford Borough**, 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 Montgomery County Recorder of Deeds of a Declaration dated July 25, 2006 and recorded in Deed Book 5610, Page 317; First Amendment thereto dated July 28, 2007, recorded in Deed Book 5656, Page 2089; Second Amendment thereto dated October 10, 2007, and recorded in Deed Book 5670, Page 2089; Third Amendment thereto dated February 4, 2008, recorded in Deed Book 5681, Page 845; Fourth Amendment thereto dated February 18, 2008, recorded in Deed Book 5683, Page 866; Fifth Amendment thereto dated May 15, 2008, recorded in Deed Book 5696, Page 427; Sixth Amendment thereto dated July 17, 2008, recorded in Deed Book 5700, Page 2176; Seventh Amendment thereto dated October 24, 2008, recorded in Deed Book 5711, Page 2928; being and designated as Building No. 11, Unit No. 67, together with a proportionate undivided interest in the common elements (as defined in such declaration).

BEING part of the same premises which Anchor Glass Container Corporation f/k/a Anchor Glass Acquisition Corporation by Deed dated June 15, 2004, and recorded July 1, 2004, in Montgomery County in Deed Book 5514, Page 1858, conveyed unto The Riverfront at Royersford, L.P., in fee.

BEING the same premises which Atoll Enterprise, Inc., a Pennsylvania Corporation, by Deed dated March 23, 2006, and recorded March 24, 2006, in Montgomery County, in Deed Book 5594, Page 1972, conveyed unto The Riverfront at Royersford, L.P., a Pennsylvania Limited Partnership, in fee.

BEING the same premises which Beryl Y. Shurelds by Deed dated 3/28/2012 and recorded 1/31/2013 in Montgomery County in Deed Book 5862, Page 2116 granted and conveyed unto Sean M. Shurelds.

Parcel Number: 19-00-01412-63-6.

Location of property: 67 Rogerson Court, Building 11 #67, Royersford, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sean M. Shurelds** at the suit of JP Morgan Chase Bank, National Association. Debt: \$284,198.54.

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

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

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

14-02839

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery, State of Pennsylvania and described according to a plan of Section No.3 of Whitmarsh Village made for McCloskey Homes, Inc. on March 17, 1947 and revised September 5, 1950 by Franklin and Lindsey Registered Engineers, Philadelphia, which plan is recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 2063, Page, 601, as follows, to wit:

BEGINNING at a point on the Northeast side of Cheltenham Avenue (50 feet wide) at the distance of 230.14 feet measured along the said side of Cheltenham Avenue South 52 degrees, 18 minutes, 30 seconds East from its point of intersection with the Southeast side of Paper Mill Road (41.5 feet wide) as widened on the Southeast side thereof (both lines produced).

CONTAINING in front or breadth on the said side of Cheltenham Avenue from the said beginning point 80 feet and extending of that width in length or depth North 37 degrees, 41 minutes, 30 seconds East between parallel lines at right angles to the said Cheltenham Avenue on the Northwest line thereof 355.88 feet and the Southeast line thereof 356.02 feet.

BEING Lot No. 560 Cheltenham Avenue, on said plan.

TITLE TO SAID PREMISES IS VESTED IN Clifford L. Bardliving, Jr. and Tanya L. Bardliving by Deed from Samuel J. Melincoff and Julia Melincoff, dated April 29, 1999 and recorded May 18, 1999 in Deed Book 5272, Page 0307. Parcel Number: 52-00-03328-00-4.

Location of property: 8907 Cheltenham Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Clifford L. Bardliving, Jr. and Tanya L. Bardliving** at the suit of LSF9 Master Participation Trust. Debt: \$368,952.75.

**Joseph F. Riga**, Attorney.

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

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

14-05222

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Salford Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of "West Side Eight" Subdivision, made for Lloyd H. Mignot, by Albert G. Newbold, Engineer, Bechtelsville, PA, dated 5-3-1971 and recorded in Plan Book B-21, Page 6, as follows, to wit:

BEGINNING at a P.K. nail placed in the bed or an unnamed road known as Dietz Mill Road, said point being a corner of Lot No. 2 as shown on said plan; thence extending from said point of beginning along Lot No. 2 South 54 degrees, 44 minutes West, crossing the Southwesterly side of Dietz Mill Road, a pin and the ultimate right-of-way line of said Dietz Mill Road, 563.22 feet to a pin placed in the line of land now or late of Robert A. Barboni (Deed Book 3323, Page 722); thence extending along same, the 2 following courses and distances: (1) North 33 degrees, 17 minutes, 40 seconds East crossing the Northeastly side of said Dietz Mill Road, 227.45 feet to an I.P. found and held on the Northeastly side of said Dietz Mill Road; thence extending South 6 degrees, 47 minutes, 10 seconds East, crossing the Northeastly side of said Dietz Mill Road, 107.72 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on said plan.

BEING BLock 24, Unit 2.

TITLE TO SAID PREMISES IS VESTED IN Michele E. Mignot a/k/a Michele Mignot and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania by Deed from Mickey Mignot Allem dated April 19, 2007 and recorded August 2, 2007 in Deed Book 5658, Page 00674, Instrument Number 2007092765.

Parcel Number: 44-00-00637-00-3.

Location of property: 53 South Dietz Mill Road, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michele E. Mignot a/k/a Michele Mignot and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania** at the suit of New York Community Bank. Debt: \$475,350.60.

**Joseph F. Riga**, Attorney.

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

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

14-06509

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditament and appurtenances, situate at Overbrook-Hills in Wynnewood in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, on the Southwest side of Rock Glen Road at the distance of 225 feet Northwestward from the Northwest side of Surrey Lane.

CONTAINING in front or breadth on, the said Rock Glen Road, 49 feet and extending of that width in length or depth Southwestward between parallel lines at right angles to the said Rock Glen Road. 100 feet to the middle of a certain 15 feet wide driveway, which extends Northwestward and Southeastward and communicated at its Northwesternmost end with a certain other driveway, 15 feet wide which extends Southwestward into the said Trent Road.

BEING Lot No. 5, Block 17 on Plan of Overbrook-Hills in Wynnewood.

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



TITLE TO SAID PREMISES IS VESTED IN Carol S. Mackenzie by Deed from Charles P. Bufalino and Carol S. Mackenzie dated February 26, 2010 and recorded March 19, 2010 in Deed Book 5761, Page 01795.

Parcel Number: 40-00-51616-00-4.

Location of property: 48 Rock Glen Road, Overbrook Hills, Wynnewood, PA 19096.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carol S. Mackenzie and Charles P. Bufalino** at the suit of Wells Fargo Bank, N.A. Debt: \$101,503.28.

**Joseph F. Riga**, Attorney.

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

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

14-07116

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:

BEGINNING at a point on the Southeast side of Haws Avenue at the distance of 435.6 feet Northeasterly from Marshall Street a corner of this and land of Frederick W. Flick; thence by the same right angles to Haws Avenue, Southeasterly 150 feet more or less to the middle of Evans Alley, and along the middle thereof, Northeasterly 20 feet to a point, a corner of this and land lately conveyed to Irene R. Parvin; thence by the same parallel with the first line and through the middle of the partition wall between this and the adjoining house on said Parvin's land, Northwesterly 150 feet more or less to Haws Avenue aforesaid and along the Southeast side thereof, Southwesterly 20 feet to the place of beginning.

BEING the same premises as Patricia E. Dennis n/k/a Hakima Ali by Deed dated June 2, 2015 and recorded June 2, 2015 by the Montgomery County Recorder of Deeds in Deed Book 5956, Page 354, Instrument No. 2015039079, granted and conveyed unto Patricia E. Dennis, Trust.

Parcel Number: 13-00-16012-00-4.

Location of property: 652 Haws Avenue, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Patricia E. Dennis, Trust** at the suit of Kondaur Capital Corporation. Debt: \$195,652.75.

**M. Troy Freedman**, Attorney. I.D. #85165

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

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

14-07672

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 certain plan thereof known as 'Plan of Lots Section No. 3 Abington Woods', made by George B. Mebus, Inc., Engineers, dated November 30, 1955, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-2, Page 141, as follows, to wit:

BEGINNING at a point of reverse curve on the Southerly side of Osbourne Avenue (fifty feet wide), said point of reverse curve being the five following courses and distances from a point of curve on the Southwesterly side of Grisdale Road (fifty feet wide): (1) leaving Grisdale Road on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-one and eighty-eight one-hundredths feet to a point of tangent on the Northwesterly side of Osbourne Avenue; (2) South forty-three degrees, forty-one minutes, twenty-five seconds West along the Northwesterly side of Osbourne Avenue, seventy-nine and fifty-six one-hundredths feet to a point; (3) South forty-seven degrees, thirty-eight minutes, thirty-five seconds East crossing the bed of Osbourne Avenue fifty, and one one-hundredths feet to a point on the Southeasterly side of Osbourne Avenue; (4) North forty-three degrees, forty-one minutes, twenty-five seconds East along the Southeasterly side of Osbourne Avenue ninety and twelve one-hundredths feet to a point of curve in the same; and (5) on the arc of a circle curving to the right having a radius of twenty feet the arc distance of twenty-four and sixty-four one-hundredths feet to the place of beginning; thence extending from said point of beginning in an Easterly direction along the Southerly side of Osbourne Avenue on the arc of a circle curving to the left having a radius of one hundred seventy-five feet the arc distance of fifty-one and eighty-eight one-hundredths feet to a point; thence extending South seven degrees, seventeen minutes, fifteen seconds West, one hundred sixty-one feet to a point; thence extending North forty-seven degrees, thirty-eight minutes, thirty-five seconds West, one hundred fifty-four and sixty-two one-hundredths feet to a point on the Southeasterly side of Osbourne Avenue aforesaid; thence extending North forty-three degrees, forty-one minutes, twenty-five seconds East along the Southeasterly side of Osbourne Avenue ninety and twelve one-hundredths feet to a point of curve in the same; thence extending on the arc of a circle curving to the right having a radius of twenty feet, the arc distance of twenty-four and sixty-four one-hundredths feet to the first mentioned point of reverse curve and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David V. Stewart, by Deed from Louise W. Clare, dated 09/28/2004, recorded 11/22/2004 in Book 5533, Page 2904.

Parcel Number: 30-00-50604-00-9.

Location of property: 1301 Osbourne Avenue, Abington, PA 19001-2903.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David V. Stewart and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Pennymac Holdings, LLC f/k/a Pennymac Mortgage Investment Trust Holdings I, LLC. Debt: \$335,760.86.

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

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

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

14-07957

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

BEGINNING at a point in the center line of Clemens Road (thirty-three feet wide, to be widened to fifty feet in the future), said point being located eight hundred and twenty-five feet more or less Northeasterly from the intersection of the center line of said Clemens Road with the center line of Stahl Road, said point being also the intersection of the common property line of now/or late Wesley Bowman and herein described lands of Henry Ruth with the said center line of Clemens Road; thence along lands of now/or late Wesley Bowman, lands of now/or late William Wimer, lands of now/or late William Wilson and lands of now/or late Ronald Hunsberger, North forty-three degrees, thirty-one minutes East, one thousand and twenty and twenty-two one-hundredths feet to an iron pin; thence along lands of now/or late Marvin Anders, South forty-six degrees, fifty-one minutes East, two hundred and two and forty-three one-hundredths feet to an old concrete post; thence along lands of now/or late Joseph Gettler and Harvey Nyce, South forty-two degrees, forty-five minutes West, seven hundred and seventy-eight and sixty-four one-hundredths feet to a point in the center line of Clemens Road; thence along the same South eighty-four degrees, forty-five minutes West, three hundred and twenty-three and nine one-hundredths feet to the point and place of beginning.

CONTAINING 4.302 acres of land more or less.

TITLE TO SAID PREMISES IS VESTED IN **Charles R. Coleman a/k/a Charles Robert Coleman and Anna A. Coleman** by Deed from Henry L. Ruth and Stella Marie A. Ruth, dated October 20, 1965 and recorded October 21, 1965 in Deed Book 3402, Page 946.

Parcel Number: 50-00-00361-00-3.

Location of property: 231 Clemens Road, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Charles R. Coleman a/k/a Charles Robert Coleman and Anna A. Coleman** at the suit of Wells Fargo Bank, N.A. Debt: \$179,496.95.

**Joseph F. Riga**, Attorney.

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

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

14-08372

ALL THAT CERTAIN lot or piece of ground with one half of a twin dwelling erected thereon, situate on the Southeasterly side of Washington Street, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, being known as Lot No. 13 on a plan of lots laid out for Hillside Homes, Inc., by David Meixner, Registered Professional Engineer, on plan dated June 23, 1967, more fully bounded and described, as follows, to wit:

BEGINNING at a point on the Southerly side of Washington Street (45 feet wide) said point of beginning being measured the two following courses and distances from a point of curvature on the Northeasterly side of Butler Avenue: (1) along the arc of a circle curving to the right having a radius of 15 feet, the arc distance of 23.56 feet to a point of tangent on the Southeasterly side of Washington Street; and (2) North 42 degrees, 17 minutes, 30 seconds East, 112.88 feet to the first mentioned point and place of beginning; thence along said side of Washington Street, North 42 degrees, 17 minutes, 30 seconds East, 30.25 feet to a point a corner of Lot No. 14; thence extending along Lot No. 14 and passing through the party wall of the twin dwelling erected on the herein described premises and Lot No. 14 South 47 degrees, 42 minutes, 30 seconds East, 100.00 feet to a point in line of Lot No. 15; thence extending along Lot No. 15 South 42 degrees, 17 minutes, 30 seconds West, 30.25 feet to a corner of Lot No. 12; thence extending along Lot No. 12, North 47 degrees, 42 minutes, 30 seconds West, 100.00 feet to the first mentioned point and place of beginning.

BEING the same premises which James E. Miller and Sharon A. Miller, by Deed dated June 27, 2003 and recorded July 10, 2003 in Montgomery County in Deed Book 5465, Page 1826 conveyed unto Danny Sinclair, Sr.

Parcel Number: 16-00-32076-00-2.

Location of property: 470 North Washington Street, Pottstown, PA 19464.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Danny Sinclair, Sr.** at the suit of JP Morgan Chase Bank, N.A. Debt: \$83,063.93.

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

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

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

14-16771

**PREMISES "A"**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County and State of PA, known and designated as Lot No. 49 on Plan of Lots of 'Waverly Heights', recorded at Norristown in Deed Book 917, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Glenside Avenue (a 33 feet wide street) at the distance of 235.39 feet from a point produced by the said Southwesterly line of Glenside Avenue extended to intersect with the Easterly line of Heist Avenue (40 feet wide); thence extending along the Southwesterly line of Glenside Avenue South 50 degrees, 41 minutes East, 40 feet to a point; thence by Lot No. 50 on said plan South 39 degrees, 19 minutes West, 145.24 feet to a point thence by Lots No. 78 and no. 79 on said plan North 39 degrees, 19 minutes East, 140.48 feet to the Southwesterly side of Glenside Avenue the point and place of beginning.

**PREMISES "B"**

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, PA, as follows:

BEGINNING at a point on the Southwesterly side of Glenside Avenue (33 feet wide) said point being at the distance of 203.39 feet measured South 50 degrees, 41 minutes East, along the said Southwesterly side of Glenside Avenue from a point of curve of a radius corner, which has a radius of 20 feet, said point of curve being at the tangent distance of 31.28 feet, measured South 50 degrees, 41 minutes East from the point of intersection, which the said Southwesterly side of Glenside Avenue (33 feet wide) makes with the Southeasterly side of Clayton Road (formerly Heist Avenue) (40 feet wide) produced; thence from the first mentioned point and place of beginning along the said Southwesterly side of Glenside Avenue South 50 degrees, 41 minutes East, 12 feet to a point, said point being erroneously cited in previous Deed dated 1/4/1954, and recorded in the Office of the Recorder of Deeds, Norristown, PA in Deed Book 2435, Page 503, as being 235.39 feet measured Southeasterly from the intersection of Clayton Road (formerly Heist Avenue) as shown in deed, whereas, distance should be 246.67 feet, said point being also at the distance of 290.00 feet measured North 50 degrees, 41 minutes West, from the point of the intersection which the said Southwesterly side of Glenside Avenue (33 feet wide) makes with Northwesterly side of Radcliffe Road (formerly Twickenham Road) (40 feet wide) produced; thence South 39 degrees, 19 minutes West and along the Northwesterly side of Lot No. 49 as shown on Plan of Waverly Heights, approved by the Board of Township Commissioners of the Township of Cheltenham, 6/3/1924, and recorded in the Office of the Recorder of deeds, Norristown, PA in Deed Book 917, Page 1015, Page 600, 140.48 feet to a point on the rear line of Lot Nos. 79 on said plan; thence partly on the rear line of Lot Nos. 79 and 80 on said plan, North 43 degrees, 53 minutes, 40 seconds West, 12.08 feet to a point; thence through Lot No. 48 on said plan, North 39 degrees, 19 minutes East, 139.05 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jamestta Arthur, by Deed from John P. Durante, Sheriff of the County of Montgomery, dated 05/05/2005, recorded 05/12/2005 in Book 5553, Page 2603.

Parcel Number: 31-00-11494-00-4.

Location of property: 416 West Glenside Avenue, Glenside, PA 19038-3316.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jamesetta Arthur a/k/a Jamestta Arthur** at the suit of MTGLQ Investors, L.P. Debt: \$205,152.98.

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

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

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

14-18410

ALL THAT CERTAIN property, situate in **Lower Providence Township**, in the County of Montgomery and Commonwealth of Pennsylvania and being described, as follows:

BEING more fully described in a Deed dated 04/29/02 and recorded 05/16/02, among the land records of the County and State set forth above, in Deed Volume 5408 and Page 366.

BEING the same premises which Catherine M. Walton, by Deed dated 04/29/02 and recorded 05/16/02 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5408, Page 366, granted and conveyed unto Thomas F. Dority and Tracey W. Dority.

Parcel Number: 43-00-10774-00-1.

Location of property: 1116 Pawlings Road, Audubon, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas F. Dority and The United States of America** at the suit of Federal National Mortgage Association. Debt: \$88,798.82.

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

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

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

14-19664

ALL THAT CERTAIN unit in the property known, named and identified as The Tower at Oak Hill, a Condominium, located in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act. 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated February 24, 1989 and recorded on February 28, 1989 in Deed Book 4903, Page 1429, and a First Amendment thereto recorded May 10, 1989 in Deed Book 4910. Page 1533, being and designated as Unit No. 3-Y.

BEING the same premises which First Oak, Inc., a PA Corporation by Deed dated 11/8/1995 and recorded 11/14/1995 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5131, Page 1573, granted and conveyed unto Elaine Cooperstein.

Parcel Number: 40-00-22136-67-5.

Location of property: 1600 Hagysford Road, Unit #3Y, Penn Valley, PA 19072.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elaine K. Cooperstein a/k/a Elaine Cooperstein** at the suit of Green Tree Servicing, LLC. Debt: \$62,861.23.

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

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

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

14-19897

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Subdivision of 'Woods at Gwynedd Valley' by Chambers Associates, Inc., dated 9/26/1996 last revised 1/19/1998 and recorded in Montgomery County in Plan Book A-59, Page 31, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Penn Oak Road South (50 feet wide) said point being a corner of Lot 12 as shown on the above mentioned plan; thence extending from said point of beginning along the Southerly side of Penn Oak Road South on the arc of a circle curving to the right having a radius of 275.00 feet the arc distance of 393.03 feet to a point in line of lands now or late of Richard D. Weber; thence extending along the same, South 44 degrees, 19 minutes, 00 seconds West, 214 74 feet to a point a corner of lands known as Open Space as shown on the above mentioned plan; thence extending along the same South 13 degrees, 41 minutes, 57 second West, 32.65 feet to a point a corner of Lot 12 as shown on the above mentioned plan; thence extending along the same the (2) following courses and distances: (1) North 76 degrees, 78 minutes, 03 seconds West, 81.47 feet to a point; and (2) North 54 degrees, 48 minutes, 35 seconds West, 138.29 feet to the first mentioned point and place of beginning.

CONTAINING in area of 42,505 square feet.

BEING Lot Number 11 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Nicholas J. Ochs and Karen L. Ochs and Harry G. Finocchio, by Deed from Nicholas J. Ochs and Karen L. Ochs, h/w, dated 07/28/2007, recorded 06/12/2008 in Book 5696, Page 69. Parcel Number: 39-00-03443-43-3.

Location of property: 847 South Penn Oak Road a/k/a 870 South Penn Oak Road, Lower Gwynedd, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nicholas J. Ochs and Karen L. Ochs** at the suit of U.S. Bank National Association, as Trustee for Residential Funding Mortgage Securities I, Inc., Mortgage Pass-Through Certificates, Series 2005-SA2. Debt: \$1,260,045.00.

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

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

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

14-20872

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, described according to a plan of School Side Manor made by Damon and Foster, Civil Engineers, under date of May 17, 1955, as follows:

BEGINNING at a point on the Northeast side of Gulph Road as of the width of 40 feet said point being measured along the said side of Gulph Road South 66 degrees, 58 minutes East, 562.17 feet from the point of intersection of the Northeasterly side of Gulph Road (40 feet wide) with the Northeasterly side of Henderson Road; thence from said point of beginning and extending along the Northeasterly side of Gulph Road aforesaid, South 66 degrees, 58 minutes East, 69 feet to a point; thence leaving the said side of Gulph Road and extending North 23 degrees, 02 minutes East, 191.84 feet to a point; thence extending North 26 degrees, 48 minutes, 45 seconds West, 90.28 feet to a point; thence extending South 23 degrees, 02 minutes West, 250.06 feet to a point on the Northeasterly side of Gulph Road, the point and place of beginning.

BEING Lot 70 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Tammy R. Swenk, by Deed from Prudential Relocation, Inc., a Colorado corporation; dated 02/18/2010, recorded 03/11/2010 in Book 5760, Page 2740.

Parcel Number: 58-00-17041-00-1.

Location of property: 756 South Gulph Road, King of Prussia, PA 19406-3706.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tammy R. Swenk** at the suit of PHH Mortgage Corporation. Debt: \$224,057.15.

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

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

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

14-22557

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision made for Anthony M. Dilucia, Inc., entitled 'Grist Mill Run, Section IV', drawn by Stout, Tacconelli & Associates, Inc., dated 5/1/1986, last revised 6/16/1987 and 2/2/1988, and recorded in Plan Book A-50, Pages 258, 259 and 260, as since later revised 10/12/1989 and recorded in Plan Book A-51, Pages 467 and 468, as follows, to wit:

BEGINNING at a point on the Northwestern side of Thresher Way, said point being at a point a corner of Lot No. 99 on said plan; thence extending from said point of beginning and extending along the said Northwestern side of Thresher Way, South 49 degrees, 22 minutes, 56 seconds West, 61.00 feet to a point a corner of Lot No. 101 on said plan; thence extending along the line of said Lot No. 101, North 40 degrees, 37 minutes, 04 seconds West, 107.49 feet to a point in line of lands marked 'open space area' as shown on said plan; thence extending along the same, North 37 degrees, 32 minutes, 55 seconds East, 62.33 feet to a point a corner of Lot No. 99, aforesaid; thence extending along the line of said Lot No. 99, South 40 degrees, 37 minutes, 04 seconds East, 120.27 feet to a point on the Northwestern side of Thresher Way, aforesaid being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brandon Sternbach and Cara Sternbach, by Deed from Thomas O. Schaefer, dated 08/29/2008, recorded 09/05/2008 in Book 5706, Page 1664.

Parcel Number: 53-00-08495-22-7.

Location of property: 505 Thresher Way, Lansdale, PA 19446-4054.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brandon Sternbach and Cara Sternbach a/k/a Cara Palasciano** at the suit of Wells Fargo Bank, N.A. Debt: \$368,007.17.

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

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

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

14-22920

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

BEGINNING at a point of tangent on the Southeasterly side of Abbey Lane (50 feet wide) said point being at the arc distance of 34 feet measured along the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Northeasterly side of Winding Way; thence extending from said point of beginning along the Southeasterly side of Abbey Lane North 42 degrees, 42 minutes, 36 seconds East, 55.10 feet to a point a corner of Lot 44; thence extending along the same South 47 degrees, 17 minutes, 24 seconds East, 130 feet to a point in line of Lot 46; thence extending along the same South 47 degrees, 47 minutes, 36 seconds West, 55.16 feet to a point on the Northeasterly side of Winding Way; thence extending along the same the 2 following courses and distances: (1) North 58 degrees, 0 minutes, 0 seconds West, 96.49 feet to a point of curve; and (2) along the arc of a circle curving to the right having a radius of 325 feet the arc distance of 18.74 feet to the point of curve; thence extending along the arc of a circle curving to the right having a radius of 20 feet the arc distance of 18.74 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Karen E. Frick given by Stephen D. Phelan dated May 31, 2006 recorded June 6, 2006 in Book 05603, Page 2508.

Karen E. Frick died on 09/02/2015, and upon information and belief, her surviving heirs are David Dietz and Brent Frick.

Parcel Number: 34-00-00000-00-2.

Location of property: 101 Abbey Lane, Telford, PA 18969-2168.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brent Frick, in His Capacity as Heir of Karen E. Frick, Deceased, David Dietz, in His Capacity as Heir of Karen E. Frick, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Karen E. Frick a/k/a Karen Frick, Deceased** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB Not in its Individual Capacity but as Trustee of Arlp Trust 3. Debt: \$379,073.21.

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

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

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

14-27520

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



BEGINNING at a point on the Northeasterly side of Limerick Lane (50 feet wide) said point being the four following courses and distances from a point of curve on the Northwestern side of Arran Way (50 feet wide): (1) leaving Arran Way on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.71 feet to a point of tangent on the Northeasterly side of Limerick Lane; (2) North 50 degrees, 22 minutes, 40 seconds West along the Northeasterly side of Limerick Lane 51.18 feet to a point of curve on the same; (3) Northwestern still along the Northeastwardly side of Limerick Lane on the arc of a circle curving to the right having a radius of 250.00 feet the arc distance of 31.45 feet to a point of tangent on the same; and (4) North 43 degrees, 10 minutes, 10 seconds West still along the Northeasterly side of Limerick Lane 296.00 feet to the point of beginning; thence extending from said point of beginning along the Northeasterly side of Limerick Lane the two following courses and distances: (1) North 43 degrees, 10 minutes, 10 seconds West, 98.59 feet to a point of curve on the same; and (2) Northwestwardly on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 17.51 feet to a point; thence extending North 41 degrees, 05 minutes, 50 seconds East, 177.77 feet to a point; thence extending South 43 degrees, 10 minutes, 10 seconds East, 133.84 feet to a point; thence extending South 46 degrees, 49 minutes, 50 seconds West, 176.00 feet to the first mentioned point and place of beginning.

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

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

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

BEING the same premises which Michael J. Tabas and Linda M. Tabas, by Deed dated January 6, 2005 and recorded February 16, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5543, Page 2829, granted and conveyed unto Michael J. Tabas, in fee.

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

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

The improvements thereon are: Residential property.

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

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

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

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

14-29487

Premises A:

ALL THAT CERTAIN tract of land, being Lot Nos. 472 and 473 in Plan of East End Addition to **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the Southeast corner of Center Avenue and Roland Street; thence South 43 degrees, 2 minutes East, 60 feet along Center Avenue and Lot #471; thence by the same South 46 degrees, 58 minutes West, 105 feet to a 10 feet wide alley; thence by the same North 43 degrees, 2 minutes West, 60 feet to Roland Street; thence by the same North 46 degrees, 58 minutes East, 105 feet to the place of beginning.

BEING Parcel No. 16-00-03008-00-9.

BEING the same premises which Anthony Pospiech and Mary Grace Pospiech, his wife by indenture dated January 10, 1966 and recorded in the Montgomery County Recorder of Deeds Office at Norristown Pennsylvania on January 13, 1966 in Deed Book 3412, Page 663 granted and conveyed unto James W. Schmitt and Janice M. Schmitt his wife Grantors herein.

Premises B:

ALL THAT CERTAIN lot or piece of ground, situate on Center Avenue, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania hereinafter described, as follows, to wit:

BEGINNING at a point distant from the Southeast corner of Center Avenue and Roland Street Southeasterly 60 feet in line of Lot #472; thence along said Center Avenue Southeasterly 30 feet to line of Lot #470; thence along said Lot #470 Southwestwardly 105 feet to a 10 feet wide alley; thence along said alley Northwesternly 30 feet to Lot #472; thence along said Lot #472 Northeasterly 105 feet to the place of beginning.

BEING Lot #471 on the East End Plan.

BEING Parcel No. 16-00-03012-00-5.

TITLE TO SAID PREMISES IS VESTED IN Byron C. Rick by Deed from James W. Schmitt and Janice M. Schmitt, husband and wife dated 12/12/2005 recorded 12/13/2005 in Deed Book 05582, Page 2314.

Parcel Numbers: 16-00-03008-00-9 and 16-00-03012-00-5.

Location of property: 1200 Center Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Charles A. Rick, Known Heir of Byron C. Rick, Deborah Rick, Known Heir of Byron C. Rick, Joenelle L. Rick a/k/a Joenelle Rick, Known Heir of Byron C. Rick and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Byron C. Rick** at the suit of Wilmington Trust National Association, as Successor Trustee to Citibank, N.A., as Trustee for BNC Mortgage Loan Trust Series 2007-3, Mortgage Pass-Through Certificates, Series 2007-3. Debt: \$190,510.36.

**David Neeren**, Attorney. I.D. #204252

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

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

14-29910

ALL THAT CERTAIN lot or piece of ground, with the house and two garages thereon (being the 1st and 3rd garages from Haws Avenue) erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made by Donald H. Schurr, Civil Engineer and Surveyor dated January 26, 1962, as follows, to wit:

BEGINNING at a stake on the Northwesterly side of Haws Avenue at the distance of 100 feet Northeasterly from Elm Street, a corner of this and lot of land now or late of Samuel J. Long; thence along the same and along the Southeasterly side of a certain 20 feet wide private right-of-way North 50 degrees, 15 minutes West, 16 feet to a point in line of land now or late of S. Schrope; thence by the same the 3 following courses a distances: (1) North 40 degrees, 2 minutes East crossing said 20 feet wide right-of-way 20 feet to a point on the Northwesterly side thereof; (2) North 50 degrees, 15 minutes West along the same 16 feet to a point; (3) South 40 degrees, 2 minutes West recrossing said 20 feet wide right-of-way 20 feet to a point on the Southeasterly side thereof in line of land now or late of Jonas Beideman; thence along the same and along land now or late of Grant J. Neese and Charles Fazio and along the face of a concrete wall North 50 degrees, 15 minutes West, 68 feet to a point in line of land now or late of Samuel E. Cressman; thence along the same the 3 following courses and distances: (1) North 40 degrees, 2 minutes East crossing said 20 feet wide right-of-way 40 feet to a point; (2) North 50 degrees, 15 minutes West, 20 feet to a point; (3) South 40 degrees, 2 minutes West, 20 feet wide right-of-way; thence along the same North 50 degrees, 15 minutes West, 20 feet to a point in line of land now or late of Elizabeth Proury; thence along the same and land now or late of Claude Oberholtzer North 40 degrees, 2 minutes East, 20 feet to a point; thence along the said Oberholtzer's Land North 50 degrees, 15 minutes West, 40 feet to a point in line of land now or late of Eliz M. Law; thence along the same North 40 degrees, 2 minutes East, 20 feet to a point in line of land now or late of Ephram P. Slough; thence along the same and land of 7th Day Adventist Church South 50 degrees, 15 minutes East, 180 feet to a point on the Northwesterly side of Haws Avenue; thence along the same South 40 degrees, 2 minutes West, 60 feet to the point and place of beginning.

TOGETHER with the free and uninterrupted use, liberty and privilege of the aforesaid private right-of-way 20 feet in width extending over the Westerly end of the premises covered hereunder the same being bounded and described as follows, viz:

BEGINNING at a stake on the Northwesterly side of Haws Avenue 100 feet Northeasterly from its point of intersection with the Northeasterly side of Elm Street; thence on a line parallel with Elm Street and 100 feet distant; thence from North 50 degrees, 15 minutes West, 180 feet to a stake; thence North 39 degrees, 45 minutes East, 20 feet to a point in line of land of the said Claude A. Smith of which this is a part; thence South 50 degrees, 15 minutes East, 180 feet to a point on the Northwesterly side of Haws Avenue aforesaid; thence extending along said side of said Haws Avenue South 39 degrees, 45 minutes West, 20 feet to the place of beginning.

TOGETHER with the free ingress, egress, and regress to and for the said grantees, their heirs and assigns, their tenants and under tenants, occupiers or possessors of the said grantees' messuage and ground contiguous to said private right-of-way at all times and seasons forever hereafter into, along, upon, and out of the said private right of way in common with the said Claude A. Smith adjacent to the said private right-of-way.

TITLE TO SAID PREMISES IS VESTED IN Ricky T. Coleman as sole owner by Deed from Ronald Pizzo and Kathleen Pizzo, his wife dated 08/04/2006 recorded 08/11/2006 in Deed Book 5612, Page 536.

Parcel Number: 13-00-16632-00-5.

Location of property: 801 Haws Avenue, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ricky T. Coleman** at the suit of HSBC Bank USA National Association. Debt: \$98,560.40.

**Nicole LaBletta**, Attorney. I.D. #202194

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

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

14-31907

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Subdivision of Clovercrest Farm, prepared by George B. Standbridge Associates, dated August 10, 1985, last revised August 4, 1986 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-48, Page 1 and 2, as follows:

BEGINNING at a point on the Northeasterly side of Moyers Boulevard (54.00 feet wide), a corner of this and Lot No. 5, as shown on said plan, which point is at the distance of 560.00 feet measured South 37 degrees, 28 minutes, 00 seconds East along the Northeasterly side of Moyers Boulevard from a monument set on the side thereof, a corner of land now or late of Montgomery County Industrial Development Authority, as shown on said plan; thence extending from said point of beginning North 52 degrees, 32 minutes, 00 seconds East along line of Lot No. 5, aforesaid, 205.00 feet to a point a corner of land of Wissahickon Valley Watershed Association, as shown on said plan; thence extending South 37 degrees, 26 minutes, 00 seconds East along line of land of Wissahickon Valley Watershed Association 110.00 feet to a point a corner of Lot No. 7, as shown on said plan; thence extending South 52 degrees, 32 minutes, 00 seconds West along line of Lot No. 7, 207.23 feet to a point a corner on the Northeasterly side of Moyers Boulevard, aforesaid; thence extending along the Northeasterly side of Moyers Boulevard the two following courses and distances: (1) on the arc of a curve, curving to the left in a Northwestwardly direction, having a radius of 702.00 feet, the arc distance of 56.00 feet to a point of tangent; and (2) North 37 degrees, 28 minutes, 00 seconds West, 54.06 feet to a point a corner of Lot No. 5, aforesaid, the first mentioned point and place of beginning.

BEING Lot No. 6, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Charles F. Hertzog and Kathleen V. Mullen, h/w, by Deed from Gambone Bros. Development Company, a Pennsylvania Corporation acting herein by and through its attorney-in-fact William B. Murdoch, duly constituted and appointed by letter of attorney as recorded in the Office of the Recorder of Deeds of Montgomery County in letter of Attorney Book 157, Page 562, dated 07/30/1993, recorded 08/02/1993 in Book 5049, Page 649.

Parcel Number: 56-00-05941-10-5.

Location of property: 355 Moyer Boulevard a/k/a 355 Moyers Boulevard, North Wales, PA 19454- 2725.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathleen V. Mullen and Charles F. Hertzog** at the suit of Wells Fargo Bank, N.A. Debt: \$399,759.09.

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

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

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

15-00316

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Squire Estates made for Nova Construction, Inc., dated September 4, 1979 and last revised May 14, 1981 made by Charles E. Shoemaker, Inc., Engineers and Surveyors, being recorded in Montgomery County Plan Book A-45, Page 166 bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Gentry Lane (50 feet wide) which point is being measured on the arc of a circle curving to the right, having a radius of 15 feet the arc distance of 23.56 feet from a point of curve on the Northeasterly side of Squire Drive (50 feet wide); thence extending along the Southeasterly side of Gentry Lane, North 97 degrees, 00 minutes, 00 seconds East, 72.20 feet to a point; thence extending along Lot No. 5 on said plan, South 41 degrees, 36 minutes, 48 seconds East, 272.09 feet to a point; thence extending along lands now or formerly of William and Eleanor Schilling, South 06 degrees, 47 minutes, 14 seconds East, 81.57 feet to a point; thence extending along Lot No. 3 on said plan, North 64 degrees, 37 minutes, 27 seconds West, 269.20 feet to a point on the Northeasterly side of Squire Drive aforementioned; thence extending along the same on the arc of circle curving to the left, having a radius of 375 feet the arc distance of 124.13 feet to a point of reverse curve; thence extending on the arc of a circle curving to the right, having a radius of 15 feet the arc distance of 23.56 feet to the point and place of beginning.

BEING known as Lot Number 4 on said plan.

UNDER AND SUBJECT to restrictions and easements of record.

TITLE TO SAID PREMISES IS VESTED IN David Cottom, Jr. and Kelli Cottom, by Deed from Otho N. Boone, dated 02/14/2003, recorded 03/12/2003 in Book 5449, Page 1311.

Parcel Number: 36-00-10713-06-9.

Location of property: 1314 Squire Drive, Ambler, PA 19002-1516.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kelli Cottom and David Cottom, Jr.** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$632,868.36.

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

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

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

15-01391

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan and survey made by M. R. Yerkes, Civil Engineers on March 20, 1924, as follows, to wit:

BEGINNING at a point in the said middle line of Willow Way at the distance of 225 feet Southeast of the intersection of the said middle line of Willow Way with the said middle line of Woodbine Avenue; thence extending North 28°, 6' East, 152 feet to a point; thence extending South 61°, 54' East, 50 feet to a point; thence extending South 28°, 6' West, 152 feet to a point in the middle line of Willow Way; and thence along the middle line of Willow Way North 61°, 54' West, 50 feet to the first mentioned point and place of beginning.

BEING the same premises which Lola Yu Ying Fang Woo, by Deed dated 5/31/1979 and recorded 6/5/1979 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4416, Page 433, granted and conveyed unto Richard Weisgrau and Susan Weisgrau.

Parcel Number: 40-00-65620-00-4.

Location of property: 711 Willow Way, Narberth, PA 19072.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard Weisgrau and Susan Weisgrau** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificateholders of The Cwabs Inc., Asset-Backed Certificates, Series 2005-16. Debt: \$398,332.64.

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

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

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

15-01603

ALL THAT CERTAIN tract or piece of land, located in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania.

ALL THAT CERTAIN unit in the property known as and identified as Avenue B Condominium #1 which is heretofore been submitted to the provisions of the Provisions of the Unit Property Act of July 3, 1963 P. L. 196 by the Recording of Declaration of Condominium dated 5/16/2006 and recorded 5/17/2006 in Deed Book 5601, Page 871 with plan contained therein being Unit B as more fully described in said Declaration together with a proportionate undivided interest in common elements (as defined in such declaration) of 50%.

BEING the same property conveyed to Linda M. Petrucci, as sole owner who acquired title by virtue of a Deed from James Parto and Erminio Petrecca, dated June 15, 2007, recorded July 12, 2007, at Deed Book 5655, Page 520, Montgomery County, Pennsylvania records.

Parcel Number: 36-00-00433-02-6.

Location of property: 409 Avenue B, Horsham, PA 19044.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Linda M. Petrucci, as Sole Owner** at the suit of Wells Fargo Bank, N.A. Debt: \$180,790.27.

**Meredith H. Wooters**, Attorney.

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

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

15-02357

ALL THAT CERTAIN unit in the property known, named and identified in the declaration referred to below as 'Oak Hill Condominium' located in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 PA C.S.A. 3101 et seq. by the recording in the Montgomery County Office for the Recording of Deeds of a Declaration of Condominium dated 7/8/1988 and recorded 7/11/1988 in Deed Book 4879, Page 484 and First Amendment to Declaration of Condominium dated 5/18/1989 and recorded 5/29/1989 in Deed Book 4912, Page 584 and Second Amendment to Declaration dated 3/9/1990 and recorded 3/15/1990 in Deed Book 4840, Page 2142 and Third Amendment to Declaration of Condominium dated 6/25/1993 and recorded 9/13/1993 in Deed Book 5054, Page 826.

TITLE TO SAID PREMISES IS VESTED IN Jami A. Levin, by Deed from Jeffrey H. Penneys and Jami A. Levin, h/w, dated 11/12/2002, recorded 01/02/2003 in Book 5440, Page 2155.

Parcel Number: 40-00-43167-62-3.

Location of property: 1640 Oakwood Drive, Unit 319-W, Narberth, PA 19072-1042.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jami A. Levin** at the suit of Wells Fargo Bank, N.A. Debt: \$160,959.33.

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

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

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

15-02594

ALL THAT CERTAIN lot or piece of ground, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a certain plan thereof known as Section No. 2 Alandale Glenn, made by Donald H. Schurr, Civil Engineer and Surveyor dated October 1, 1962 and last revised September 27, 1967, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Glenn Oak Road (fifty feet wide), said point being measured the four following courses and distances from a point of tangent on the Northeasterly side of Penrose Road: (1) on the arc of a circle curving to the left having a radius of twenty feet, the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent; (2) North forty-two degrees, forty-eight minutes East along the Northwesterly side of Glenn Oak Road, two hundred eighty-four and ninety-seven one-hundredths feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of two thousand twenty-five feet, the arc distance of two hundred fifty-three and seventeen one-hundredths feet to a point of reverse curve; and (4) on the arc of a circle curving to the left having a radius of one thousand nine hundred seventy-five feet, the arc distance of fifty-two and ninety-three one-hundredths feet to a point a corner of this Lot and Lot No. 118; thence extending from said point of beginning North forty-seven degrees, twelve minutes West, one hundred twenty-one and fifty one-hundredths feet to a point; thence extending North forty-seven degrees, fifty minutes, thirty seconds East, one hundred and thirty-nine one-hundredths feet to a point, a corner of Lot No. 120; thence extending along Lot No. 120 South forty-seven degrees, twelve minutes East, one hundred nineteen and ninety-eight one-hundredths feet to a point on the Northwesterly side of Glenn Oak Road; thence extending along said side of Glenn Oak Road, on the arc of a circle curving to the right having a radius of one thousand nine hundred seventy-five feet, the arc distance being one hundred and twenty-nine one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 119 on said plan.

BEING the same premises which Harry J. Hammond, Jr. and Donna L. Hammond h/w by Deed dated 09/25/2003 and recorded 12/17/2003 in Montgomery County in Deed Book 5486, Page 00944 conveyed unto John H. Hammond.

Parcel Number: 63-00-02686-00-5.

Location of property: 139 Glenn Oak Road, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John H. Hammond** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually but as Trustee for Pretium Mortgage Acquisition Trust. Debt: \$253,640.50.

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

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

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

15-02605

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery, State of Pennsylvania, and described according to a plan thereof made by Barton & Martin, Engineers, on February 25, 1946, and recorded at Norristown in Deed Book 1745, Page 600, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Renel Road (40 feet wide) at the distance of ten hundred and twenty-four and seventy-three one-hundredths feet Southeastwardly from a point of curve formed by the intersection of the Southwesterly side of Renel Road and Southeasterly side of Valley Road (40 feet wide); thence extending along Renel Road Southeastwardly on a line curving to the left with a radius of nineteen hundred and eighty-four and seventy one-hundredths feet the arc distance of seventy-one and twenty one-hundredths feet to a point; thence extending on a line South fifty-one degrees, fifty-one minutes, twenty-two seconds West through the center of a nine feet wide driveway seventy-one and five one-tenths feet to the end thereof; thence containing along said line one hundred and eight and five one-tenths feet to a point; thence extending Northwesterly on a line curving to the right with a radius of twenty-one hundred and sixty-four and seventy-one hundredths feet the arc distance of seventy-seven and sixty-six one-hundredths feet to a point; and thence extending on a line North fifty-three degrees, fifty-four minutes, forty-two seconds East, one hundred and eighty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lori Scott and Percy K. Scott, Sr., by Deed from Dawn M. Trout, dated 07/27/2001, recorded 08/30/2001 in Book 5373, Page 2056.

Parcel Number: 49-00-09901-00-4.

Location of property: 726 Renel Road, Plymouth Meeting, PA 19462-2412.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lori Scott and Percy K. Scott, Sr.** at the suit of Pennymac Loan Services, LLC. Debt: \$265,294.36.

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

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

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

15-02685

ALL THAT CERTAIN lot or piece of land, situated in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at a comer in the middle of the public road leading to Pottstown and running; thence along the same North 54 1/2 degrees, West 6.4 perches to a corner; thence by lot of William Harp South 38 degrees, West 25 perches to a stone; thence by lands of Philip C. Koch South 54 1/2 degrees, East 6.4 perches to a stone and by the same North 38 degrees, East 25 perches to the place of beginning.

BEING the same premises which Edward DeWolf and Stacy Kratz n/k/a Stacy DeWolf by Deed dated 4/3/2009 and recorded 4/20/2009 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5727, Page 1512, granted and conveyed unto Edward DeWolf, now married and Stacy Kratz now by marriage Stacy DeWolf, his wife.

Parcel Number: 64-00-00397-00-7.

Location of property: 205 Berks Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Edward DeWolf and Stacy DeWolf a/k/a Stacy Kratz** at the suit of Nationstar Mortgage, LLC. Debt: \$158,574.65.

**Sarah K. McCaffery**, Attorney.

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

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

15-03472

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, described according to a survey and plan thereof made by Charles D. Conklin, Civil Engineer, on October 14, 1919, as follows, in **Cheltenham Township**, Montgomery County.



SITUATE on the Northwest side of Ryers Avenue (50 feet wide) at the distance of 100 feet Northeast from the Northeast side of Franklin Avenue (50 feet wide), at Cheltenham, Montgomery County, Pennsylvania; thence extending North 51 degrees, 02 minutes West along a line parallel with said Franklin Avenue 150 feet; thence extending North 39 degrees, 31 minutes East along a line parallel with the said Ryers Avenue 25 feet to a point; thence extending Southeast along a line parallel with Franklin Avenue 76 feet; thence extending through the center of the brick party wall between this and the adjoining messuage 74 feet to the Northwest side of the said Ryers Avenue; thence extending along the said Northwest side of Ryers Avenue South 39 degrees, 31 minutes West, 24.66 feet to the first mentioned point and place of beginning.

BEING the same premises which Kurt C. Grabfelder and Barbara Grabfelder, by Deed dated 9/17/1999 and recorded 10/8/1999 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5291, Page 2044 granted and conveyed unto Robert Powell and Sabrina Powell, husband and wife, in fee.

Parcel Number: 31-00-24067-00-4.

Location of property: 214 Ryers Avenue, Cheltenham, PA 19012.

The improvements thereon are: Residential duplex.

Seized and taken in execution as the property of **Robert Powell and Sabrina Powell** at the suit of Midfirst Bank. Debt: \$90,210.29.

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

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

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

15-04777

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Composite Site Plan entitled 'Cambridge Knoll' drawn by Carroll Engineering Corporation, Consulting Engineers, Job No. 96-1213.4, dated 8/29/1997 last revised 7/20/1998 and recorded in Land Site Plan Book 4, Pages 398-401, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Aileen Drive, said point of beginning is being 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, the 2 following courses and distances, viz: (1) South 12 degrees, 08 minutes, 02 seconds West, 152.50 feet to a point; and (2) South 77 degrees, 51 minutes, 58 seconds East (also for a portion of the distance extending along the line of Lot 52 as shown on said plan), the distance of 123.45 feet to the point, a corner of Lot No. 53 as shown on said plan; thence extending along the line of said Lot 53, South 44 degrees, 06 minutes, 58 seconds East, 106.60 feet to a point on the Northwesterly side of Lansdale Avenue (S.R. 2006); thence extending along the said Northwesterly side of Lansdale Avenue of which turns into the Northeasterly side of Lansdale Avenue, the 3 following courses and distances, viz: (1) South 45 degrees, 53 minutes, 02 seconds West, 73.64 feet to a point of curve; (2) measuring in a Southwesterly to a Westerly direction along the arc of a circle curving to the right having a radius of 65.50 feet the arc distance of 103.46 feet to a point of tangent; and (3) North 43 degrees, 37 minutes, 21 seconds West, 250.47 feet to a point, a corner of Lot No. 50 as shown on said plan; thence extending along line of said Lot No. 50, the 2 following courses and distances, viz: (1) South 77 degrees, 51 minutes, 58 seconds East, 100.56 feet to a point; and (2) North 12 degrees, 08 minutes, 02 seconds East, 152.99 feet to a point on the Southwesterly side of Aileen Drive, aforesaid; thence extending along the said Southwesterly side of Aileen Drive, then 2 following courses and distances, viz: (1) measuring in a Southeasterly direction along the arc of a circle curving to the left having a radius of 200.00 feet, the arc distance of 14.01 feet to a point of tangent; and (2) South 77 degrees, 51 minutes, 58 seconds East, 11.00 feet to a point a corner of Lot No. 51, aforesaid; being the first mentioned point and place of beginning.

BEING Lot No. 83 on the plan.

UNDER AND SUBJECT, however to a Clear Sight Triangle Easement and a Montgomery Township Variable Width Storm Easements located upon and extending through premises all as shown and laid out on the aforementioned recorded Land Site Plan Book 4, Pages 398-401.

TITLE TO SAID PREMISES IS VESTED IN Edgard Bulanagui and Audra Bulanagui, his wife, by Deed from Edgard Bulanagui, dated 08/23/2000, recorded 10/06/2000 in Book 5334, Page 1288.

Parcel Number: 46-00-00003-34-6.

Location of property: 132 Aileen Drive, Lansdale, PA 19446-1682.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edgard Bulanagui a/k/a Edward C. Bulanagui, Audra Bulanagui a/k/a Andra Beth Lader Bulanagui and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of JP Morgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$192,427.82.

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

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

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

15-05908

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

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan of "Oak Lane Manor" Section No. 3 made by Franklin and Lindsey, Registered Engineers, Philadelphia, on 4/15/1947 and revised 2/15/1949, as follows, to wit:

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

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

BEING Lot No. 123 on said plan.

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

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

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

The improvements thereon are: Residential dwelling.

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

**Joseph F. Riga**, Attorney.

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

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

15-07348

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Quiet Meadows Subdivision, prepared by Albert G. Newbold, Registered Professional Engineer, R.D. #1, Bechtelsville, PA, dated March 5, 1979, and last revised April 2, 1985, as recorded in and for the County of Montgomery at Norristown, PA, in Plan Book A46, Page 345, as follows, to wit:

BEGINNING at a point located on the Northwesterly side of Serenity Drive (52 feet wide), said point being a corner of this lot and Lot #12 as shown on the abovementioned plan; thence extending from said point leaving the Northwesterly side of Serenity Drive along Lot #12 North 50 degrees, 33 minutes, 25 seconds West, 241.34 feet to a point a corner of this lot and Lot #13; thence extending from said point along Lot #13 North 5 degrees, 44 minutes, 15 seconds West, 224.21 feet to a point a corner of this lot and Lot #9; thence extending from said point along Lot #9 and also Lot #10 South 50 degrees, 33 minutes East, 400.38 feet to a point a corner located on the Northwesterly side of Serenity Drive; and thence extending from said point along the Northwesterly side of Serenity Drive South 39 degrees, 26 minutes, 35 seconds West, 158.00 feet to a point; said point being the first mentioned point and place of beginning.

CONTAINING in area 50,701 square feet.

BEING Lot Number 11 as shown on plan.

TITLE TO SAID PREMISES IS VESTED IN Mark F. Schwartz and Christine E. Schwartz, h/w, by Deed from Federal National Mortgage Association, dated 08/30/2000, recorded 09/15/2000 in Book 5331, Page 2167.

Parcel Number: 47-00-06701-34-4.

Location of property: 3147 Serenity Drive, Gilbertsville, PA 19525-9479.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christine E. Schwartz and Mark F. Schwartz** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$136,731.42.

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

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

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

15-07443

ALL THAT CERTAIN message and lot or piece of land, situate in **Upper Gwynedd Township**, in the County of Montgomery, and Commonwealth of Pennsylvania, being more particularly bounded and described according to a survey made thereof by Herbert H. Metz, Registered Engineer and Surveyor, of Lansdale, PA, as follows, to wit:

BEGINNING at an iron pin set for a corner in the center line of Green Street, as laid out in the Township of Upper Gwynedd forty feet wide, at the distance of two hundred seventy-three feet and eight one-hundredths of a foot Southwest of the intersection of the center line of said Green Street with the center line of White's Road, as laid out thirty-three feet wide, being a corner of land now or late of J. Winfield White; thence extending along said land now or late of the said J. Winfield White, South forty-three degrees, thirty minutes East, one hundred sixty-seven feet to a point, a corner, on the Northwest side of a twenty feet wide alley; thence extending along the Northwest side of said twenty feet wide alley, South forty-four degrees, forty-one minutes West, one hundred ten feet to a point, a corner of land now or late of said J. Winfield White; thence extending along said land now or late of the said J. Winfield White, North forty-three degrees, thirty minutes West, one hundred seventy feet to the center line of Green Street aforesaid; thence extending along the center line of said Green Street, North forty-five degrees, fifteen minutes East, one hundred ten feet to the place of beginning.

BOUNDED on the Northeast by land now or late of J. Winfield White, on the Southeast by said twenty feet wide alley, on the Southwest by land now or late of J. Winfield White, and on the Northwest by Green Street.

## EXCEPTING THEREOUT AND THEREFROM:

ALL THAT CERTAIN half of a double message and building lot, situate along Green Street, West of White Street, in **Upper Gwynedd Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a recent survey thereof made by Herbert H. Metz, as follows, to wit:

BEING the Western half of the double dwelling.

BEGINNING at an iron pin in the center line of Green Street, forty feet wide, said point being three hundred fifty-five feet and fifty-eight one-hundredths of a foot West of a spike marking the intersection of the center line of Green Street and White's Road; thence along other lands of A. George Shelly and Carolyn, his wife, and through the partition wall of the double dwelling on this and adjoining lot, South forty-four degrees, forty-five minutes East the distance of ninety-six feet to a corner at the rear of the dwelling; thence still along lands of A. George Shelly and Carolyn, his wife, South forty-three degrees, thirty minutes East the distance of seventy-three feet and nineteen one-hundredths of a foot to a corner in the North side of a twenty feet wide alley; thence along the same South forty-four degrees, forty-one minutes West the distance of twenty-nine feet and sixty one-hundredths of a foot to a corner; thence along other land of J. Winfield White North forty-three degrees, thirty minutes West the distance of one hundred seventy feet to an iron pin in the center line of Green Street; thence along the same North forty-five degrees, fifteen minutes East the distance of twenty-seven feet and fifty one-hundredths of a foot to the place of beginning.

UNDER AND SUBJECT to Restrictions of Record.

BEING the same premises which Doris Elaine Shelly and Kathleen Osborne n/k/a Kathleen Bennett, by Deed dated 1/19/1994 and recorded 1/26/1994 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5067, Page 1917 granted and conveyed unto Doris Elaine Shelly, as to 70% thereof and Kathleen Bennett, as to 30% thereof as Joint Tenants Without the Right of Survivorship. And the said Kathleen Bennett departed this life on 2/8/2014, vesting title solely in Doris Elaine Shelly as surviving tenant by the entireties as of the date of her death.

Parcel Number: 56-00-03532-00-3.

Location of property: 611 Green Street, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ben Markley, Solely in His Capacity as Heir of Kathleen Bennett Markley a/k/a Kathleen Bennet Deceased, John Williams, Jr. Solely in His Capacity as Heir of Kathleen Bennett Markley a/k/a Kathleen Bennet, Deceased, Doris E. Shelly a/k/a Doris Elaine Shelly, Dennis Osborne, Jr. Solely in His Capacity as Heir of Kathleen Bennett Markley a/k/a Kathleen Bennet, Deceased and Wayne Markley, Sr., Solely in His Capacity as Heir of Kathleen Bennett Markley a/k/a Kathleen Bennet** at the suit of Green Tree Servicing, LLC. Debt: \$184,308.19.

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

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

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

15-08576

## PREMISES 'A':

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

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

## PREMISES 'B':

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

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

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

Parcel Number: 42-00-04363-00-5.

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

The improvements thereon are: Residential property.

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

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

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

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

15-09257

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision made for Timber Run Estates by Urwiler & Walter, Inc. dated 10/1/81 and last revised 5/17/84, as follows, to wit:

BEGINNING at a point on the Northwest side of Timber Lane said point being located the (4) following courses and distances from the Northernmost terminus of round corner connecting the Northwest side of Timber Lane with the Southwest side of Deer Run Road (50 feet wide): (1) on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 13.31 feet to a point of tangent on the Northwest side of Timber Lane; (2) along the Northwest side of Timber Lane South 51 degrees, 01 minutes, 15 seconds West, 212.68 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 23.55 feet to a point of reverse curve; (4) on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 15.09 feet to a point a corner of Lot #12, place of beginning; thence from said place of beginning and along Timber Lane cul-de-sac on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 135.68 feet to a point on the Southeast side of a 10 foot easement; thence along said easement South 51 degrees, 01 minutes, 15 seconds West, 65 feet to a point in line of lands of David H. Snyder; thence along lands of Snyder North 41 degrees, 42 minutes, 25 seconds West, 240.39 feet to a point a corner of the North Penn Baptist Church; thence along said land of the North Penn Baptist Church North 48 degrees, 06 minutes, 35 seconds East, 165.22 feet to a point a corner of Lot #12; thence along Lot #12 South 41 degrees, 42 minutes, 25 seconds East, 202.53 feet to a point on the Northwest side of Timber Lane and first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Leroy W. Meekins and Patricia Meekins, h/w, by Deed from Leroy W. Meekins and Patricia Meekins, (formerly known as Patricia A. Parsons), h/w, dated 11/22/1995, recorded 12/05/1995 in Book 5133, Page 1195.

Parcel Number: 35-00-10254-02-5.

Location of property: 1338 Timber Lane, Hatfield, PA 19440-3247.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Leroy W. Meekins and Patricia Meekins** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$287,738.22.

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

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

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

15-09324

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

BEGINNING on the South side of Spruce Street one hundred twenty feet East of the Southeast corner of Spruce and Gay Streets in the division line of Lots #57 and #58; thence Eastwardly along said Spruce Street thirty feet to Lot #59; thence Southwardly along the division line of Lot #59, one hundred forty feet to a twenty feet wide alley; thence Westwardly along said alley thirty feet to Lot #57; thence Northwardly along said Lot #57 one hundred forty feet to the place of beginning.

BEING Lot #58 in a Plan of Royer's Addition.

ALSO, ALL THAT CERTAIN lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of Spruce Street, East of Gay Street, bounded and described, as follows, to wit:

BEGINNING on the South side of Spruce Street ninety feet East of the Southeast corner of Spruce and Gay Streets, a corner of this and Lot No. 56; thence Eastwardly along said Spruce Street, thirty feet to Lot No. 58; thence by the same Southwardly one hundred forty feet to a twenty feet wide alley; thence along the same Westwardly thirty feet to Lot No. 56 aforesaid; thence along the same Northwardly one hundred forty feet to the place of beginning.

BEING Lot No. 57 in Plan of Royer.

EXCEPTING THEREOUT AND THEREFROM the following parcel of ground:

ALL THAT CERTAIN parcel or strip of land, situate in the Fourth (formerly Eighth) Ward, **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a field survey made by Ralph E. Shaner & Son Engineering Company as of April 10, 1969, and more fully described, as follows, to wit:

BEGINNING at the Northwesterly corner other lands of the grantees (then being Donald F. Specht and Wilson J. Mayberry, Co-Partners), said point being on the Easterly property line of Spruce Street (50 feet wide) and distant along the same from a point marking the Northeasterly property line intersection of the aforesaid Spruce Street and another given public road or street known as Gay Street (40 feet wide), North 62 degrees, 19 minutes East, 90.00 feet; thence from said point of beginning continuing along the Easterly side of Spruce street, North 62 degrees, 19 minutes East, 10.00 feet to a corner other lands of Charles W. Moyer and Dorothy E. Moyer, his wife; thence along the same, South 27 degrees, 41 minutes East, 140.00 feet to a corner on the Westerly side of a public alley know as Liberty Alley (20 feet wide); thence along the same, South 62 degrees, 19 minutes West, 10.00 feet to a corner and place of beginning.

Parcel Number: 16-00-27864-00-2.

Location of property: 752 Spruce Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Edward B. Moyer and Vicki L. Moyer** at the suit of Pottstown School District. Debt: \$2,947.46.

**Diane M. Boehret**, Attorney.

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

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



15-09330

ALL THOSE CERTAIN Two tracts or parcels of land, bounded and described, as follows, to wit:

TRACT #1: ALL THAT CERTAIN frame message and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING on the West side of Charlotte Street, a point on East Street; thence Northwardly by said Charlotte Street thirty feet, three and one-quarter inches to the middle of a partition or division wall between this and premises adjoining on the North; thence through the same Westwardly one hundred forty feet to Liberty Street; thence along the same Southwardly thirty feet, three and one-quarter inches to East Street, aforesaid; thence by said East Street Eastwardly one hundred forty feet to the place of beginning.

BEING Lot No. 22 and part of Lot No. 23 in a plan of Missimer's Farm Town Lots.

TRACT #2: ALL THAT CERTAIN frame message and lot or piece of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, limited and described, as follows, to wit:

BEGINNING at a point on the Westerly property line of Charlotte Street (50' wide) distant North 39 degrees, 31 minutes East, 30 feet 3 1/4 inches from the Northerly property line of East Street (50' feet); thence along other land of Grantors herein North 50 degrees, 29 minutes West, 140 feet, said course passing in part through the middle of a five inch thick partition wall of this and the house to the South and through the middle of an eight inch partition wall of brick and block garage on the rear, of the premises, to a point on the Easterly side of a 20 feet wide alley (formerly Liberty Street); thence along the same North 39 degrees, 31 minutes East, 14 feet, 3 inches to a point in line of lands recently conveyed to Ronald E. Bauer and Elizabeth R. Bauer, his wife; thence along the same South 50 degrees, 29 minutes East, 95 feet, 1 inch to a point; thence by a course at right angles to the same South 39 degrees, 31 minutes West, 1 foot, 6 inches to a point in the middle of a joint six inch thick partition wall of house adjoining to the North; thence along the same in the middle thereof South 50 degrees, 29 minutes East, 32 feet, 6 inches to a point at the end of the same; thence by a corner at right angles to the same North 39 degrees, 31 minutes East, 1 foot six inches to a point in the middle of a private passageway 2 feet, 5 inches wide; thence by a corner at right angles to the same South 50 degrees, 29 minutes East, 12 feet, 5 inches to a point on the Westerly property line of the aforesaid Charlotte Street; thence along the same South 39 degrees, 31 minutes, 14 feet, 3 inches to the point of beginning.

BEING a portion of Lot #23 in a plan of lots known as Missimer's.

Parcel Number: 16-00-04016-00-9.

Location of property: 603 North Charlotte Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Mikele's, L.L.C.** at the suit of Pottstown School District. Debt: \$4,196.75.

**Diane M. Boehret**, Attorney.

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

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

15-09333

ALL THAT CERTAIN one-half interest of Kenneth Carroll pursuant to Partnership Agreement in the following described Premises "A", Premises "B", Premises "C", and Premises "D", respectively.

PREMISES "C":

ALL THAT CERTAIN brick message tenement and lot of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, designated as #438 High Street, bounded and described, as follows, to wit:

BEGINNING at a stake for a corner on the South side of High Street, and land of Emma C. March; thence Southwardly along the same one hundred and forty (140) feet to Apple Street, twenty (20) feet wide; thence Eastwardly and parallel to said High Street thirty feet and six inches (30', 6") more or less, to a corner of this and land now or late of Katy Hanley; thence Northwardly along the same one hundred and forty (140) feet to High Street a corner; thence Westwardly along the same thirty feet and six inches (30', 6") more or less to the place of beginning.

Parcel Number: 16-00-14068-00-1.

Location of property: 438 High Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **432-440 High Street Partnership** at the suit of Pottstown School District. Debt: \$5,402.32.

**Diane M. Boehret**, Attorney.

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

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

15-09338

ALL THAT CERTAIN one-half interest of Kenneth Carroll pursuant to Partnership Agreement in the following described Premises "A", Premises "B", Premises "C", and Premises "D", respectively:

Premises "D":

ALL THAT CERTAIN lot or piece of ground and brick message tenement thereof, situate in **Pottstown Borough**,

Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake for a corner on the South side of High Street, a corner of this and land recently or about to be conveyed to Irwin G. Kulp; thence South along the same 140 feet to apple Street (28 feet wide); thence East and parallel to said High Street 26 feet, 6 inches more or less to a 12 feet wide alley; thence Northwardly along the same 140 feet to said High Street, thence West along the same 26 feet, 6 inches more or less to the place of beginning.

Parcel Number: 16-00-14072-00-6.

Location of property: 440 High Street, Pottstown, PA.



The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **432-440 High Street Partnership** at the suit of Pottstown School District.  
Debt: \$5,376.41.

**Diane M. Boehret**, Attorney.

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

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

15-09437

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Ninth Ward of **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan made by William S. Erwin, Registered Professional Engineer, dated 7/16/1956 and revised 11/29/1956, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Calamia Drive (50 feet wide) at the distance of 12 feet measured on a course of North 40 degrees, 46 minutes East along Calamia Drive from a point on Calamia Drive, which last mentioned point is measured along Calamia Drive on a line curving to the left having a radius of 175 feet, the arc distance of 274.89 feet from a point on the Southwesterly side of Calamia Drive, which last mentioned point is at the distance of 274 feet measured along the Southwesterly side of Calamia Drive on a course of South 49 degrees, 14 minutes East from a point of curve on Calamia Drive, which point of curve is measured on a line curving to the right having a radius of 125 feet, the arc distance of 196.35 feet from a point on the Southeasterly side of Calamia Drive, which last mentioned point is at the distance of 105 feet measured along Calamia Drive on a course of North 40 degrees, 46 minutes East from a point on the Northeasterly side of Roberts Avenue (66 feet wide); thence extending from the first mentioned point of beginning, North 40 degrees, 46 minutes East, 30 feet to a point; thence extending South 49 degrees, 14 minutes East of that width between 2 parallel lines at right angles to Calamia Drive 114.35 feet to the Southeasterly side of a certain easement for utility and driveway (which easement for utility and driveway extends Westwardly and Northwestwardly into Calamia Drive and also extends in a Southeasterly and Northeastwardly direction into Logan Street) the Northeast line extending partly through the party wall of the house erected on this lot and the house erected on the lot adjoining to the Northeast and along line of Lot No. 46 on said plan, the Southwest line extending along line of Lot No. 44 on said plan and the Southwesterly line thereof along lands now or late of A. Billella and R. Calamia.

BEING Lot No. 45 on said plan.

TOGETHER the free and common use, right, liberty and privilege of the above mentioned easement for utility and driveway at all times hereafter, forever, as and for a passageway, driveway and watercourse, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof. Subject, however, to the proportionate part of the expense of keeping said easement for utility and driveway in good order, condition and repair.

**TITLE TO SAID PREMISES IS VESTED IN David Lee Cosgrove**, by Deed from Lillian J. Catagnus, dated 06/17/2005, recorded 07/01/2005 in Book 5560, Page 1970.

Parcel Number: 13-00-06176-00-3.

Location of property: 1714 Calamia Drive, Norristown, PA 19401-3127.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David Lee Cosgrove** at the suit of JP Morgan Chase Bank, National Association. Debt: \$100,397.37.

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

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

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

15-09964

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania and described in accordance with Plan of Subdivision prepared as part of the Estates at Salford Lea for the Cutler Group, Inc., by Richard C. Mast Associates, P.C., Consulting Engineers dated 6-7-2000 last revised 3-5-2001 and recorded in Plan Book A-60, Page 157, as follows:

BEGINNING at a point on the Northeasterly side of Shakespeare Drive (50 feet wide) said point being a common corner with Lot No. 19 as shown on said plan; thence extending from said point of beginning along the Northeasterly side of Shakespeare Drive along the arc of a circle curving to the left having a radius of 525 feet the arc distance of 120.31 feet to a point of reverse curve; on the Northeasterly side of Centre Court; thence extending along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 28.09 feet to a point of reverse curve on the Northeasterly side of Centre Court; thence extending along same along the arc of a circle curving to the left having a radius of 149 feet the arc distance of 32.15 feet to a point a corner of Lot No. 17 as shown on said plan; thence extending along Lot No. 17 South 83 degrees, 52 minutes, 22 seconds East, 144.39 feet to a point a corner of Lot No. 16 as shown on said plan; thence extending along Lot No. 16 South 60 degrees, 48 minutes, 16 seconds East, 61.76 feet to a point in line of Lot No. 14 as shown on said plan; thence extending partly along Lot No. 14 as shown on said plan South 14 degrees, 08 minutes, 28 seconds East, 80.18 feet to a point a corner of Lot No. 19 as shown on said plan; thence extending along Lot No. 19 South 77 degrees, 34 minutes, 36 seconds West, 203.15 feet to the first mentioned point and place of beginning.

BEING Lot No. 18 as shown on above mentioned plan.

CONTAINING 28,113 square feet.

TITLE TO SAID PREMISES IS VESTED IN Brian Harvey and Mary Harvey, as Tenants by the Entireties, by Deed from The Cutler Group, Inc., a Pennsylvania Corporation, dated 08/31/2004, recorded 09/21/2004 in Book 5525, Page 2958.

Parcel Number: 50-00-04085-53-6.

Location of property: 575 Shakespeare Drive, Harleysville, PA 19438-2167.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian Harvey a/k/a Brian M. Harvey and Mary Harvey a/k/a Mary M. Harvey** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$728,332.76.

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

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

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

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15-12989

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

BEGINNING at a point in the Easterly side of Montgomery Avenue at the distance of 97.86 feet Southwardly from the intersection of the Easterly side of Montgomery Avenue with the Southwesterly side of Gerard Avenue; thence extending on a line at right angles to Montgomery Avenue North 82°, 20' East, 42 feet to a point; thence extending South 75°, 41' East, 56.08 feet; thence extending South 7°, 40' East on a line parallel with Montgomery Avenue 42 feet; thence extending North 82°, 20' East at right angles to Montgomery Avenue 71 feet to a point; thence extending North 7°, 40' West, 16.40 feet to a point in the Southwesterly side of Gerard Avenue; thence extending along the same North 56°, 25' West, 219.46 feet to the Easterly side of Montgomery Avenue and thence extending along the same South 7°, 40' East, 97.86 feet to the first mentioned point and place of beginning.

Parcel Number: 31-00-11152-00-4.

Location of property: 350 Gerard Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susan Morey** at the suit of Green Tree Servicing, LLC. Debt: \$175,066.82.

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

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

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

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15-13121

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Montgomery Crossing Phase I, prepared for the Cutler Group, Inc. by Urwiler and Walter, Inc., Sumneystown, Pennsylvania, dated July 1, 1989 and last revised February 7, 1995 said plan recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania in Plan Book A-55, Page 318, described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Savory Lane which point is measured along the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 28.59 feet from a point of curve on the Southwesterly side of Regency Drive; thence extending from said beginning point along the said Southeasterly side of said Savory Lane the two next following courses and distances, viz: (1) South 42 degrees, 24 minutes, 05 seconds West, 42.10 feet to a point of curve; and (2) along the arc of a circle curving to the right having a radius of 225.00 feet the arc distance of 43.97 feet to a point, a corner of this premises and Lot No. 96; thence extending along the same South 34 degrees, 39 minutes, 58 seconds East, 126.00 feet to a point, a corner this premises and Lot No. 96 on the rear line of Lot No. 129; thence extending partly along the same North 74 degrees, 57 minutes, 50 seconds East, 54.62 feet to a point, a corner of this premises and Lot No. 98; thence extending along the same North 18 degrees, 34 minutes, 418 seconds East, 125.7 feet to a point, a corner of this premises and said Lot No. 98 on the Southwesterly side of Regency Drive aforesaid; thence extending along the same the two next following courses and distances, viz: (1) along the arc of a circle curving to the right having a radius of 300.00 feet the arc distance of 82.41 feet to a point of reserves curve; and (2) along the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 28.59 feet to the first mentioned point and place of beginning.

BEING Lot No. 97 on the above mentioned plan.

BEING the same premises which The Cutler Group, Inc., a Pennsylvania Corporation by Deed dated 9/11/1997 and recorded 9/24/1997 in the County of Montgomery in Deed Book 5200, Page 1755 granted and conveyed unto William D. Beverly and Valerie Beverly, in fee.

Parcel Number: 46-00-03287-19-5.

Location of property: 124 Savory Lane, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Valerie Beverly and William D. Beverly** at the suit of Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-7N, U.S. Bank National Association, as Trustee. Debt: \$482,285.98.

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

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

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

15-13404

ALL THAT CERTAIN tract or piece of land, situate in **Salford Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Lots made for Preston Moyer, by Urwiler and Walter, Inc., Registered Professional Engineer, Sumneytown, PA, dated May 10, 1966, revised May 19, 1966, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book C-5, Page 73, as follows, to wit:

BEGINNING at a point on the center line of Hunsberger Road (fifty feet wide) said point being measured South three degrees, fifty-seven minutes East, two hundred forty-three and seventh one-hundredths feet from the intersection of the center line of Morwood Road and the center line of Hunsberger Road; thence from said beginning point along the center line of Hunsberger Road the two following courses and distances: (1) South three degrees, fifty-seven minutes East, two hundred twelve and sixty-eight one-hundredths feet to a point; and (2) South thirty-seven degrees, five minutes West, four and ninety one-hundredths feet to a point a corner of Lot 5 on said plan; thence leaving Hunsberger Road and extending along line of Lot 5, North sixty-three degrees, two minutes West, four hundred sixty-two and twenty-six one-hundredths feet to a point in line of Lot 2 on said plan; thence extending along line of Lot 2, North nine degrees, forty-six minutes East, one hundred eleven and three one-hundredths feet to a point, a corner of Lot 3 on said plan; thence along line of Lot 3 on said plan; South seventy-four degrees, fifty-four minutes East, three hundred ninety-five and twelve one-hundredths feet to a point on the center line of Hunsberger Road the first mentioned point and place of beginning.

CONTAINING 60,094 square feet, more or less.

BEING Lot 4 as shown on the above mentioned plan.

Parcel Number: 44-00-00954-00-1.

Location of property: 15 Hunsberger Road, Telford, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Karen Dixon, Executrix of the Estate of George W. Berthold** at the suit of Souderton Area School District. Debt: \$4,583.82.

**Diane M. Boehret**, Attorney.

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

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

15-15083

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania being Lot No. 17 on Plan of Laverock Manor, which plan is recorded at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book No. 2129, Page 601, described, as follows, to wit:

BEGINNING at a point on the Southeast side of Willow Grove Avenue (forty-six and five-tenths feet wide) at the point of curve of the twenty-five feet radius formed by the intersection of the Southeast side of Willow Grove Avenue with the Southwest side of Newbold Lane (fifty feet wide); thence extending in a Northeasterly to Southeasterly direction along said radius round corner, on the arc of a circle, curving to the right, with a radius of twenty-five feet, the arc distance of forty-seven and twelve one hundredths feet to a point of tangent on the said Southwest side of Newbold Lane; thence extending South sixty-eight degrees, thirteen minutes East, along the said Southwest side of Newbold Lane, one hundred and seventy-five feet to a point; thence extending South twenty-one degrees, forty-seven minutes West, along Lot No. 16 on said plan, one hundred and eighty-four and fifty-four one hundredths feet to a point; thence extending North forty-three degrees, forty-seven minutes West, two hundred and nineteen and forty-six one-hundredths feet to a point on the said Southeast side of Willow Grove Avenue; thence extending North twenty-one degrees, forty-seven minutes East, along the said Southeast side of Willow Grove Avenue, fifty-four and eighty-four one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Arthur Lerner and Herman Neumann, by Deed dated August 2, 1988 and recorded August 10, 1988 at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania in Deed Book 4882, Page 2297, granted and conveyed unto Denia Anne Dorfman, Earl Dorfman and Marsha Einhorn, their heirs and assigns, as Joint Tenants With the Right of Survivorship and not as Tenants in Common, in fee.

TITLE TO SAID PREMISES IS VESTED IN William E. Emery, III, by Deed from Denia Anne Dorfman and Earl Dorfman and Marsha Einhorn, dated 05/15/1995, recorded 06/15/1995 in Book 5115, Page 839.

Parcel Number: 31-00-28933-00-7, Map #31115 047.

Location of property: 1706 Willow Grove Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William Emery a/k/a William E. Emery, III** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$343,662.63 plus interest to sale date.

**Martha E. Von Rosenstiel**, Attorney.

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

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

15-15611

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon to be erected, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record plan known as Village of Willowbend Pod Q known as Blue Bell Country Club made Eastern States Engineering, Inc., dated November 19, 1997 and last revised on June 2, 1998, recorded in the Recorder of Deeds Office of Montgomery County at Norristown, Pennsylvania on July 15, 1999 in Plan Book A- 58, Page 361, as follows, to wit:

BEGINNING at a point on the Southerly side of Willowbend Drive (40 feet wide) said point of beginning being at a corner of Lot Number 825 as shown on the above mentioned plan; thence extending along the Southerly side of Willowbend Drive, North 65 degrees, 43 minutes, 51 seconds East, 115.00 feet to a point in the center line of a 15 foot wide Restricted Area also said point being at a corner of Lot Number 827 as shown on the above mentioned plan; thence extending along the aforesaid center line of aforesaid 15 foot use Restricted Area and also along the aforesaid lot and crossing over a 20 foot wide Landscape Buffer Easement and passing over a calculated 100 year flood plan, South 24 degrees, 16 minutes, 09 seconds East, 150.00 feet to a point in part of the aforesaid calculated 100 year flood plan; thence extending along part of the aforesaid lands South 65 degrees, 43 minutes, 51 seconds West, 115.00 feet to a point a corner of Lot Number 825; thence extending along the aforesaid lot and re-crossing over the aforesaid calculated 100 year flood plan and also re-crossing over the aforesaid 20 foot wide Landscape Buffer Easement, North 24 degrees, 16 minutes, 09 seconds West, 150.00 feet to the aforesaid Southerly side of Willowbend Drive to the first mentioned point and place of beginning.

BEING known and designated as Lot Number 826 as shown on the above mentioned plan.

BEING the same premises which Blue Bell Country Club, L.P., by Deed dated March 29, 2001 and recorded on April 11, 2001 in the Office for the Recording of Deeds in Book 5355 and Page 2358 conveyed unto Chopintohoven N. Nguyen.

Parcel Number: 66-00-08404-67-4.

Location of property: 660 Willowbend Drive, Blue Bell, PA 19422.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Chopintohoven N. Nguyen a/k/a Chopintohoven Nguyen a/k/a Chopinthen N. Nguyen a/k/a Chopinthen Nguyen** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as Successor to JP Morgan Chase Bank N.A., as Trustee for Residential Asset Mortgage Products, Inc., GMACM Mortgage Loan Trust 2003-J8 c/o Ocwen Loan Servicing, LLC. Debt: \$376,070.38.

**Andrew J. Marley**, Attorney.

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

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

15-20575

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County State of Pennsylvania, described in accordance to a plan or survey of Oak Lane Manor, Section 8, made by Franklin and Lindsay, Registered Engineers, Philadelphia, dated the 25th day of August A.D. 1952 and recorded in the Office for the Recording of Deeds at Norristown, Montgomery County, Pennsylvania, in Deed Book 2308, Page 601, as follows, to wit:

BEGINNING at a point on the Southwest side of Boncouer Road (50 feet wide), which point is measured along the Southwest. South and Southeast sides of Boncouer Road, the two following courses and distances from the Western most terminus of an arc having a radius of 20 feet and an arc distance of thirty-one and four hundred sixteen-thousandths feet around corner connecting the Southeast side of Boncouer Road with the Southwest side of Hilldale Road (50 feet wide): (1) South eighty-two degrees, twenty-one minutes, 55 seconds West, one hundred ten and two hundred three-thousandths feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of eight hundred sixty-five feet an arc distance of three hundred seven and one hundred nineteen thousandths feet to the beginning point, said arc extending from the Southeast side to Southwest side of Boncouer Road; thence from the beginning point and leaving the Southwest side of Boncouer Road, South twelve degrees, forty-two minutes, thirty seconds West, one hundred twenty-one and three-thousandths feet to a point; thence extending North seventy-seven degrees, thirty minutes West, seventy-one and nine hundred fifty-six- thousandths feet to a point; thence extending North sixteen degrees, fifty-two minutes, fifty-two seconds East, one hundred twenty-three and eight hundred eighty-six thousandths feet to a point on the Southwest side of Boncouer Road; thence extending along the said side of Boncouer Road in a Southeasterly direction on the arc of a circle curving to the left having a radius of eight hundred sixty-five feet an arc distance of sixty-three feet to the point and place of beginning.

BEING Known as 48 Boncouer Road (Lot No. 687).

Parcel Number: 31-00-02821-00-1.

Location of property: 48 Boncouer Road, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Kevin Cooke and Melba S. Cooke** at the suit of School District of Cheltenham Township. Debt: \$7,054.35.

**Diane M. Boehret**, Attorney.

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

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

15-22348

ALL THOSE TWO CERTAIN lots or pieces of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a certain plan thereof known as 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 one lot, as follows, to wit:

BEGINNING at a point on the Northeastly side of Elliot Avenue formerly known as Upland Avenue, (40 feet wide), said point being at the distance of 275 feet measured South 47 degrees, 55 minutes East along the Northeastly side of Elliot Avenue from its point of intersection with the Southeastly side of Coolidge Avenue (50 feet wide).

CONTAINING in front or breadth Southeastwardly along the Northeastly side of Elliot Avenue 50 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Elliot Avenue 125 feet. BEING Lots Nos. 33 and 34, Section No. 7 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Rosalyn Curry by Deed from Wilhemina J. Jones dated 07/31/2006 recorded 08/30/2006 in Deed Book 5614, Page 1688.

Parcel Number: 30-00-18128-00-4.

Location of property: 2619 Elliott Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Rosalyn Curry** at the suit of Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-4 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-4. Debt: \$343,228.04.

**Morris A. Scott**, Attorney. I.D. #83587

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

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

15-22786

ALL THAT CERTAIN lot or tract of land, situate in **Royersford Borough**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot No. 4, as shown on a certain plan entitled Gristmill Court, as recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania in Plan Book 22, Page 165.

TITLE TO SAID PREMISES IS VESTED IN Jon Brennan and Dana Derose, by Deed from Robert E. Heist and Pamela C. Heist, h/w, dated 10/23/2009, recorded 10/27/2009 in Book 5748, Page 1319.

Parcel Number: 19-00-03748-04-9.

Location of property: 104 Millstone Court, Royersford, PA 19468-1947.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jon Brennan and Dana Derose** at the suit of Wells Fargo Bank, N.A. Debt: \$198,867.68.

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

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

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

15-22857

ALL THAT CERTAIN unit of piece of land, with the buildings and improvements erected or to be erected thereon, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Declaration Plat entitled 'Wyngate, a Planned Community,' drawn by Taylor Wiseman & Taylor Engineers/Surveyors/Scientists, Chalfont, PA, Drawing No. D11-02995, dated 6/11/2008 and recorded as an Exhibit to the Declaration of Wyngate, a Planned Community, by The Fairways at Cedarbrook Hills, L.P., a Pennsylvania Limited Partnership, the Declarant, dated 6/16/2008 and recorded 6/23/2008 at Norristown, Pennsylvania in Deed Book 5697, Page 643 and First Amendment thereto dated 10/10/2008 and recorded 10/15/2008 in Deed Book 5710, Page 2427 and Second Amendment thereto dated 3/24/2009 and recorded 3/26/2009 in Deed Book 5725, Page 601.

BEING Unit Number 604 in Building Number 6.

TITLE TO SAID PREMISES IS VESTED IN Andre P. Craig, by Deed from Stephanie D. Pardo and Andre P. Craig, dated 04/26/2015, recorded 04/27/2015 in Book 5951, Page 1403.

Parcel Number: 31-00-17347-47-2.

Location of property: 42 Old Cedarbrook Road, Wyncote, PA 19095-2039.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Andre P. Craig** at the suit of Wells Fargo Bank, N.A. Debt: \$283,849.03.

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

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

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



15-23597

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon to be erected, situate in **West Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Subdivision of Holly Acres made by Urwiler & Walter, Inc., Registered Professional Engineers dated January 19, 1973 and last revised February 19, 1980 and recorded in Plan Book A-39, Page 63, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Holly Drive (50 feet wide), said point being measured the two (2) following courses and distances from a point of curve from the Southeasterly side of Dogwood Lane (50 feet wide): thence (1) leaving the aforesaid Dogwood Lane on an arc of a circle curving to the left having a radius of 25 feet the arc distance of 38.27 feet to a point of tangent on the aforesaid Northeasterly side of Holly Drive; thence (2) extending along the aforesaid Holly Drive South 48 degrees, 34 minutes, 06 seconds East, 62 feet to the point of beginning; thence extending from said point of beginning along Lot Number 55 as shown on the above mentioned plan North 41 degrees, 25 minutes, 54 seconds East, 75 38 feet to a point a corner of Lot Number 57 as shown on the above mentioned plan, thence extending along the aforesaid lot South 66 degrees, 41 minutes, 49 seconds East, 43 91 feet to a point a corner of Lot Number 53 as shown on the above mentioned plan; thence extending along the aforesaid lot South 34 degrees, 10 minutes West, 87 feet to a point on the aforesaid Holly Drive the three (3) following courses and distances, as follows, to wit: thence (1) North 57 degrees, 51 minutes, 10 seconds West, 10.89 feet to a point of curve on same; thence (2) extending along the same on an arc of a circle curving to the right having a radius of 75 feet the arc distance of 12.15 feet to a point of tangent on the same; thence (3) extending along same North 48 degrees, 34 minutes, 06 seconds West, 29.88 feet to the first mentioned point and place of beginning.

CONTAINING 3911 square feet of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Thomas D. Goins and Lani M. Goins, by Deed from TCIF REO 1, LLC., its assigns and successors, dated 10/18/2004, recorded 10/28/2004 in Book 5530, Page 2569.

Parcel Number: 64-00-02446-05-5.

Location of property: 629 Holly Drive, Pottstown, PA 19464-3613.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas D. Goins and Lani M. Goins** at the suit of Santander Bank, N.A. Debt: \$102,715.76.

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

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

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

15-23987

ALL THAT CERTAIN unit, situate in the property known, named and identified in the Declaration Plan referred to below as Morgandale, located in **Towamencin Township**, County of Montgomery and State of Pennsylvania which unit 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 of a Declaration of Condominium dated 4/18/1973 recorded 5/11/1973 in Deed Book 3848, Page 424, a First Amendment to Declaration of Condominium dated 2/6/1974 and recorded 3/1/1974 in Deed Book 3925, Page 77, a Second Amendment dated 10/24/1975 and recorded 11/6/1975 in Deed Book 4066, Page 500, a Third Amendment dated 6/25/1976 and recorded 7/2/1976 in Deed Book 4119, Page 436, a Fourth Amendment dated 9/30/1976 and recorded 10/4/1976 in Deed Book 4146, Page 148, a Fifth Amendment dated 11/26/1976 and recorded 12/3/1976 in Deed Book 4162, Page 241, a Sixth Amendment dated 5/12/1977 and recorded 5/20/1977 in Deed Book 4201, Page 140, a Seventh Amendment dated 8/9/1977 and recorded 8/18/1977 in Deed Book 4230, Page 97, an Eighth Amendment dated 8/30/1977 and recorded 9/6/1977 in Deed Book 4235, Page 542, a Ninth Amendment dated 11/22/1977 and recorded 12/5/1977 in Deed Book 4262, Page 411, a Tenth Amendment dated 12/6/1977 and recorded 12/30/1977 in Deed Book 4270, Page 291, an Eleventh Amendment dated 12/1/1978 and recorded 12/7/1978 in Deed Book 4368, Page 426, a Twelfth Amendment dated 1/17/1979 and recorded 1/24/1979 in Deed Book 4382, Page 66, a Thirteenth Amendment dated 9/11/1979 and recorded 9/17/1979 in Deed Book 4453, Page 417, a Fourteenth Amendment dated 11/27/1979 and recorded 12/19/1979 in Deed Book 4484, Page 63, a Fifteenth Amendment dated 3/19/1980 and recorded 3/20/1980 in Deed Book 4511, Page 265, a Sixteenth Amendment dated 8/22/1980 and recorded 8/28/1990 in Deed Book 4555, Page 377, a Seventeenth Amendment dated 6/1/1981 and recorded 6/12/1981 in Deed Book 4632, Page 200 and as last amended by Eighteenth Amendment dated 5/9/1984 and recorded 5/10/1984 in Deed Book 4735, Page 2402 a Code of Regulations dated 4/18/1973 and recorded 5/11/1973 in Deed Book 3848, Page 438 and a First Amendment of Code of Regulations of Morgandale, dated 9/16/1987 and recorded 2/25/1988 in Deed Book 4866, Page 294 and a Declaration Plan dated 12/5/1972 and recorded in Condominium Plan Book 1, Page 77, being and designated on the Declaration Plan as Building Number 22, Unit Number 2248 as more fully described in such Declaration and Declaration Plan.

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

TITLE TO SAID PREMISES IS VESTED IN Marcus Brown-Wright by Deed from Irv Detwiler and Althea K. Detwiler dated April 29, 2011 and recorded May 3, 2011 in Deed Book 5799, Page 02536.

Parcel Number: 53-00-03684-00-7.

Location of property: 2428 Hillock Court, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marcus Brown-Wright** at the suit of Bank of America, N.A. Debt: \$158,426.64.

**Joseph F. Riga**, Attorney.

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

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

15-24354

ALL THAT CERTAIN parcel of land in, Montgomery County, **Pennsburg Borough**, Commonwealth of PA, as more fully described in Book 5351, Page 1919 ID #15-00-01753-27-5, being known and designated as a metes and bounds property.

BEING the same Fee simple property conveyed by Deed from Regent Valley Builder, Inc., to David and Cynthia L. Dick, dated 11/10/2000 recorded on 02/28/2001 in Book 5351, Page 1919 in Montgomery records, Commonwealth of PA.

Parcel Number: 15-00-01753-27-5.

Location of property: 690 Penn Street, Pennsburg, PA 18073.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **David A. Dick and Cynthia L. Dick** at the suit of Wilmington Savings Fund Society, FSB, Not in its Individual Capacity but Solely as Trustee for PrimeStar-H Fund I Trust. Debt: \$301,350.53.

**Lois M. Vitti**, Attorney.

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

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

15-24547

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Commonwealth of Pennsylvania, as shown on a subdivision plan known as "Blue Ball Country Club" Pod "A" made by Eastern States Engineering, Inc., dated 7/14/93 and last revised 9/15/93 and recorded in Plan Book A-54, Page 377, described, as follows, to wit:

BEGINNING at an interior point which point is measured the 2 following courses and distances from a point on the Southwesterly side of Winged Foot Drive (33 feet wide), viz: 1 South 56 degrees, 06 minutes, 32 seconds West, 19.88 feet to a point; 2 South 44 degrees, 27 minutes, 58 seconds West, 11.00 feet to the point and place of beginning; thence extending South 45 degrees, 32 minutes, 02 seconds East, 36.00 feet to a point; thence extending South 44 degrees, 27 minutes, 58 seconds West, 95.33 feet to a point; thence extending North 45 degrees, 32 minutes, 02 seconds West, 36.00 feet to a point; thence extending partly along Unit 331 on said plan North 44 degrees, 27 minutes, 58 seconds East, 95.33 feet to the point and place of beginning.

BEING Unit #330 on said plan.

BEING part of the same premises which Blue Bell Country Club, L.P., by Indenture bearing date 1/28/1997 and recorded 2/6/1997 in the office of the Recorder of Deeds of Montgomery County in Deed Book 5176, Page 1510 granted and conveyed unto Donald Hoffman and Barbara Hoffman, husband and wife.

Parcel Number: 66-00-08447-00-1.

Location of property: 202 Winged Foot Drive, Blue Bell, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Barbara Hoffman and Donald Hoffman** at the suit of First Niagara Bank, N.A. f/k/a Willow Grove. Debt: \$152,605.38.

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

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

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

15-25480

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, being known as designated as Lots 29, 30 and 31, Block "C" on the Plan of Coleman Terrace Development, which plan is recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 857, Page 600, bounded and described, as follows, to wit:

BEGINNING at the South corner of Roberts Street and a 20 foot wide alley; thence along the Southeasterly side of Roberts Street. Southeasterly 58.00 feet to a corner of this and Lot No. 32 on the said plan (which point is 240.00 feet Northwesterly from the Northwest side of Juniper Street); thence along the said Lot No. 32, Southwesterly, 143.30 feet to the Northeast side of a 20 foot wide alley; thence along said alley, Northwesterly, 32.00 feet (incorrectly given in prior deed as 52.00 feet) to the Southeasterly side of said first mentioned 20 foot wide alley; thence along the said alley, Northeasterly, 144.00 feet. more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark A. Futch and Rosalina Futch, husband and wife by Deed from Gino Jennings dated 11/29/2001 recorded 01/08/2002 in Deed Book 5391, Page 0015.

Parcel Number: 13-00-32476-00-1.

Location of property: 320 West Roberts Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark A. Futch** at the suit of U.S. Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2006-AMC1. Debt: \$235,308.50.

**Morris A. Scott**, Attorney. I.D. #83587

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

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

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15-25816

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

BEGINNING at a stake on the Northwest side of Powell Street, 120 feet Southwesterly from Spruce Street, a corner of this and lot now or late of William Moore; thence along said lot, Northwesterly 100 feet to Porter's Alley; thence along said alley Southwesterly 16 feet to a corner of now or late William Teaney's lot; thence along said lot Southwesterly 100 feet to the Northwest side of Powell Street, aforesaid; and thence along said street, Northeasterly 16 feet to the place of beginning.

BEING the same premises which Royal Oak Investments, LLC by Indenture bearing date the 28th day of November A.D. 2006 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Deed Book 5627, Page 1126 granted and conveyed unto Habitat for Humanity of Montgomery County, Inc., in fee.

Parcel Number: 13-00-31512-00-2.

Location of property: 1075 Powell Street, Norristown, Montgomery County, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sherry Favors** at the suit of Habitat for Humanity of Montgomery County, PA. Debt: \$151,763.86.

**Joseph W. Catuzzi**, Attorney.

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

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

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15-25961

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, described according to a Final Plan of Subdivision made for Wynne-Hill Development Corporation and Harnet B. Kravitz, made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated 5/5/1976 and last revised on 5/28/1976 recorded in Plan Book A-26, Page 62-B, described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Birch Drive (50 feet wide) said point being measured the 2 following courses and distances from a point of curve on the Southeasterly side of Ash Lane (50 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 Southeasterly side of Birch Drive; and (2) along same South 64 degrees, 11 minutes, 40 seconds East, 105 feet to the point of beginning.

CONTAINING in front or breadth on the said side of Birch Drive 20 feet and extending of that width in length or depth between parallel lines at right angles to Birch Drive 158.57 feet, bounded on the Northwest by Lot No. 91, on the Southeast by Lot No. 93 and on the rear by a detention basin area.

BEING Lot No. 92.

TITLE TO SAID PREMISES IS VESTED IN Natasha T. Thompson, by Deed from Megan L. Dougherty and Brian P. Dougherty, dated 12/14/2011, recorded 01/03/2012 in Book 5823, Page 2312.

Parcel Number: 65-00-00890-30-5.

Location of property: 266 Birch Drive, Lafayette Hill, PA 19444-2119.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Natasha T. Thompson** at the suit of Wells Fargo Bank, N.A. Debt: \$247,998.99.

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

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

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

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15-26170

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Perkiomen Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Plan of Maple Hill Townhouse Development, made by W. Richard Craig, Professional Engineer, dated October 15, 1982 and last revised January 2, 1983 and recorded in the Office of the Recorder of Deeds in Plan Book A-44, Page 427, as follows, to wit:

BEGINNING at a point a corner of Lot No. 234; thence extending from said point and place of beginning along said lot passing through a partition wall North 39 degrees, 38 minutes West, 75.00 feet to a point; thence extending North 50 degrees, 22 minutes East, 20.00 feet to a point a corner of Lot No. 232; thence extending along said lot passing through a partition wall South 39 degrees, 38 minutes East, 75.00 feet to a point; thence extending South 50 degrees, 22 minutes West, 20.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 233 on said plan.

TOGETHER with all and singular, the building, improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments, and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well as at law as in equity, of, in and to the same.

TITLE TO SAID PREMISES IS VESTED IN Debra L. Discuillo as sole owner, by Deed from Debra K. Ziegler n/k/a Debra L. Discuillo, dated 05/10/2005, recorded 05/31/2005, Book DE05555, Page 2502.

Parcel Number: 48-00-01418-50-5.

Location of property: 226 Concord Road, Schwenksville, PA 19473-1219.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Debra L. Discuillo f/k/a Debra K. Ziegler** at the suit of Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-OPT3, Asset-Backed Certificates, Series 2005-OPT3. Debt: \$125,982.84.

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

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

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

15-26644

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the 9th Ward of **Pottstown Borough**, County of Montgomery, and State of Pennsylvania, bounded and described according to a plan made by George F. Shaner, Registered Engineer of Pottstown, Pennsylvania, in July of 1953, and developed for Pottsgrove Manor, Inc., known and designated as Lot No. 196 as indicated on the Plan of Pottsgrove Manor, said plan being recorded in the Office of Recording of Deeds in Montgomery County on December 18, 1953, in Plan Book No. A-1, Page P1, as follows, to wit:

BEGINNING at a point on the Southerly side of West Walnut Street (50 feet wide) a corner of Lot No. 195 on said plan, which point is located the 2 following courses and distances along the same from a point on the westerly side of Gable Avenue (50 feet wide) viz: (1) along a line curving to the left having a radius of 30 feet the arc distance of 47.12 feet to a point; and (2) North 63 degrees, 39 minutes West, 115 feet to the point of beginning; thence extending along the line of Lot No. 195 aforesaid, South 26 degrees, 21 minutes West, 100 feet to a point on the center line of a 10 feet wide utility easement; thence extending along said center line North 63 degrees, 39 minutes West, 55 feet to a point, a corner of Lot No. 197 on said plan; thence extending along line of Lot No. 197, North 26 degrees, 21 minutes East, 100 feet to a point on the Southerly side of aforesaid West Walnut Street; thence extending along the same South 53 degrees, 39 minutes East, 55 feet to the first mentioned point and place of beginning.

RESERVING THEREFROM AND THEREOUT unto the owners, tenants and occupiers of the adjoining premises to the east, the free and unobstructed use, right, liberty and privilege of an entrance and exit of width of 5 feet in to and from the garage erected or to be erected on the within premises, of one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever over and along the driveway, to and from the garages now or hereafter to be erected on each of said premises, in common with the owners, tenants and occupiers of the premises herein described at all times hereafter forever or until such time hereafter as such right of user shall be abolished by the then owners of both of said premises, but not otherwise; each owner to pay 1/2 of the proper charges, costs and expenses of keeping the said driveway in good order, condition and repair, and free from snow and ice in the winter season, so that such automobiles shall be able to have the use of said passageway as planned for a total width of 10 feet.

TOGETHER with the free and unobstructed use, right, liberty and privilege of entrance and exit of a width of 5 feet in to and from garage erected or to be erected on the within described premises of one or more private automobiles, used for pleasure, but no commercial automobiles or other vehicle whatsoever, over and along the driveway as above mentioned, and set forth in common with the owners, tenants and occupiers of the adjoining premises to the east at all times hereafter or until such time hereafter as such right of user shall be abolished by the then owner of said premises, but not otherwise and subject to the payment of 1/2 of the proper costs, charge and expenses of keeping driveway in good order, condition and repair and free from snow and ice in the winter season, so that such automobiles shall be able to have the use of passageway as planned for a total width of 10 feet.

TITLE TO SAID PREMISES IS VESTED IN William S. Beppel and Lisa M. Beppel, by Deed from Caren C. Thompson, dated 05/07/2003, recorded 06/17/2003 in Book 5460, Page 224.

Parcel Number: 16-00-31220-00-3.

Location of property: 268 West Walnut Street, Pottstown, PA 19464-6424.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William S. Beppel and Lisa M. Beppel a/k/a Lisa Bruni Beppel** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$112,352.66.

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

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

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

15-28971

ALL THAT CERTAIN lot or piece of land, with the messuage thereon erected, hereditaments and appurtenances, situate in **Collegetown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by Will D. Hiltner, Registered Engineer in January 1938, as follows:

BEGINNING at a point on the Southeasterly side of Glenwood Avenue (46 feet in width) at the distance of 366.66 feet Northeastwardly from the Northeasterly side of Main Street, it being also a corner of land now or late of Howard S. Kriebel, et ux.; thence extending along said Kriebel's Land the line passing through the middle of the partition wall between the house on the said Kriebel's Land and the house erected hereon South 41 degrees, 8 minutes East, 175 feet to a point in the Northwesterly side of a 20 feet wide alley; thence extending along said side of said alley North 49 degrees, 21 minutes East, 29.35 feet to a point a corner of land about to be conveyed to Ronald B. Miller, et ux.; thence extending along said Miller's Land North 41 degrees, 15 minutes West, 175 feet to a point in the Southeasterly side of Glenwood Avenue; thence extending along the Southeasterly side of Glenwood Avenue South 49 degrees, 21 minutes West, 29 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ronald L. Christman and Andrea O. Chrsitman, by Deed from Nicholas J. Scavello and Kristin D. Scavello, dated 05/27/2004, recorded 06/25/2004 in Book 5513, Page 1704.

Parcel Number: 04-00-00784-00-4.

Location of property: 4 Glenwood Avenue, Collegetown, PA 19426-2306.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Andrea O. Christman and Ronald L. Christman** at the suit of Ocwen Loan Servicing, LLC. Debt: \$264,833.91.

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

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

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

15-29065

ALL THAT CERTAIN brick message or tenement and lot of land, situate at #890 South Street in the Sixth Ward, **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the South line of South Street, a corner of this and Lot #162; thence along said street Easterly 18 feet, 4-1/2 inches to a point; thence Southerly passing through the middle of the brick division wall of this and the adjoining dwelling on the East 126 feet and 5 inches to a 20 feet wide alley; thence along said alley Southwesterly 26 feet, 4 inches to a point; thence along said Lot #162 Northerly 145 feet, 5 inches to the place of beginning.

BEING the Westerly portion of Lot #163 on the Joseph Potts and Company Plan of Lots.

TITLE TO SAID PREMISES IS VESTED IN Jonathan T. Boettger, by Deed from Todd M. Koenig and Christine P. Brown, f/k/a, Christine P. Koenig, dated 11/17/2006, recorded 03/19/2007 in Book 5639, Page 1820.

Parcel Number: 16-00-26424-00-2.

Location of property: 890 South Street, Pottstown, PA 19464-6020.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jonathan T. Boettger** at the suit of Branch Banking and Trust Successor by Merger to Susquehanna Bank. Debt: \$91,244.42.

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

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

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

15-30215

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatboro Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan there of made the 22nd day of July 1953 by Russell S. Lyman, Registered Professional Engineer Surveyor, Huntingdon Valley, Pennsylvania, as follows, to wit:

BEGINNING at a point on the former centerline of Moreland Avenue (thirty-three feet wide) now widened to the width of thirty-seven feet by the addition of one foot on the Southwesterly side and three feet on the Northeasterly side, said point of beginning being one hundred eighty and sixty one-hundredths feet measured on a bearing on North sixty-nine degrees, fifteen minutes West from the point formed by the intersection of the centerline of Warminster Road (thirty-three feet wide) and the former centerline of Moreland Avenue, both lines projected; thence extending along the line of P. Pfaff and Ernest R. Dudbridge South twenty-nine degrees, four minutes, thirty seconds West crossing the Southwesterly side of Moreland Avenue two hundred seventy-six and three one-hundredths feet to a point on the centerline of an alley twenty feet wide; thence along the centerline of said alley North seventy-eight degrees, forty-two minutes, thirty seconds West, forty-four feet to a point; thence extending along a new line cutting through the lot of William R. McNaney of which this was a part, North twenty-seven degrees, thirty-two minutes, thirty seconds East recrossing the Southwesterly side of Moreland Avenue two hundred eighty-two and thirty-three one-hundredths feet to a point on the former centerline of the aforesaid Moreland Avenue; thence along the former centerline of said Moreland Avenue South sixty-nine degrees, fifteen minutes East, fifty feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Keith L. Jeffries and Catherine P. Jeffries, husband and wife as Tenants by the Entireties by Deed from Clara P. Zondler, by her attorney in fact, Lisa A. Daniel dated 01/27/2000 recorded 02/15/2000 in Deed Book 5307, Page 0026.

Parcel Number: 08-00-04432-00-6.

Location of property: 320 East Moreland Avenue, Hatboro, PA 19040.



The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Catherine P. Jeffries and Keith L. Jeffries** at the suit of The Bank of New York Mellon Trust Company, National Association formerly known as The Bank of New York Trust Company, N.A., as Successor to JP Morgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RZ3. Debt: \$492,655.82.

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

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

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

15-30641

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania bounded and described according to a plan prepared by Bursich Associates recorded in Plan Book 27, Pages 412 to 415, as follows, to wit:

BEGINNING at a point on the Northerly side of Stone Hill Drive said point being a corner of Lot 217 as shown on the above mentioned plan; thence extending from said point of beginning along the Northerly side of Stone Hill Drive the two following courses and distances: (1) North 84 degrees, 26 minutes, 13 seconds West. 26 feet to a point of curve; and (2) Westwardly along the arc of a circle curving to the right having a radius of 20 feet the arc distance of 5.05 feet to a point a corner of Open Space "A 1"; thence extending along the same the two following courses and distances: (1) North 05 degrees, 33 minutes, 47 seconds East, 119.36 feet to a point; and (2) South 84 degrees, 26 minutes, 13 seconds East, 31 feet to a point a corner of Lot 217; thence extending along the same South 05 degrees, 33 minutes, 47 seconds West, 120 feet to the first mentioned point and place of beginning.

BEING Lot 218 as shown on the above mentioned plan.

BEING the same premises which T.H. Properties, a PA Limited Partnership, by Deed dated February 16, 2007 and recorded on March 1, 2007 in the Office for the Recording of Deeds in Book 5637 and Page 723 conveyed unto Sylvia Randazzo.

Parcel Number: 60-00-01342-65-4.

Location of property: 53 Stone Hill Drive, Upper Pottsgrove, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Sylvia Randazzo** at the suit of U.S. Bank National Association, a National Banking Association, as Trustee for Banc of America Funding Corporation 2007-6 Trust Mortgage Pass-Through Certificates Series 2007-6 c/o Ocwen Loan Servicing, LLC. Debt: \$209,249.40.

**Andrew J. Marley**, Attorney.

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

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

15-31357

ALL THOSE TWO CERTAIN lots or pieces of land, and premises, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, being one-half of Lot #107 and all of Lot #109, in a plan of lots laid out upon the 'Jones Farm' in said Township, bounded and described, as follows, to wit:

BEGINNING at a corner on the Northeastly side of a thirty-three feet wide street, laid out for public use and called Garfield Street, at the distance of sixty feet from the Northerly corner of this and another street, laid out for public use, forty feet wide, and called Third Street; thence along land of Wesley L. Bean and through the middle partition wall of said double frame house, Northeastwardly one hundred twenty-three feet to a corner on the Southwestly side of a seventeen and one-half feet wide street or alley, laid out for public use and called long alley; thence along the same, Northwestwardly twenty feet to a corner; thence by Lot #109 on a line parallel to the first line, Southwestwardly one hundred twenty-three feet to a corner on the said side of Garfield Street; and thence along said side of Garfield Street, Southeastwardly twenty feet to the place of beginning.

BEING one-half of a double frame message and the one-half of Lot #107.

ALSO beginning at a point on the Northeastly side of a thirty-three feet wide street, laid out for public use and called Garfield Street, at the distance of eighty feet from the Northerly corner of this and another street, laid out for public use, forty feet wide and called Third Street; thence by Lot #107, Northeastwardly one hundred twenty-three feet to a corner on the Southwestly side of a seventeen and one-half feet wide street or alley, laid out for public use and called Long Alley; thence along the same, Northwestwardly forty feet to a corner on the said side of said Garfield Street; and thence along said side of said street, Southeastwardly forty feet to the place of beginning.

BEING Lot #109 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Matthew A. Ryesky, by Deed from Kevin A. Kronberg, dated 09/28/1999, recorded 01/04/2000 in Book 5302, Page 1203.

Mortgagor Matthew A. Ryesky n/k/a Matthew Ryesky n/k/a Matthew Alex Ryesky died on 03/14/2010, and Linda Ryesky was appointed Administratrix of his Estate.

Parcel Number: 56-00-02809-00-6.

Location of property: 685 Garfield Avenue, Lansdale, PA 19446-5623.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda Ryesky, in Her Capacity as Administratrix and Heir of The Estate of Matthew A. Ryesky a/k/a Matthew Ryesky a/k/a Matthew Alex Ryesky and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Matthew A. Ryesky a/k/a Matthew Ryesky a/k/a Matthew Alex Ryesky, Deceased** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$77,418.92.

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

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

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

15-31365

ALL THAT CERTAIN unit, lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, as shown on that certain record plan of "Fairways at Green Meadows" for HTC Associates, LLC, prepared by HT Engineering, Inc., dated September 13, 2004, last revised February 9, 2006, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book 26, Page 361, and described according to that certain Exhibit Plan for "Fairways at Green Meadows Unit 22" attached to the Deed recorded immediately prior hereto and by metes and bounds in accordance therewith, attached hereto and made part hereof as Exhibit "B":

ALL THAT CERTAIN tract of land known as Unit 22, situated in **West Norriton Township**, Montgomery County, Pennsylvania, as shown on a plan prepared by Bursich Associates, Inc. entitled "Exhibit Plan for Fairways at Green Meadows Unit-22" drawing Number Unit 22, dated February 28, 2007, being more fully described as, follows:

BEGINNING at a point in the bed of Fairway Lane, said point being a point of tangency along the centerline of said road; thence in and along the bed of said road, North 42 degrees, 05 minutes, 03 seconds West, a distance of 10.48 feet to a point; thence leaving the bed of said road and through common/open space North 47 degrees, 54 minutes, 57 seconds East, a distance of 47.35 feet to the true point of beginning; thence (1) along common/open space North 42 degrees, 19 minutes, 39 seconds West, a distance of 24.33 feet to a point; thence (2) along Unit 23 North 47 degrees, 40 minutes, 21 seconds East, a distance of 69.08 feet to a point; thence (3) along common/open space South 42 degrees, 19 minutes, 39 seconds East, a distance of 24.33 feet to a point; thence (4) along the same South 47 degrees, 40 minutes, 21 seconds West, a distance of 69.08 feet to the point of beginning. Containing 1,680 square feet, more or less. Together with and under and subject to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that Certain Declaration of Fairways at Green Meadows Planned Community, dated July 24, 2006, as recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5613, Page 1047 &c., and any amendments and/or supplements to the aforesaid Declaration, as the same may be duly adopted from time to time.

TITLE TO SAID PREMISES IS VESTED IN Blakeley B. Cooper and Jamiylah S. Burns, as Joint Tenants With the Right of Survivorship and not as Tenants in Common, by Deed from Blakeley B. Cooper and Jamiylah S. Burns dated 01/15/2008 recorded 01/24/2008 in Deed Book 5679, Page 02572.

Parcel Number: 63-00-02026-25-4.

Location of property: 109 Fairway Lane, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jamiylah S. Burns and Blakeley B. Cooper** at the suit of PNC Bank, National Association. Debt: \$299,698.14.

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

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

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

15-31464

ALL THAT CERTAIN property, situated in **Limerick Township**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described, as follows: Block 31A, Unit 58.

BEING more fully described in a Deed dated 01/25/1995, and recorded 02/01/1995, among the land records of the County and Commonwealth set forth above, in the Deed Volume 5104 and Page 1549.

BEING the same premises which Lakeside Associates, a Pennsylvania General Partnership, acting herein by and through its attorney-in-fact William B. Murdoch, by Deed dated January 25, 1995, and recorded February 1, 1995, in the Office of the Recorder of Deeds in and for the County of Montgomery, Deed Book 5460, Page 1145, granted and conveyed unto Robert G. Bahm, Jr. and Elizabeth A. Lucido a/k/a Elizabeth A. Bahm, in fee.

Parcel Number: 37-00-00347-50-7.

Location of property: 58 Cedar Court, Limerick, PA 19468.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Robert G. Bahm, Jr. and Elizabeth A. Lucido a/k/a Elizabeth A. Bahm** at the suit of LSF8 Master Participation Trust. Debt: \$367,206.17.

**Keri P. Ebeck**, Attorney.

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

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

15-31792

ALL THAT CERTAIN lot or piece of land, known and designated as Lot No. 5, Section 3 Plan of Brookwater Park, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by John E. Burkhardt & Associates, Lansdale, PA, on November 17, 1956, as follows, to wit:

BEGINNING at a point on the Northwest side of Maple Road, 40 feet wide at a distance of 575 feet Northeastwardly from the Northeast side of Seitz Road, 33 feet wide (produced), a corner of Lot No. 7; thence extending along Lot No. 7, North 10 degrees, 50 minutes West, 200 feet to a point; thence extending North 79 degrees, 10 minutes East, 75 feet to a point a corner of Lot No. 3; thence along Lot No. 3, South 10 degrees, 50 minutes East, 200 feet to a point on the Northwest side of Maple Road aforesaid; thence along the Northwest side of Maple Road, South 79 degrees, 10 minutes West, 75 feet to the place of beginning.

BEING known as Lot #5 Maple Avenue, Perkiomen Township, Montgomery County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Richard Scampton and Coleen Scampton, by Deed from Gary L. Moyer and Linda M. Moyer, dated 11/30/2006, recorded 01/02/2007 in Book 5629, Page 1767.

Parcel Number: 48-00-01433-00-5.

Location of property: 349 Maple Avenue, Collegeville, PA 19426-1629.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard Scampton and Coleen Scampton** at the suit of Wells Fargo Bank, N.A. Debt: \$215,532.29.

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

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

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

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15-32691

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a subdivision plan made for Manzo Builders and Developers of Blue Mill Run, by Borusiewicz Associates dated October 13, 1989 last revised March 20, 1990 and recorded in Montgomery County, in Plan Book A-52, Page 31, as follows, to wit:

BEGINNING at a point on the Northeastly side of Basin Street (50 feet wide) said point being a corner of Lot No. 11 as shown on the above mentioned plan; thence extending from said point of beginning along the Northeastly side of Basin Street; North 43°, 20' West, 18 feet to a point a corner of Lot No. 9 as shown on the above mentioned plan; thence extending along the same South 40°, 25' East, 120 feet to a point in line of land now or late of Regina Community Nursing Center; thence extending along the same, South 49°, 20' East, 18 feet to a point a corner of Lot No. 11 as shown on the above mentioned plan; thence extending along the same, South 40°, 25' West, 120 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 on said plan.

CONTAINING 2,160 square feet more or less.

Parcel Number: 13-00-04309-00-7.

Location of property: 623 East Basin Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Adrienne P. Williams as Personal Representative of the Estate of Joanne Robert Jackson a/k/a Joanne L. Roberts a/k/a Joanne Roberts Jackson** at the suit of Citizens Bank of Pennsylvania s/b/m Commonwealth Bank. Debt: \$94,858.37.

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

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

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

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15-32734

ALL THAT CERTAIN property, situate and being known as Block 186, Unit 673, 800 Fairbanks Avenue, **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania.

BEING the same premises which Steven W. Greenzweig by Deed dated 10/30/2007 and recorded 1/6/2008 in the County of Montgomery in Deed Book 5678, Page 2890 conveyed unto Christine Sherbert and Thaddeus Kozlowski, as Tenants in Common, in fee.

Parcel Number: 13-00-11156-00-9.

Location of property: 800 Fairbanks Avenue, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Storm Brickhouse, LLC, Thaddeus Kozlowski, Regina L. Kozlowski and Christine R. Sherbert** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$98,374.21.

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

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

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

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16-00020

ALL THAT CERTAIN lot or piece of ground and messuage, situate in the 10th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, numbered 822 North Washington Street, bounded limited and described according to a survey thereof made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a corner of Lot No. 5 on the Easterly side of Washington Street (50 feet wide); thence along Lot No. 5, South 30 degrees, 5 minutes East, 104 feet, 10 inches to a corner; thence along Lots No. 20 and 19 South 61 degrees, 42 minutes West, 49.55 feet to a corner; thence by a course passing through the middle of a joint brick partition wall of a double brick dwelling North 30 degrees, 5 minutes West, 103 feet 2-1/2 inches to a corner; thence along the Easterly side of the aforesaid Washington Street North 59 degrees, 55 minutes East, 49.55 feet to the place of beginning.

BEING the larger portion of Lot No. 4 of a Plan of Lots as laid out by Kerstetter and Vesch.

\*\* For Informational Purposes Only \*\*

The improvements thereon being known as 822 North Washington Street, Pottstown, PA 19464.

BEING the same property conveyed to Michael P. Lawler and Christine M. Lawler, from Loretta E. Price, by her Attorney-in-Fact Robert P. Price, by General Power of Attorney dated January 5, 1991, by Deed dated April 30, 1991, and recorded on May 7, 1991, in Book 4975, Page 957, among the Land Records of Montgomery County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Michael P. Lawler, by Deed from Michael P. Lawler and Christine M. Lawler, dated 11/16/2007, recorded 03/04/2008 in Book 5684, Page 956.

Parcel Number: 16-00-32104-00-1.

Location of property: 822 North Washington Street, Pottstown, PA 19464-4339.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael P. Lawler a/k/a Michael Lawler** at the suit of JP Morgan Chase Bank, National Association. Debt: \$170,506.48.

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

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

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

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16-00256

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a plot plan thereof surveyed by Will D. Hiltner, Registered Engineer, Norristown, Pennsylvania, in December, 1950, as follows, to wit:

BEGINNING at a point on the Northwest side of Powell Street (55 feet wide) at the distance of 153.90 feet Northeastwardly from the Northeasterly side of Logan Street (66 feet wide); thence extending North 38 degrees, 30 minutes West, the line extending for a part of the distance through the center of the partition wall dividing the garage hereon erected and the garage on the adjoining lot 137.79 feet to a point on the Southeast side of a 20 feet wide alley; thence along said side of said alley North 51 degrees, 30 minutes East, 7.10 feet to a point a corner; thence along the end of said 20 feet wide alley Northwesterly 10 feet to a point a corner; thence extending North 51 degrees, 30 minutes East, 21.44 feet to a point a corner; thence extending North 51 degrees, 38 minutes East the line for a part of the distance passing through the centerline of the partition wall dividing the house hereon erected and the house on the adjoining lot, 145.79 feet to a point on the Northwest side of Powell Street, aforesaid; thence along side of Powell Street South 51 degrees, 30 minutes West, 28.54 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sheri Sejda, by Deed from Sally A. Timbario, dated 06/19/2009, recorded 07/08/2009 in Book 5735, Page 2956.

Parcel Number: 13-00-31812-00-8.

Location of property: 1811 Powell Street, Norristown, PA 19401-3025.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sheri Sejda** at the suit of Nationstar Mortgage, LLC. Debt: \$175,204.77.

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

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

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

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16-00275

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

BEGINNING at a point on the Southwest side of Rambo Street, at the distance of 30.49 feet Southeasterly from the Southeast side of Mill Street, a point a corner of other land of William Blasband; thence extending along the said Southwest side of Rambo Street, South 79 degrees, 54 minutes East, 14.02 feet to a point a corner of other land of William Blasband; thence extending along said land South 10 degrees, 6 minutes West, 58.4 feet to a point on the Northeast side of an alley 2.5 feet in width; thence extending along the Northeast side of an alley, North 79 degrees, 54 minutes West, 14.02 feet to a point a corner of land of Michael Comely and Ella Comely, his wife; thence extending along said land North 10 degrees, 6 minutes East, 58.4 feet to the first mentioned point and place of beginning.

TOGETHER with the use, right, liberty and privilege of said alley, 2 1/2 feet in width in common with the owners, their heirs and assigns and occupiers of other lots of ground abutting upon the aforesaid alley, forever.

BEING the same premises which Christopher Monaco, by Deed dated 6/29/2006 and recorded 7/17/2006 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5608, Page 935, Instrument #2006086543, granted and conveyed unto David W. King.

Parcel Number: 02-00-05336-00-8.

Location of property: 78 West Rambo Street, Bridgeport, PA 19405.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **David W. King** at the suit of Nationstar Mortgage, LLC. Debt: \$86,329.73.

**Sarah K. McCaffery**, Attorney.

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

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

16-00541

ALL THOSE CERTAIN lots or pieces of land, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof known as "Hatboro Farms", made by William T. Muldrew, Civil Engineer and Surveyor, Jenkintown, PA, May 11, 1922 and recorded in Plan Book No. 843, Page 600, as follows, to wit:

BEGINNING at a point on the Southerly side of Crooked Billet Road (50 feet wide) at the distance of 268.33 feet Southeast of the radius corner at the Southerly corner of Continental Road (50 feet wide) and said Crooked Billet Road; thence the Southerly side of Crooked Billet Road, South 47 degrees, 16 minutes East, 100 feet to a corner of Lot No. 182; thence along the same South 42 degrees, 44 minutes West, 132.59 feet to a point; thence by Lots Nos. 202, 201, 200 and 199, North 47 degrees, 16 minutes West, 100 feet to a corner of Lot 177; thence along the same North 42 degrees, 44 minutes East, 132.59 feet to the Southerly side of Crooked Billet Road and place of beginning.

BEING the same premises which Paul M. Bundick and Kathy C. Bundick, husband and wife, by Deed dated October 8, 1997 and recorded on October 28, 1997 in the Office for the Recording of Deeds in Book 5204 and Page 1355 conveyed unto Wayne Armstrong and Deborah Armstrong, husband and wife, as Tenants by the Entireties.

Parcel Number: 08-00-01384-00-3.

Location of property: 327 Crooked Billet Road, Hatboro, PA 19040.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Debbie Armstrong a/k/a Deborah Armstrong and Wayne Armstrong** at the suit of HSBC Bank USA, N.A., as Trustee for the Registered Holders of Renaissance Home Equity Loan Trust 2006-1 c/o Ocwen Loan Servicing, LLC. Debt: \$312,361.13.

**Jessica N. Manis**, Attorney. I.D. #318705

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

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

16-00614

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a survey made thereof by George B. Mebus, dated August 5, 1948 and described, as follows, to wit:

BEGINNING at a point, the intersection which the centerline of Meetinghouse Road (33 feet wide), makes with the Southwesterly side of Upland Avenue (40 feet wide, as widened 15 feet on the Southwesterly side from the former width of 25 feet); thence along the said Southwesterly side of Upland Avenue, South 49 degrees, 16 minutes East, 216.50 feet to a point; thence along the Northwesterly side of Lot No. 803 on the plan of Horsham Heights and along the Southeastly side of an Easement or Right-of-Way 12 feet for driveway, South 41 degrees, 04 minutes West, 23.81 feet to a point; thence through land of Willard F. Edwards, of which this was a part, North 48 degrees, 56 minutes West passing through the party wall of a twin house, 216.50 feet to a point in the aforesaid centerline of Meetinghouse Road; thence along the same, North 41 degrees, 04 minutes East, 22.55 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kathleen E. Jacobson, by Deed from Gail Harkins, dated 03/13/2012, recorded 03/21/2012 in Book 5830, Page 1438.

Parcel Number: 36-00-08104-00-5.

Location of property: 301 Meetinghouse Road, Horsham, PA 19044-2115.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathleen E. Jacobson** at the suit of Wells Fargo Bank, N.A. Debt: \$136,785.33.

**Paul Cressman**, Attorney. I.D. #318079

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

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

16-00615

Premises A:

ALL THAT CERTAIN following described tract of land the building lot or piece of ground situate, lying and being in Ringing Rocks Park, **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, known as and by Lot No. 6 in Block A on tract of the property known as Ringing Rocks Realty Company, recorded in the Office for the Recording of Deeds, etc., in and for the said County of Montgomery, at Norristown, bounded and described, as follows, to wit:

BEGINNING at an iron pin at the Southeast corner or intersection of Lots Nos. 5 and 6 of Section A; thence in a Northwesterly direction along Lot 5, 84 feet, 7 inches to an iron pin; thence in a Southerly direction along Lot No. 3, Section I, 87 feet, 6 inches to an iron pin being the intersection of Lot No. 3, Section I and Lots Nos. 6 and 7, Section B and Lots Nos. 6 and 7 Section A; thence in an Easterly direction 111 feet, 8 inches to an iron pin; thence in a Northerly direction the two following courses and distances, 21 feet, 6 inches and 5 feet to the place of beginning.

Premises B:

ALL THAT CERTAIN tract or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey dated November 3, 1971 by A.G. Newbold, P.E., as follows:



BEGINNING at a pin marking a corner common to lands now or late of Karl D. Kohler and lands now or late of Vernon Anderson; thence by lands intended to be conveyed to Karl D. Kohler the following two courses and distances: (1) North 59 degrees, West 44.00 feet to a pin; (2) North 16 degrees, 14 minutes East, 74.66 feet to a pin; thence by lands of the grantor South 88 degrees, 25 minutes East, 45.00 feet to a pin; thence by other lands of John J. Clemmer, South 16 degrees, 49 minutes West, 97.25 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Shawn D. Capp, by Deed from Vance Jaffe, dated 06/08/2012, recorded 06/13/2012 in Book 5838, Page 303.

Parcel Number: 42-00-03760-00-5.

Location of property: 1267 Ringing Rocks Park, Pottstown, PA 19464-2467.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shawn D. Capp** at the suit of Wells Fargo Bank, N.A. Debt: \$98,999.80.

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

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

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

16-00620

ALL THAT CERTAIN tract or piece of land, situate on the Northwest side of Church Road, in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, together with improvements thereon erected, bounded and described according to a survey made by Herbert H. Metz, Registered Engineer of Lansdale, dated November 7, 1947 revised December 10, 1947, as follows, to wit:

BEGINNING at an iron pin in the Northwesterly sideline of Church Road at a distance of 52.67 feet Northeastwardly from the intersection of the Northeastly sideline of Penn Street (48 feet wide) with the Northwesterly sideline of Church Road (as now laid out 40 feet wide) and in line of land of John A. and Eleanor E. Vernon; thence along the same North 46 degrees, 45 minutes West, 136.43 feet to the Southeast side of a 10 feet wide right-of-way of Lansdale Municipal Authority; thence along the same North 43 degrees, 14 minutes East, 51.04 feet to an iron pin in line of other lands of Grantors herein; thence along the same South 46, degrees, 46 minutes East, 136.43 feet to an iron pin in the Northwesterly side line of Church Road; thence along the same South 43 degrees, 14 minutes West, 51.04 feet to the place of beginning.

BEING the same property conveyed to Mohammed S. Akanda and Zannatul F. Akanda who acquired title by virtue of a deed from Dharmarajan Subramanian and Seerna Vaidyanathan, dated September 12, 2013, recorded September 24, 2013, at Document ID 2013100362, and recorded in Book 5890, Page 00255, Montgomery County, Pennsylvania records.

Parcel Number: 11-00-02224-00-6.

Location of property: 60 Church Road, Lansdale, PA 19446.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Zannatul F. Akanda and Mohammed S. Akanda** at the suit of Wells Fargo Bank, N.A. Debt: \$245,125.52.

**Meredith H. Wooters**, Attorney.

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

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

16-00621

Premises A:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Gynwyd, in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, and described in accordance with a plan of Levering Mill Park, made by Over and Tingley Civil Engineers, Upper Darby Pennsylvania, dated June 20, 1940, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Ott Road (fifty feet wide) at the distance of four hundred ninety feet measured Northwestwardly along the Southwesterly side of Ott Road from its intersection with the Northwesterly side of Levering Mill Road (fifty feet wide).

CONTAINING in front and breadth along the said Southwesterly side of Ott Road North fifteen degrees, five minutes, nine seconds West, sixty feet and extending of that width in length or depth South seventy-four degrees, fifty-four minutes, fifty-one seconds West, between parallel lines at right angles to said Ott Road ninety-five feet.

BEING fifty-five feet of Lot Number 33 and five feet of Lot Number 34.

Premises B:

ALSO ALL THAT CERTAIN lot or piece of ground, situate in the Township, County and State aforesaid, and described in accordance with a survey and plan thereof made by M.R. and J.E. Terks, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania on May 20, 1946 and revised November 23, 1946, as follows, to wit:

BEGINNING at an interior point at the distance of five hundred twenty-four and ninety-seven one-hundredths feet measured North thirteen degrees, thirty-three minutes West from a point in the bed of Levering Mill Road (which point in the bed of Levering Mill Road is twenty-five feet Southeast from the Northwest side of Levering Mill Road) which said point in the bed of Levering Mill Road is one hundred twenty feet and sixty-four one-hundredths feet measured South seventy degrees, thirty-five minutes West from the point of intersection of the said line in the bed of Levering Mill Road and the center of Ott Road (extended); thence from said point of beginning north thirteen degrees, thirty-three minutes West along ground of Franklin E. Hess, et ux., sixty feet to a point; thence South seventy-six degrees, twenty-seven minutes West, one hundred seven feet and sixty-six one-hundredths feet to a point; thence South thirteen degrees, forty minutes East, sixty feet to a point; thence North seventy-six degrees, twenty-seven degrees East, one hundred seven feet and fifty-five one-hundredths feet to the point and place of beginning.

BEING the same premises which Fred Wallace and Eleanor Wallace, his wife, by Deed dated 7/14/1972 and recorded 7/21/1972 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 3772, Page 90, granted and conveyed unto Edward J. Rideout and Mary Ann Rideout, his wife.

Parcel Number: 40-00-44804-00-3.

Location of property: 520 Ott Road, Bala Cynwyd, PA 19004.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Mary Ann Rideout and Edward J. Rideout** at the suit of JP Morgan Chase Bank, National Association. Debt: \$193,157.16.

**Sarah K. McCaffery**, Attorney.

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

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

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16-01541

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

BEGINNING at a point on the Westerly side of North Hanover Street (80 feet wide) said point of beginning measured the distance of 113.17 feet from King Street; thence extending from said point of beginning and running along the said Westerly side of North Hanover Street, South 15 degrees, 24 minutes West, 23.75 feet to a point in the center line of the extension of the party wall running between 57 and 59 North Hanover Street; thence running in a Northwesterly direction along the center line of said party wall the distance of 60 feet to a point in line of lands now or late of Albert L. Segnere; thence along the land of Segnere, North 15 degrees, 24 minutes East, 24.40 feet to a point; thence South 74 degrees, 36 minutes East, 60 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kathleen F. Kissinger, as sale owner, by Deed from Kathy F. Kissinger, more accurately known as Kathleen F. Kissinger, dated January 21, 2005, recorded February 11, 2005, in Book 05543, Page 1675.

Parcel Number: 16-00-13048-00-4.

Location of property: 59 North Hanover Street, Pottstown, PA 19464-5433.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathleen F. Kissinger a/k/a Kathy F. Kissinger** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates Series 2005-5. Debt: \$121,970.90.

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

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

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

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16-01627

ALL THAT CERTAIN messuage and parcel of land, situate in the Fifth (10th) Ward, **Pottstown Borough**, 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 other lands Harry T. Gresh, said point being on the Westerly property line of North Warren Street (50 feet wide) and distant along the same from a point marking the Northwesterly property line intersection as projected of Prospect Street and the aforesaid North Warren Street North 44 degrees, 56 minutes East, 262.94 feet; thence from said point of beginning continuing along other lands Harry T. Gresh North 45 degrees, 04 minutes West, 140.0 feet to a corner on the Easterly side of a given 20 feet wide alley (20 feet wide); thence along the same North 44 degrees, 56 minutes East, 61.0 feet to a corner other lands Harry T. Gresh; thence along the same South 45 degrees, 04 minutes East, 140.0 feet to a corner on the Northwesterly side of the aforesaid North Warren Street; thence along the same South 44 degrees, 56 minutes West, 61.0 feet to the place of beginning.

BEING the Northerly 59 feet to Lot 25 and the Southerly 2 feet of a Plan of Lots as laid out by Warren B. Zem.

BEING the same premises which Donald E. Woodley, Jr., Executor of the Estate of Marie E. Nabozny, also known as Marie Elmira Nabozny, deceased, by Indenture dated November 26, 2003, recorded December 1, 2003 in the Montgomery County Recorder of Deeds' Office at Norristown, Pennsylvania, in Deed Book 5483, Page 2033 granted and conveyed unto Dennis E. Miller and Carol A. Miller, husband and wife, mortgagors herein.

Parcel Number: 16-00-31908-00-8.

Location of property: 927 North Warren Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Carol A. Miller** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$102,093.25.

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

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

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

16-01723

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, designated as Lot No. 1007 on a certain Development Plan of Walnut Ridge Estate, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an "As Built" Plan of House No. 1007 prepared by Serdy, Bursich & Ruth, Inc., as endorsed hereon, as follows:

BEGINNING at a point on the party wall between this lot and Lot Number 1006, as shown on said plan, which point is measured the three following courses and distances from a concrete monument, a corner in the common element as shown on said plan, viz: (1) extending South sixty-two degrees, fifty-two minutes, forty-two seconds East, the distances of seventy-eight and eighty-one one hundredths feet to a point, a corner; (2) thence extending North forty-six degrees, forty-six minutes, zero seconds East the distance of one hundred forty-three and seventy-five one-hundredths feet to a point, a corner; and (3) thence extending North forty-three degrees, fourteen minutes, zero seconds West, the distance of fifty-two feet to the point of beginning.

CONTAINING in frontage or breadth on a course measured North forty-six degrees, forty-six minutes, sixty seconds East from said point of beginning seventeen and eighty-three one-hundredths feet and extending of that width Northwestwardly between parallel lines at right angles thereto thirty-eighty feet.

Parcel Number: 42-00-05117-59-2.

Location of property: 1007 Walnut Ridge Estates, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Tara Hamaday and Michael J. Hamaday, Jr.** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$138,101.79.

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

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

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

16-01729

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania described according to a Final Location Plan, Roberts Park, made by George C. Heilman, Registered Surveyor Norristown, PA on the 13th day of November A.D. 1966, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Linda Lane (50 feet wide) which point of tangent is measured on the arc of a circle curving to the right having a radius of 15 feet, the arc distance of 23.56 feet from a point of curve on the Southeasterly side of Tremont Avenue (50 feet wide); thence from said point of beginning along the said side of Linda Lane, South 49 degrees, 14 minutes East, 25 feet to a point; thence South 40 degrees, 45 minutes West passing partly through the party wall of the building erected on this lot and the building erected on the lot adjoining to the Southeast thereof, 115.87 feet to a point; thence North 48 degrees, 45 minutes, 34 seconds West, 40 feet to a point on the Southeasterly side of Tremont Avenue; thence along the same North 40 degrees, 46 minutes East, 100.54 feet to a point of curve therein; thence on the arc of a curve curving to the right having a radius of 15 feet, the arc distance of 23.56 feet to a point of tangent on the Southwesterly side of Linda Lane, the first mentioned point and place of beginning.

BEING Lot No. 24 as shown on said plan.

Parcel Number: 13-00-20300-00-9.

Location of property: 640 Linda Lane, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Anita Hill** at the suit of Loandepot.com, LLC. Debt: \$184,371.29.

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

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

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

16-01748

ALL THAT CERTAIN message and lot or piece of land, known as premises 612 West Airy Street, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Airy Street, at the distance of 107.00 feet measured Northwestwardly from the Northwesterly side of George Street and thence extending from said point of beginning, along the said side of Airy Street, Northwestwardly 16.00 feet, more or less, to a point in line with the partition wall between this and premises 612 West Airy Street, now or late of Ellwood Roberts and extending of the same width in length or depth at right angles to Airy Street, Southwestwardly, the line passing through the a partition walls on each side of the herein described premises 85.00 feet to a point on the Northeasterly side of a certain alley, 4 feet in width, now the property of Carroll Hoover, now or late, together with the use of the aforesaid 4 feet wide alley, said premises being bounded on the Southeasterly side by the 6th house Northwestwardly from George Street and known as premises 610 West Airy Street, on the Southwesterly side by land of Carroll Hoover, now or late, on the Northwesterly side by premises 614 West Airy Street and on the Northeasterly side by Airy Street, aforesaid.

BEING the same premises which Michael W. Preite and Patrick J. Fertig, by Deed dated 10/27/2006 and recorded 11/30/2006 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5626, Page 509, granted and conveyed unto Maria S. Williams.

Parcel Number: 13-00-00812-00-3.

Location of property: 612 West Airy Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Maria S. Williams** at the suit of JP Morgan Chase Bank, National Association. Debt: \$140,118.88.

**Sarah K. McCaffery**, Attorney.

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

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

16-01810

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Plan of Part of Fern Village, Section No. 2" made by George B. Mebus, Inc., dated May 13, 1954, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Goodwin Road (fifty feet wide) at the distance of three hundred sixty-seven and eight one-hundredths feet measured on a bearing of North forty-three degrees, twenty minutes, ten seconds East along the said side of Goodwin Road from a point of tangent in the same, said point of tangent being at the distance of twenty nine and twenty-three one-hundredths feet measured on the arc of a circle curving to the right having a radius of twenty feet from a point of curve on the Northeasterly side of High Avenue (fifty feet wide).

CONTAINING in front or breadth on the said side of Goodwin Road sixty feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Goodwin Road one hundred thirty-seven and seventy one-hundredths feet.

BEING Lot No. 80 as shown on the above mentioned plan.

UNDER AND SUBJECT to building restriction and agreement of record.

TITLE TO SAID PREMISES IS VESTED IN Mark J. Romanowski and Laura S. Romanowski, h/w, as Tenants by Entireties, by Deed from Joseph A. Tenreiro and Virginia W. Tenreiro, h/w, dated 12/28/1988, recorded 12/30/1988 in Book 4898, Page 582.

Parcel Number: 59-00-08419-00-9.

Location of property: 410 Goodwin Road, Hatboro, PA 19040.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Laura F. Romanowski a/k/a Laura S. Romanowski and Mark J. Romanowski** at the suit of Pennymac Holdings, LLC. Debt: \$62,968.06.

**Paul Cressman**, Attorney. I.D. #318079

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

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

16-02097

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of subdivision of Center Point Farms prepared by Stout, Tacconelli Associates Inc. dated 9/17/1993 last revised 2/6/1996 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-56, Page 128 and 129 and with Page 128 having last been revised on 9/15/1997 and recorded in the aforesaid Recorder of Deeds Office in Plan Book A-57, Page 230, as follows, to wit:

BEGINNING at a point on the Southwestwardly of the Southwesterly side of Meadow View Lane (24.00 feet wide) (a private road) a corner of this and Lot No. 4 as shown on said plan, and which point is measured the 5 following courses and distances from a point on the center line of Skippack Pike (S.R. 0773) (120.00 feet wide) as shown on said plan viz: (1) leaving the aforesaid centerline of Skippack Pike and extending through Center Pointe Lane (of variable widths) (a private road) as shown on said plan, North 17 degrees, 36 minutes, 00 seconds East the distance of 235.57 feet to a point of curve on the same; (2) thence extending Northeastwardly continuing through Center Pointe Lane aforesaid on the arc of a curve curving to the right having a radius of 160.00 feet the arc distance of 39.84 feet to a point; (3) thence extending North 44 degrees, 43 minutes, 00 seconds West leaving Center Point Lane aforesaid and extending along the centerline of Meadow View Lane aforesaid the distance of 110.37 feet to a point; (4) thence extending South 45 degrees, 17 minutes, 00 seconds West leaving Meadow View Lane aforesaid the distance of 44.43 feet to a point a corner; and (5) thence extending North 44 degrees, 43 minutes, 00 seconds West, the distance of 24.00 feet to the point of beginning.

CONTAINING in frontage or breadth from said point of beginning on a course bearing North 44 degrees, 43 minutes, 00 seconds West, the distance of 42.00 feet and extending of that width Southwestwardly between parallel lines, at right angles thereto the distance of 78.00 feet.

BEING No. 5 as shown on said plan.

TOGETHER WITH AND UNDER SUBJECT, inter alia, to the covenants, restrictions, easements, terms, rights, agreements, conditions, exception, reservations, and exclusions as contained and set forth in that certain Declaration dated April 30, 1996 as recorded in the office of the Recorder of Deeds of Montgomery County in Deed Book 5146, Page 1589 &c., with First Amendment to Declaration dated September 20, 1996 as recorded in the Office aforesaid in Deed Book 5164, Page 1094 &c., with Second Amendment to Declaration dated November 1, 1996 as recorded in the Office aforesaid in Book 5175, Page 1123 &c., with Third Amendment to Declaration dated September 2, 1997 as recorded in the Office aforesaid in Deed Book 5199, Page 1276 &c., with a Fourth Amendment to Declaration, dated May 12, 1998 as recorded in the Office aforesaid in Deed Book 5240, Page 692 &c., and any further amendments to the said Declaration as the same may be duly adopted from time to time.

THE GRANTEE for and on behalf of the Grantees and the Grantee's heirs, personal representatives, successors and assigns by the acceptance of this Deed, covenants and agrees to pay such charges for maintenance of repairs to, replacements of and other expenses in connection with the common elements appurtenant to said unit as be assessed against him/her, them or said unit from time to time by the executive board of said Condominium Association in accordance with the uniform Condominium Act of Pennsylvania or by said Master Association and further covenants and agrees that the unit conveyed by this Deed shall be subject to a lien for all amounts so assessed except insofar as section 3407 © of the said uniform Condominium Act or the Declaration may a subsequent unit owner of liability for prior unpaid assessments, this covenant shall run with and bind the unit hereby conveyed and all subsequent owners thereof.

BEING the same premises which Mariclaire T. Basalyga and Ronald R. Lanchoney, by his Power of Attorney Mariclaire T. Basalyga to be forthwith recorded in Book 311, Page 452 by Deed dated 7/30/2002 and recorded 9/12/2002 in Deed Book 5423, Page 2061 granted and conveyed unto Inn S. Choi and Cheol W. Choi, in fee.

Parcel Number: 67-00-02138-00-9.

Location of property: 301 Meadow View Lane, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Inn S. Choi and Cheol W. Choi** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$309,920.70.

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

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

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

16-02210

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

BEGINNING at an iron pin in the Westerly curb line of Main Street in the line of George E. Roth's land; thence along said curb line South 14-1/4 degrees, East 45 feet to an iron pin in said curb line; thence along the said James G. Mensch's other land which is intended to be conveyed on or about June 1, 1908, to William B. Johnson South 75-3/4 degrees, West 182 feet, 06 inches more or less to an iron pin in the middle of a proposed alley; thence along the middle of said alley North 17-1/4 degrees, West 45 feet to an iron pin in the middle of said alley; thence along land of the said George E. Roth North 75-3/4 degrees, East 188 feet to the place of beginning.

BEING Block 5, Unit 39.

BEING the same premises which Joan E. Noon (formerly known as Joan E. Hart) and Alice B. Humphry, by Deed dated 2/26/1992 and recorded 3/26/1992 at Norristown, Pennsylvania in Deed Book 5002, Page 215, granted and conveyed unto Joan E. Noon, in fee.

TITLE TO SAID PREMISES IS VESTED IN Joan E. Noon, by Deed from Joan E. Noon and Alice B. Humphry, dated 02/26/1992, recorded 03/26/1992 in Book 5002, Page 215.

Parcel Number: 15-00-01450-00-2.

Location of property: 431 Main Street, Pennsburg, PA 18073-1501.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joan E. Noon, Deceased** at the suit of Wells Fargo Bank, N.A. as Trustee for WAMU Mortgage Pass Through Certificates Series 2006-PR4 Trust. Debt: \$200,499.90.

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

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

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

16-02272

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

BEGINNING on the South side of Walnut Street at a corner of this and lot now or late of M. D. Weller; thence by the same Southwardly one hundred fifty feet to land late of George G. Mast; thence by the same Eastwardly thirty feet to lot now or late of Charles W. Rambo; thence by the same Northwardly one hundred fifty feet to Walnut Street aforesaid; thence by the same Westwardly thirty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lisa Marcial and Robert Marcial, by Deed from Bradley A. Okoniewski and Natalie O. Okoniewski, dated 02/17/2006, recorded 03/02/2006 in Book 5592, Page 185.

Parcel Number: 16-00-29804-00-6.

Location of property: 120 Walnut Street, Pottstown, PA 19464-5421.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa Marcial and Robert Marcial** at the suit of U.S. Bank National Association as Trustee for Bear Stearns Asset Backed Securities I Trust 2006-AC3, Asset-Backed Certificates, Series 2006-AC3. Debt: \$118,421.56.

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

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

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

16-02437

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

BEING known and designated as Lots Nos. 18 and 19, and bounded and described separately according to a survey and plan thereof, made by Milton R. Yerkes, Esquire, Surveyor on the Nineteenth Day of July, A.D., 1907 and recorded or intended to have been recorded at Norristown, in the Office for the Recording of Deeds in and for the County of Montgomery, as follows, to wit:

ONE THEREOF BEING Lot No. 19, beginning at a point on the Easterly side of Wynnewood Road at the distance of one hundred and forty-seven and eighty-three one-hundredths feet measured Southwardly along the said Easterly line of Wynnewood Road from its intersection with the Southerly side of Hazelhurst Avenue; thence extending North sixty degrees, thirty minutes, fifty-four seconds East, one-hundred and twenty-nine feet to a point in the Westerly line of Lot No. 12 on the above mentioned plan; thence extending South twenty-nine degrees, twenty-nine minutes, six seconds East along Lot No. 12 on said plan, five feet to a point; thence extending North sixty degrees, thirty minutes, fifty-four seconds East still along said Lot No. 12, twelve and eighty-six one-hundredths feet to a corner of Lot No. 13 on the above-mentioned plan; thence extending South forty degrees, thirty-nine minutes, thirteen seconds East, along the Westerly side of Lot No. 13 on said plan fifty and sixty six one-thousandths feet to a corner of Lot No. 18, being premises next hereinafter described; thence extending South sixty degrees, thirty minutes, fifty-four seconds West along Lot No. 18, one hundred and forty and eighty-six one-hundredths feet to a point on the said Easterly side of Wynnewood Road; thence extending North forty degrees, thirty-nine minutes, thirteen seconds West along the said Easterly side of Wynnewood Road, fifty-five and one hundred and sixteen one-thousandths feet to the first mentioned point and place of beginning.

AND THE REMAINING other thereof, being Lot No. 18, beginning at a point on the Easterly side of Wynnewood Road at the distance of two hundred and two and nine hundred and forty-six one-thousandths feet measured Southwardly along the said Easterly side of Wynnewood Road from its intersection with the Southerly side of Hazelhurst Avenue, a corner to premises first above described; thence extending North sixty degrees, thirty minutes, fifty-four seconds East along Lot No. 19, one hundred and forty and eighty-six one-hundredths feet to a point in the Westerly line of Lot No. 13 on the above-mentioned plan; thence extending South forty degrees, thirty-nine minutes, thirteen seconds East along the Westerly side of Lot No. 13 and the Westerly side of Lot No. 14, fifty-five and one hundred and sixteen one-thousandths feet to a point in the Westerly side of said Lot No. 14, a corner of Lot No. 17; thence extending South sixty degrees, thirty minutes, fifty-four seconds West along the Northerly side of said Lot No. 17, one hundred and forty and eighty-six one-hundredths feet to a point on the said Easterly side of Wynnewood Road; thence extending North forty degrees thirty-nine minutes, thirteen seconds West along the said Easterly side of Wynnewood Road fifty-five and one hundred and sixteen one-thousandths feet to the first mentioned point and place of beginning.

EXCEPTING THEREFROM AND THEREOUT all that certain lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery, and State of Pennsylvania, beginning at a point on the Northeast side of Wynnewood Avenue (fifty feet wide) at the distance of one hundred and three and four hundred and forty-four one-thousandths feet measured North forty degrees, thirty-nine minutes, thirteen seconds West along the said Northeast side of Wynnewood Avenue from its intersection with the Northwest side of Forest Avenue (forty feet wide); thence extending along the said Northeast side of Wynnewood Avenue North forty degrees, thirty-nine minutes, thirteen seconds West, fifteen and twenty-nine one-hundredths feet to a point; thence extending by other land now or late of Charles Roy Johnson North sixty degrees, thirty minutes, fifty-four seconds East, one hundred and forty and eighty-six one-hundredths feet to a point; thence extending South forty degrees, thirty-nine minutes, thirteen seconds East, fifteen and twenty-nine one-hundredths feet to a point; thence extending South sixty degrees, thirty minutes, fifty-four seconds West, one hundred and forty and eighty-six one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Poindexter Brown and Elizabeth Mae Brown, his wife, as Tenants by the Entirety by Deed from John R. Watson and Iva M. Watson, his wife dated 06/16/1969 recorded 06/18/1969 in Deed Book 3558, Page 624.

Parcel Number: 40-00-68056-00-7.

Location of property: 263 East Wynnewood Road, Merion Station, PA 19066.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Elizabeth Mae Brown and Poindexter Brown** at the suit of Urban Financial of America, LLC, formerly known as Urban Financial Group, Inc. Debt: \$303,938.81.

**David Neeren**, Attorney. I.D. #204252

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

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

16-02577

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, known as Lot #29, Section 'O' on Plan of Lots of 'Willow Grove Highlands' which plan is duly recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, said lot being located in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania.

BEGINNING at a point in the Southwesterly side of Inman Terrace, (40 feet wide), at the distance of 30 feet Southeastwardly from the intersection which the said side of Inman Terrace makes with the Southeastly side of Silver Avenue (40 feet wide).

CONTAINING in front or breadth on the side of Inman Terrace, 50 feet and extending of that width Southwesterly between parallel lines at right angles to the aforesaid side of Inman Terrace, in length or depth, 121.02 feet.

TITLE TO SAID PREMISES IS VESTED IN John F. Donnelly and Constance M. Donnelly, husband and wife by Deed from Jerry Donnelly and Dolores Donnelly, husband and wife, dated 06/26/1998, recorded 07/13/1998, in Book 5232, Page 1303, Instrument #012556.

Parcel Number: 59-00-09916-00-6.

Location of property: 402 Inman Terrace, Willow Grove, PA 19090-3612.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John F. Donnelly and Constance M. Donnelly** at the suit of LSF8 Master Participation Trust. Debt: \$390,231.77.

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

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

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

16-02992

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements to be on erected, situated in **Montgomery Township**, Book 12162, Page 01532, Montgomery County, Pennsylvania bounded and described according to a Mallard Pond Plan of Subdivision prepared for DeLuca Enterprises, Inc., made by Urwiler & Walter, Inc., Summerytown, Pennsylvania, dated 5/30/1986 and last revised 10/9/1987 said plan recorded in the Office of Recording of Deeds at Norristown, Montgomery County, Pennsylvania in Plan Book A-49, Page 387, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Mallard Drive West (50 feet wide) said point being measured the 2 following courses and distances from a point of curve on the Southeastly side of Swallow Court (50 feet wide): (1) leaving Swallow Court on the arc of a circle curving to the right having a radius of 25.00 feet and the arc distance of 36.14 feet to a point of reverse curve on the Southwesterly side of Mallard Drive West; and (2) on the arc of a circle curving to the left having a radius 375.00 feet and the arc distance of 90.01 feet to the point of beginning, said point of beginning being a point a corner of lot No. 78 as shown on the above mentioned plan; thence extending from said point of beginning along the Southwesterly side of Mallard Drive West on the arc of a circle curving to the left having a radius of 375.00 feet and crossing a certain 20 feet wide Access Easement and also crossing a 20 feet wide Drainage Easement the arc distance of 111.82 feet to a point a corner of Lot No. 80 as shown on the above mentioned plan; thence extending along the aforesaid Lot No. 80 as shown on the above mentioned plan; thence extending along the aforesaid Lot No. 80 as shown on the above mentioned plan South 00 degrees, 09 minutes, 47 seconds West and again recrossing the aforementioned Drainage Easement 240.27 feet to a point a corner of Lot No. 175 as shown on the above mentioned plan; thence extending along the aforesaid lot South 75 degrees, 10 minutes, 00 seconds West and again recrossing the aforementioned Access Easement 148.00 feet to a point a corner of Lot No. 77 as shown on the above mentioned plan; thence extending along the aforesaid lot North 17 degrees, 12 minutes, 40 seconds West, 144.49 feet to a point a corner of Lot No. 78 as shown on the above mentioned plan; thence extending along the aforesaid lot North 24 degrees, 53 minutes, 55 seconds East, 189.09 feet the first mentioned point and place of beginning.

BEING Lot No. 79 as shown on the above mentioned plan.

BEING the same premises which Bruce W. MacKinney and Christine G. MacKinney, his wife, by Indenture bearing date 6/26/2007 and recorded 7/12/2007 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5655, Page 319 etc., granted and conveyed unto Charles H. Fuller and Cathy D. Fuller, in fee. And the said Charles H. Fuller departed this life on 9/28/2013, vesting title solely in Cathy D. Fuller as Surviving Tenant by the Entireties as of the date of his death.

Parcel Number: 46-00-02579-22-8.

Location of property: 108 Mallard Drive West, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Cathy D. Fuller** 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: \$571,493.34.

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

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

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

16-03649

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a subdivision plan of Rose Glenn, made by Donald H. Schurr, Registered Surveyor, Norristown, PA dated March 10, 1955, as follows, to wit:

BEGINNING at a point on the Northeast side of Pastell Lane (50 feet wide) at the distance of eighty-five feet measured along the Northeast side of Pastell Lane, on a course of South fifty-five degrees, thirty-one minutes East, from the Southernmost terminus of the radial round corner of the Northeast side of Pastell Lane and the Southeast side of Hallman Avenue (50 feet wide); thence from said point of beginning extending along Lot #12 North thirty-four degrees, twenty-nine minutes East, ninety-one feet and fifty-one hundredths feet to a point a corner of Lot #13; thence along Lot #13 South sixty-four degrees, thirty-one minutes East, fifty-one feet and thirty one-hundredths feet to a point, a corner of Lot #14; thence along Lot #14 South fifty-five degrees, thirty-one minutes East, fifty-five feet and fifty one-hundredths feet to a point a corner of Lot #24; thence extending along Lot #24 the line partly passing through a fifteen feet wide drainage easement, South thirty-four degrees, twenty-nine minutes West, ninety-nine feet and fifty one-hundredths feet to a point on the Northeast side of Pastell Lane aforesaid; thence along the Northeast side of Pastell Lane North fifty-five degrees, thirty-one minutes West, one hundred six feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Vincent J. Ferst and Jessica Femmes-Bauer, by Deed from W. Christopher Femmes, by his attorney-in-fact Jessica Femmes-Bauer, dated 04/09/2008, recorded 05/09/2008 in Book 5692, Page 0119. Parcel Number: 49-00-08767-00-4.

Location of property: 418 Pastell Lane, Conshohocken, PA 19428-1314.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vincent J. Ferst and Jessica Femmes-Bauer** at the suit of PHH Mortgage Corporation. Debt: \$292,470.79.

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

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

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

16-04551

ALL THOSE CERTAIN two lots of land, Numbers 6 and 7, on a plan of lots of Sylvester Slough's Farm, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Stanbridge Avenue at the distance of one hundred and thirteen and thirty-four one-hundredths feet Northeast of the Northeastly side of Beech Street, as laid out on said plan, thence along said side of Stanbridge Street, Northeastly forty feet to a corner of this and other land now or late of John B. Evers and Susanna, his wife; thence by other land of said Evers and wife and at right angles to said Stanbridge Street, Southeasterly one hundred and ninety feet to the Northwesterly side of a twenty feet wide alley; thence along said side of said alley and parallel with Stanbridge Street Southwesterly forty feet to line of Lot No. 5. And thence at right angles to the said alley, Northwesterly one hundred and ninety feet to the place of beginning.

BEING the same premises which Robert Paeglow a/k/a Robert J. Paeglow, II and Tara Paeglow a/k/a Tara E. Paeglow, by Deed dated August 31, 2006 and recorded on September 8, 2006 in the Office for the Recording of Deeds in Book 05615 and Page 1988 conveyed unto Terrence Rhodes and Taressa Rhodes, as Tenants by the Entirety.

Parcel Number: 13-00-34916-00-9.

Location of property: 910 Stanbridge Street, Norristown, PA 19401-3664.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Terrence Rhodes and Taressa Rhodes** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-BC6 c/o Ocwen Loan Servicing, LLC. Debt: \$207,332.06.

**Andrew J. Marley**, Attorney.

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

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

16-04608

ALL THAT CERTAIN tract or parcel of ground, situate in **Hatfield Borough**, Montgomery County, Pennsylvania, being more fully described, as follows:

BEGINNING at a point in the Northwest line of Union Street (40 feet wide) said point being located North 44 degrees, 20 minutes East, 70.00 feet from the point marking the intersection of said Union Street line with the Northeast line of Diamond Street (40 feet wide); thence along the line dividing the herein described land from other land of Frank J. and Dawn M. Pier, North 45 degrees, 40 minutes West, 150.00 feet to a point in the Southeast line of an alley (20 feet wide); thence along said alley line, North 44 degrees, 20 minutes East, 50.00 feet to a point in the Southwest line of land of Howard R., Jr. and Sally R. Quinn; thence along said Quinn's Land, South 45 degrees, 40 minutes East, 150.00 feet to a point in the aforementioned line of Union Street; thence along said Union Street line, South 44 degrees, 20 minutes West, 50.00 feet to the point of beginning.

BEING the same premises which Cavalier Carpentry Inc., by Indenture bearing date 06/27/2002 and recorded 07/16/2002 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5416, Page 726 etc., granted and conveyed unto Richard A. Neher and Stephanie P. Neher, in fee.

TITLE TO SAID PREMISES IS VESTED IN Mervin J. Conner and Dinnia A. Conner, h/w, by Deed from Richard A. Neher and Stephanie P. Neher, h/w, dated 08/30/2007, recorded 09/12/2007 in Book 5664, Page 1405.

Parcel Number: 09-00-01825-00-2, Map #09001 023.

Location of property: 147 Union Street, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mervin J. Conner and Dinnia A. Conner** at the suit of of Federal National Mortgage Association ("Fannie Mae"). Debt: \$303,982.18 plus interest to sale date.

**Heather Riloff**, Attorney.

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

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

16-05373

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Schwenksville Borough**, formerly the Township of Lower Frederick, County of Montgomery and State of Pennsylvania, being Lot No. 4 Block "E" on a plan of lots known as Highland Terrace and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, in Deed Book No. 738, Page 500 bounded and described, as follows, to wit:

BEGINNING at a stake on the Westerly side of State Highway running from Collegeville to Green Lane a corner of this and Lot No. 3 now or late of Franklin Schwenk; thence along said Lot No. 3 South 71 degrees, 50 minutes West, two hundred ninety-six feet, eighteen degrees, ten minutes West, seventy-five feet to stake, a corner of Lot No. 5 now or late of Henry K. Boyer; thence along the same North 71 degrees, 51 minutes East three hundred three feet to a stake on the Westerly side of the aforesaid State Highway; thence South 18 degrees, 10 minutes East, seventy-five feet to the place of beginning.

BEING the same premises which David M. Perles and Claire Perles, his wife, by Deed dated 3/28/2002 and Recorded 4/25/2002 in Deed Book 5404. Page 2326 granted and conveyed unto Kelly L. Sabo and Charles E. Rich. Parcel Number: 20-00-00371-10-4.

Location of property: 1007 Main Street, Schwenksville, PA 19473.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Charles E. Rich and Kelly L. Rich n/k/a Kelly L. Sabo** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not in its Individual Capacity, but Solely as Trustee for RMAC Trust, Series 2015-ST. Debt: \$105,938.14.

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

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

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

#### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on August 31, 2016 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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## ARTICLES OF AMENDMENT NONPROFIT

### NOTICE OF FILING ARTICLES OF AMENDMENT

Notice is hereby given that on June 23, 2016, **TruMark Financial Credit Union**, with its principal place of business located at 335 Commerce Drive, Fort Washington, Montgomery County, Pennsylvania, filed Articles of Amendment with the Pennsylvania Department of Banking pursuant to Chapter 9 of the Credit Union Code.

The purpose of the amendment is to reflect the change of TruMark Financial Credit Union's principal place of business due to its recent headquarters move. Specifically, TruMark Financial seeks to replace Article I, Section 1 of its Articles of Incorporation with the following: "The name and principal place of business of the credit union is TruMark Financial Credit Union, 335 Commerce Drive, Fort Washington, PA 19034."

All interested persons may file comments regarding this amendment, in writing, with the Pennsylvania Department of Banking, Corporate Applications Division, 17 North Second Street, Suite 1300, Harrisburg, PA 17101-2290.

In order to be considered, comments regarding this amendment must be received by the Department of Banking no later than thirty (30) days after the date that notice of the filing of this amendment is published in the *Pennsylvania Bulletin*. Publication in the *Pennsylvania Bulletin* may or may not appear contemporaneously with this notice. Please check the *Pennsylvania Bulletin* Website at [www.pabulletin.com](http://www.pabulletin.com) to determine the due date for filing comments.

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## ARTICLES OF DISSOLUTION

Pursuant to the requirements of Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, notice is hereby given that **Horsham Bible Church** is currently in the process of voluntarily dissolving.  
**David P. Grau, Esquire**  
911 N. Easton Road, P.O. Box 209  
Willow Grove, PA 19090

NOTICE IS HEREBY GIVEN that the shareholder and directors of **North Penn Geriatrics & Internal Medicine, P.C.**, a Pennsylvania professional corporation, with an address of PO BOX 1622, East Lansing, MI 48826, 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 provision of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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## 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.*

**American Corrections Maintenance, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Robert S. Sensky, Esquire**  
**Laputka, Bayless, Ecker & Cohn, P.C.**  
One S. Church Street, Suite 301  
Hazleton, PA 18201

**BLA Group, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Lundy Beldecos & Milby, PC**  
450 N. Narberth Avenue, Suite 200  
Narberth, PA 19072

**Jamzco, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Opulent Interiors and Decorative Woodwork Ltd** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

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## ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 5, 2016, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Chipsets for Children**  
The purposes for which it was organized are: to get technology (computers, cell phones, tablets, etc.) and internet access to less fortunate families with children.

**Day Street Condominium Association, Inc.** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

**Lundy Beldecos & Milby, PC**  
450 N. Narberth Avenue, Suite 200  
Narberth, PA 19072

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 13, 2016, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Self Advocates R Us, Inc.**

The purposes for which it was organized are: advocacy and services to and for individuals with disabilities.



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## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-12029

NOTICE IS HEREBY GIVEN that on June 14, 2016, the Petition of Chunsok Pang was filed in the above named Court, praying for a Decree to change his name to SAM PANG.

The Court has fixed August 10, 2016, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-12199

NOTICE IS HEREBY GIVEN that on June 15, 2016, the Petition of Edward J. McKnight, on behalf of his minor child, Ryleighann Hope Zitzer was filed in the above named Court, praying for a Decree to change her name to RYLEIGHANN HOPE MCKNIGHT.

The Court has fixed August 10, 2016, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Ellen S. Fischer, Esquire**  
809 N. Easton Road, P.O. Box M  
Willow Grove, PA 19090

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-12020

NOTICE IS HEREBY GIVEN that on June 14, 2016, the Petition of Ethan Tyler Himonitis was filed in the above named Court, praying for a Decree to change his name to ETHAN TYLER MOFFETT.

The Court has fixed August 10, 2016, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Amy R. Stern, Esquire**  
2605 N. Broad Street, P.O. Box 1277  
Lansdale, PA 19446

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-11560

NOTICE IS HEREBY GIVEN that on June 9, 2016, the Petition of Phlobater Rizkalla and Maria Rizkalla was filed in the above named Court, praying for a Decree to change their names to PHLOBATER KILADA AND MARIA KILADA.

The Court has fixed August 17, 2016, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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## CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
CIVIL DIVISION  
NO. 2016-10131

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

**WELLS FARGO BANK, N.A. S/B/M TO  
WACHOVIA BANK, NATIONAL ASSOCIATION,**  
Plaintiff

vs.

**JOHN A. ROBINSON, in his capacity as  
Administrator and Heir of the Estate of JOAN Y.  
MILLER A/K/A JOAN MILLER**

**JAMES ROBINSON, in his capacity as Heir of the  
Estate of JOAN Y. MILLER A/K/A JOAN MILLER**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER JOAN Y. MILLER A/K/A  
JOAN MILLER, DECEASED,**  
Defendants

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

You are hereby notified that on May 19, 2016, Plaintiff, WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County, Pennsylvania, docketed to No. 2016-10131. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 1721 PEACH TREE LANE, NORRISTOWN, PA 19403-3329, whereupon your property would be sold by the Sheriff of MONTGOMERY County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
(610) 279-9660, ext. 201

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-10965

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**Bank of America, N.A.,**  
Plaintiff

vs.

**Louise M. Harty, as Trustee of the Louise M. Harty Revocable Living Trust, Louise M. Harty, Donald A. Carraghan, Known Surviving Heir of Robert Carraghan, William R. Carraghan, Known Surviving Heir of Robert Carraghan, Tracy Lee Carraghan-Alston, Known Surviving Heir of Robert Carraghan, Linda G. Carraghan, Known Surviving Heir of Robert Carraghan, Keith B. Carraghan, Known Surviving Heir of Robert Carraghan and Unknown Surviving Heirs of Robert Carraghan,**  
Defendants

**TO: Unknown Surviving Heirs of Robert Carraghan.**

**Premises subject to foreclosure:** 1713 Foxmeadow Circle, Royersford, Pennsylvania 19468.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201

**McCabe, Weisberg & Conway, P.C.**  
**Attorneys for Plaintiff**  
123 S. Broad Street, Suite 1400  
Philadelphia, PA 19109  
215-790-1010

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
CIVIL DIVISION  
NO. 2016-09265

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC.,**  
Plaintiff

vs.

**PAMELA P. KELLY A/K/A PAMELA KELLY,**  
**in her capacity as Administratrix and Heir of**  
**the Estate of JOYCE WEST**

**MICHELLE GODSHALL, in her capacity as Heir of**  
**the Estate of JOYCE WEST**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,**  
**AND ALL PERSONS, FIRMS, OR ASSOCIATIONS**  
**CLAIMING RIGHT, TITLE OR INTEREST**  
**FROM OR UNDER JOYCE WEST, DECEASED,**  
Defendants

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

You are hereby notified that on May 9, 2016, Plaintiff, WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County, Pennsylvania, docketed to No. 2016-09265. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 2137 BUCHERT ROAD, SANATOGA, PA 19464-3042, whereupon your property would be sold by the Sheriff of MONTGOMERY County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
(610) 279-9660, ext. 201

## ESTATE NOTICES

*Notice is Hereby Given that, in the estate of the decedents set forth below, the Register of Wills has granted letters, testamentary or administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedents are requested to make payment without delay, to the executors or administrators named below.*

### First Publication

#### **BAILEY, MARY MARGARET also known as**

##### **MARY M. BAILEY and MARY BAILEY, dec'd.**

Late of Lower Gwynedd Township.  
Executor: THOMAS RAYMOND BAILEY,  
c/o Mary L. Buckman, Esquire,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422.  
ATTORNEY: MARY L. BUCKMAN,  
FORD & BUCKMAN, P.C.,  
Office Court at Blue Bell, Suite 100,  
585 Skippack Pike,  
Blue Bell, PA 19422

#### **BASILE, NANCY ANTOINETTE also known as**

##### **NANCY F. BASILE, dec'd.**

Late of Lower Merion Township.  
Executrices: KAREN B. DOWDS,  
112 Josephine Avenue,  
West Conshohocken, PA 19428,  
PAULA B. JORDAN,  
36 Madison Avenue,  
Bala Cynwyd, PA 19004, and  
VALERIE GIOVINAZZI,  
1924 Weymouth Road,  
Vineland, NJ 08360.

#### **BOOZ, ROBERT, dec'd.**

Late of Borough of Telford.  
Administrator: PAULETTE NICE.  
ATTORNEY: CHRISTOPHER H. MEINZER,  
516 Main Street,  
Pennsburg, PA 18073

#### **BUCHANAN, GEORGE W. also known as**

##### **GEORGE BUCHANAN, dec'd.**

Late of Borough of Souderton.  
Executrix: HEATHER DeMENO,  
1521 Arline Avenue,  
Roslyn, PA 19001.  
ATTORNEY: DOUGLAS M. JOHNSON,  
BUSCHMAN & JOHNSON,  
228 N. Main Street,  
Souderton, PA 18964

#### **CONNERS, WILLIAM JOSEPH, dec'd.**

Late of Borough of Norristown.  
Executrix: SARAH M. GRADY,  
1302 Cooper Circle,  
Audubon, PA 19403.

#### **CRECRAFT, HELENA B., dec'd.**

Late of Lower Merion Township.  
Executrix: SALLY A. COOKE,  
c/o Carol R. Livingood, Esquire,  
130 W. Lancaster Avenue, P.O. Box 191,  
Wayne, PA 19087-0191.  
ATTORNEY: CAROL R. LIVINGOOD,  
DAVIS, BENNETT, SPIESS & LIVINGOOD, LLC,  
130 W. Lancaster Avenue, P.O. Box 191,  
Wayne, PA 19087-0191

#### **DeGOVANN, JOHN J. also known as JOHN JOSEPH DeGOVANN, dec'd.**

Late of Plymouth Township.  
Executrix: LISA KANE BROWN,  
c/o Stephanie A. Henrick, Esquire,  
40 E. Airy Street, P.O. Box 671,  
Norristown, PA 19404-0671.  
ATTORNEY: STEPHANIE A. HENRICK,  
HIGH SWARTZ LLP,  
40 E. Airy Street, P.O. Box 671,  
Norristown, PA 19404-0671

#### **DEUTSCH, LAWRENCE S., dec'd.**

Late of Lower Moreland Township.  
Executrix: BARBARA DEUTSCH,  
c/o Debra Lynne Gruenstein, Esquire,  
1717 Arch Street, Suite 1320,  
Philadelphia, PA 19103.  
ATTORNEY: DEBRA LYNNE GRUENSTEIN,  
KARAFIN & GRUENSTEIN, P.C.,  
1717 Arch Street, Suite 1320,  
Philadelphia, PA 19103

#### **DEVITT, GRANT, dec'd.**

Late of Borough of East Greenville.  
Co-Administrators: ALAN DEVITT AND  
SPRING MOEHRLE,  
1040 Victor Drive,  
East Greenville, PA 18041.  
ATTORNEY: SAMANTHA GREEN,  
2700 Aramark Tower,  
1101 Market Street,  
Philadelphia, PA 19107

#### **FISHER, MARGARET M., dec'd.**

Late of Lower Merion Township.  
Co-Executors: JAMES A. FISHER,  
119 Loramie Circle,  
Berwyn, PA 19312,  
KATHERINE F. O'DONOVAN,  
229 Bloomingdale Avenue, #10,  
Wayne, PA 19087,  
ANTHONY B. FISHER,  
116 Glenn Road,  
Ardmore, PA 19003.

#### **GALLAGHER, DOLORES M. also known as DOLORES GALLAGHER, dec'd.**

Late of Hatfield Township.  
Administrator CTA: JAMES P. BOWEN,  
c/o Susan E. Piette, Esquire,  
375 Morris Road, P.O. Box 1479,  
Lansdale, PA 19446-0773.  
ATTORNEY: SUSAN E. PIETTE,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, P.C.,  
375 Morris Road, P.O. Box 1479,  
Lansdale, PA 19446-0773

#### **GOCK, GEORGE JOSEPH also known as GEORGE J. GOCK III, dec'd.**

Late of Upper Gwynedd Township.  
Administrator: MICHAEL C. GEORGE,  
13 Kerwick Court,  
North Wales, PA 19454.

#### **GOLD, ESTELLE also known as ESTELLE GOLD-KOSSMAN, ESTELLE M. KOSSMAN AND ESTELLE M. GOLD, dec'd.**

Late of Cheltenham Township.  
Executor: STEVEN M. ZELITCH, ESQUIRE,  
261 Old York Road, Suite 526,  
Jenkintown, PA 19046.  
ATTORNEY: STEVEN M. ZELITCH,  
261 Old York Road, Suite 526,  
Jenkintown, PA 19046

**GREEN, THOMAS R. also known as THOMAS ROBERTSON GREEN, dec'd.**  
 Late of Borough of Jenkintown.  
 Executrix: CHRISTINE EMBERY WALTZ,  
 300 Huntingdon Pike,  
 Rockledge, PA 19046.  
 ATTORNEYS: EMBERY, OUTTERSON & FUGES,  
 300 Huntingdon Pike,  
 Rockledge, PA 19046

**HAMBURG, MARVIN R., dec'd.**  
 Late of Whitpain Township.  
 Executrix: BARBARA D. HAMBURG,  
 c/o Lisa A. Shearman, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: LISA A. SHEARMAN,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**HEISLER, EDWARD G., dec'd.**  
 Late of Whitmarsh Township.  
 Executors: ROBERT HEISLER AND  
 MICHAEL HEISLER.  
 ATTORNEY: JAMES F. CARNEY,  
 610 W. Germantown Pike, Suite 400,  
 Plymouth Meeting, PA 19462

**JEFFER, MARILYN FINKLE, dec'd.**  
 Late of Abington Township.  
 Administratrix: JACALYN DESNOYERS,  
 c/o Harriet R. Litz, Esquire,  
 Mullaney & Mullaney, LLC,  
 3881 Skippack Pike, P.O. Box 1368,  
 Skippack, PA 19474-1368.

**KIM, YOUNG EI, dec'd.**  
 Late of Montgomery Township.  
 Administratrix: SOO JIN KIM,  
 403 Evergreen Court,  
 North Wales, PA 19454.

**MARTINJUK, ROSEMARY also known as ROE MARTINJUK, dec'd.**  
 Late of Abington Township.  
 Executor: MICHAEL MARTINJUK,  
 251 Edgehill Road,  
 Glenside, PA 19038.

**McCLOSKEY, CAROLINE M. also known as CAROLYN M. McCLOSKEY and CAROLYN RUSER McCLOSKEY, dec'd.**  
 Late of Whitmarsh Township.  
 Executor: CAROLYN M. WHITE.  
 ATTORNEY: JAMES F. CARNEY,  
 610 W. Germantown Pike, Suite 400,  
 Plymouth Meeting, PA 19462

**McGONAGLE, PASQUALINE A. also known as PASQUALINE McGONAGLE, dec'd.**  
 Late of Montgomery Township.  
 Executrix: JUDITH A. DUANY,  
 c/o Stephen M. Howard, Esquire,  
 605 N. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: STEPHEN M. HOWARD,  
 605 N. Broad Street,  
 Lansdale, PA 19446

**MINCE, KATHLEEN, dec'd.**  
 Late of Borough of Pottstown.  
 Executor: GEOFFREY MINCE,  
 975 Spruce Street,  
 Pottstown, PA 19464.  
 ATTORNEY: NEIL HILKERT,  
 229 W. Wayne Avenue,  
 Wayne, PA 19087

**O'CONNOR, ANNA IRENE, dec'd.**  
 Late of Springfield Township.  
 Executor: PATRICIA ANN O'CONNOR,  
 c/o Hill Wallack LLP,  
 777 Township Line Road, Suite 250,  
 Yardley, PA 19067.  
 ATTORNEY: LISA K. SCHUBEL,  
 HILL WALLACK LLP,  
 777 Township Line Road, Suite 250,  
 Yardley, PA 19067

**PLEWINSKI, DAVID J. also known as DAVID PLEWINSKI, dec'd.**  
 Late of Upper Perkiomen Township.  
 Executor: ERIC PLEWINSKI,  
 c/o Stephen M. Howard, Esquire,  
 605 N. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: STEPHEN M. HOWARD,  
 605 N. Broad Street,  
 Lansdale, PA 19446

**RUTH, BLANCHE E., dec'd.**  
 Late of Franconia Township.  
 Executor: UNIVEST BANK AND TRUST CO.,  
 14 N. Main Street, P.O. Box 64197,  
 Souderton, PA 18964.  
 ATTORNEY: ROBERT G. BRICKER,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**SHUSTER, SOLOMON, dec'd.**  
 Late of Borough of North Wales.  
 Executor: MARC SHUSTER,  
 115 Sacramento Drive,  
 Quakertown, PA 18951.  
 ATTORNEY: NORMAN E. BLATT, JR.,  
 1218 Delaware Avenue,  
 Bethlehem, PA 18015

**SINCLAIR, LYNNE S., dec'd.**  
 Late of Willow Grove, PA.  
 Administratrix: ROSEMARIE RICCARDO,  
 20 Birch Avenue,  
 Richboro, PA 18954.

**SMITH, JEANNE A., dec'd.**  
 Late of Lower Salford Township.  
 Executrix: SHERRI J. FICKENSCHER,  
 c/o Albert L. Chase, Esquire.  
 ATTORNEY: ALBERT L. CHASE,  
 2031 N. Broad Street, Suite 137,  
 Lansdale, PA 19446-1003

**SMITH, THOMAS L., dec'd.**  
 Late of Upper Frederick Township.  
 Executor: D. SCOTT DETAR,  
 MAILLIE,  
 P.O. Box 680,  
 Oaks, PA 19456.  
 ATTORNEY: FREDERICK M. NICE,  
 LEISAWITZ HELLER ABRAMOWITZ  
 PHILLIPS, P.C.,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**STRUSE, JANE E. also known as JANE ANN STRUSE, dec'd.**  
 Late of Lower Gwynedd Township.  
 Executor: ANDREW B. PELTZMAN,  
 1012 N. Bethlehem Pike, Suite 220,  
 Lower Gwynedd, PA 19002.  
 ATTORNEY: ANDREW B. PELTZMAN,  
 1012 N. Bethlehem Pike, Suite 220,  
 Lower Gwynedd, PA 19002

**WALKER, REBECCA EVANS, dec'd.**

Late of Borough of Lansdale.  
 Executrix: CAROL E. TERRY,  
 136 Windsor Avenue,  
 Lansdowne, PA 19050.

**Second Publication****BAEUERLEIN, NORMA JOAN also known as****JOAN P. BAEUERLEIN, dec'd.**

Late of Borough of Schwenksville.  
 Executor: JEFFREY A. BAEUERLEIN,  
 4542 Ambermill Road,  
 Nottingham, MD 21236-2605

**BENSON, ESTHER HILL, dec'd.**

Late of Cheltenham Township.  
 Administratrix: CORLISS TURNER,  
 1723 Chelsea Road,  
 Elkins Park, PA 19027.

**BOWLIN, JACKIE also known as****JACK G. BOWLIN and  
 JACKIE G. BOWLIN, dec'd.**

Late of Upper Hanover Township.  
 Administratrix: JULIE L. BOWLIN,  
 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

**CARBO, JOAN also known as****JOAN L. CARBO, dec'd.**

Late of Borough of West Conshohocken.  
 Executrices: DANIELLE OXNAM AND  
 SHERRI WALKER,  
 c/o James M. Pierce, Esquire,  
 125 Strafford Avenue, Suite 110,  
 P.O. Box 312,  
 Wayne, PA 19087.  
 ATTORNEY: JAMES M. PIERCE,  
 PIERCE, CANIGLIA & TAYLOR,  
 125 Strafford Avenue, Suite 110,  
 P.O. Box 312,  
 Wayne, PA 19087.

**CIRILLO, DOLORES M., dec'd.**

Late of Whitpain Township.  
 Executor: JAMES RADICIONI,  
 c/o Andrew P. Grau, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: ANDREW P. GRAU,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.

**COMFORT, JOSE M., dec'd.**

Late of Upper Providence Township.  
 Executor: ROBERT B. WOLARIK,  
 c/o Douglas L. Kaune, Esquire,  
 Unruh, Turner, Burke & Frees, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460.  
 ATTORNEY: DOUGLAS L. KAUNE,  
 UNRUH, TURNER, BURKE & FREES, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460

**CORALLUZZO, GUGLIELMO WILLIAM, dec'd.**

Late of Borough of Conshohocken.  
 Executrix: ANN POWERS,  
 330 E. 10th Avenue,  
 Conshohocken, PA 19428.

**CRAIG, PATRICIA E., dec'd.**

Late of East Norriton Township.  
 Executrix: JENNIFER M. RENCH,  
 c/o Diane H. Yazujian, Esquire,  
 P.O. Box 1099,  
 North Wales, PA 19454.  
 ATTORNEY: DIANE H. YAZUJIAN,  
 P.O. Box 1099,  
 North Wales, PA 19454

**DRAIN, WILLIAM N., JR., dec'd.**

Late of Montgomery Township.  
 Executrix: LINDA R. DRAIN,  
 c/o Charles K. Plotnick, Esquire,  
 261 Old York Road, Suite 200,  
 Jenkintown, PA 19046.  
 ATTORNEY: CHARLES K. PLOTNICK,  
 PLOTNICK & ELLIS, P.C.,  
 261 Old York Road, Suite 200,  
 Jenkintown, PA 19046.

**FLACK, JEAN S., dec'd.**

Late of East Norriton Township.  
 Executrix: JUDITH A. FLACK,  
 c/o Smith Aker Grossman & Hollinger,  
 60 East Penn Street, PO Box 150,  
 Norristown, PA 19404-0150.  
 ATTORNEY: JAMES L. HOLLINGER,  
 60 East Penn Street, P.O. Box 150,  
 Norristown, PA 19404-0150

**FLAMMER, WILLIAM H., JR. also known as  
 WILLIAM H. FLAMMER,  
 WILLIAM HENRY FLAMMER, JR., and  
 WILLIAM HENRY FLAMMER, dec'd.**

Late of Lower Merion Township.  
 Executors: LUCY F. RHODES AND  
 THOMAS A. BELL,  
 c/o 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: THOMAS A. BELL,  
 SEMANOFF ORMSBY GREENBERG &  
 TORCHIA, LLC,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.

**GENTRY, JEAN B., dec'd.**

Late of Borough of Red Hill.  
 Executrix: WANDA M. GENTRY,  
 c/o 526 Walnut Street,  
 Allentown, PA 18101-2394.  
 ATTORNEY: NOONAN & PROKUP,  
 526 Walnut Street,  
 Allentown, PA 18101-2394

**HASAPES, HELEN COLLIER also known as****HELEN ETTA HASAPES, dec'd.**

Late of Borough of Lansdale.  
 Executrix: THERESA M. PULEO,  
 604 Penllyn Pike,  
 Penllyn, PA 19422.



**HENRY, CHARLES F. also known as CHARLES FREDERICK HENRY and CHARLES HENRY, dec'd.**  
Late of Whitmarsh Township.  
Administratrix: PATRICIA A. CARLSON,  
c/o Nikolaos I. Tsouros, Esquire,  
Valley Forge Square II,  
661 Moore Road, Suite 105,  
King of Prussia, PA 19406.  
ATTORNEY: NIKOLAOS I. TSOUROS,  
LAW OFFICES OF WENDY F. BLECZINSKI,  
Valley Forge Square II,  
661 Moore Road, Suite 105,  
King of Prussia, PA 19406.

**HOLÓD, MILLICENT L. also known as MILLICENT HOLOD, dec'd.**  
Late of Whitmarsh Township.  
Executor: LOUIS J. HOLOD,  
c/o Byron R. Lavan, Esquire,  
177 80th Street, Unit #302,  
Avalon, NJ 08202.  
ATTORNEY: BYRON R. LAVAN,  
177 80th Street, Unit #302,  
Avalon, NJ 08202.

**HOWARD, EVA ROSETTA also known as EVA R. HOWARD, dec'd.**  
Late of Cheltenham Township.  
Executrix: WANDA D. GRAHAM,  
c/o Kevin D. Birkhead, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Ft. Washington, PA 19034-7544.  
ATTORNEY: KEVIN D. BIRKHEAD,  
400 Maryland Drive, P.O. Box 7544,  
Ft. Washington, PA 19034-7544.

**JOHNS, SYLVIA M. also known as SYLVIA JOHNS, dec'd.**  
Late of Lower Merion Township.  
Executrix: PENELOPE J. STONIER,  
c/o Thomas J. Burke, Jr., Esquire,  
15 Rittenhouse Place,  
Ardmore, PA 19003.  
ATTORNEY: THOMAS J. BURKE, JR.,  
HAWES & BURKE,  
15 Rittenhouse Place,  
Ardmore, PA 19003.

**KERSCH, PETER P., dec'd.**  
Late of Towamencin Township.  
Executor: JOHN N. PHILLIPS,  
c/o John H. Filice, Esquire,  
Rubin, Glickman, Steinberg & Gifford,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.  
ATTORNEY: JOHN H. FILICE,  
RUBIN, GLICKMAN, STEINBERG &  
GIFFORD,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446

**KRIEBEL, JOY D., dec'd.**  
Late of Towamencin Township.  
Executor: JACK E. NACE,  
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

**LIN, CHIEN KUO also known as CHARLES LIN, dec'd.**  
Late of Borough of North Wales.  
Administratrix: CHANG-SHUAN LILY LIN,  
c/o John J. Hare, Jr., Esquire,  
2370 York Road, Suite A-6,  
Jamison, PA 18929.  
ATTORNEY: JOHN J. HARE, JR.,  
2370 York Road, Suite A-6,  
Jamison, PA 18929

**LIPPINCOTT, LEVAUN also known as LEVAUN PENDERGAST BELL LIPPINCOTT, dec'd.**  
Late of Lower Merion Township.  
Executrix: LEVAUN BELL GRAULTY,  
14 Iron Mine Road,  
West Stockbridge, MA 01266-9221.  
ATTORNEY: THOMAS H. BROADT,  
TIM BROADT & ASSOCIATES, P.C.,  
216 South Orange Street,  
Media, PA 19063

**LUCHTEL, LEE JAY also known as LEE J. LUCHTEL, dec'd.**  
Late of Springfield Township.  
Administratrix: JESSICA R. WILLIAMSON,  
c/o James M. Jacquette, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Ft. Washington, PA 19034-7544.  
ATTORNEY: JAMES M. JACQUETTE,  
TIMONEY KNOX, LLP,  
400 Maryland Drive, P.O. Box 7544,  
Ft. Washington, PA 19034-7544.

**McCARTHY, CHARLES J., dec'd.**  
Late of Borough of Collegeville.  
Executrix: LORRAINE McCARTHY,  
250 W. Hartwell Lane,  
Philadelphia, PA 19118.

**McCAULEY, JAMES E., dec'd.**  
Late of Lower Salford Township.  
Executors: MICHAEL T. McCAULEY AND  
JAMES E. McCAULEY, JR.,  
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

**McLEOD, SUE ELLEN also known as SUE McLEOD, dec'd.**  
Late of Lower Providence Township.  
Executor: MICHAEL S. McLEOD,  
c/o Michael F. Rogers, Esquire,  
510 Township Line Road, Suite 150,  
Blue Bell, PA 19422.  
ATTORNEY: MICHAEL F. ROGERS,  
SALVO ROGERS & ELINSKI,  
510 Township Line Road, Suite 150,  
Blue Bell, PA 19422.

**McQUEEN, JOY K. also known as JOY SYNNESTVEDT McQUEEN, dec'd.**  
Late of Borough of Bryn Athyn.  
Executor: RONALD S. McQUEEN,  
c/o Mark N. Steinberger, Esquire,  
2600 Philmont Avenue, Suite 420,  
Huntingdon Valley, PA 19006.  
ATTORNEY: MARK N. STEINBERGER,  
2600 Philmont Avenue, Suite 420,  
Huntingdon Valley, PA 19006.

**MORGAN, THOMAS, dec'd.**

Late of Borough of Lansdale.  
 Executors: JOANNE M. BORCHERS AND LARRY MORGAN,  
 c/o Albert L. Chase, Esquire.  
 ATTORNEY: ALBERT L. CHASE,  
 Suite 137, 2031 N. Broad Street,  
 Lansdale, PA 19446-1003

**MUENCH, STEPHEN A., dec'd.**

Late of Borough of Lansdale.  
 Executors: JOANNE M. WILLIAMS AND STEPHEN R. MUENCH,  
 c/o Michael J. Saile, Esquire,  
 Saile & Saile LLP,  
 403 Executive Drive,  
 Langhorne, PA 19047.  
 ATTORNEY: MICHAEL J. SAILE,  
 SAILE & SAILE LLP,  
 403 Executive Drive,  
 Langhorne, PA 19047.

**PIERANTOZZI, ANN, dec'd.**

Late of Borough of Lansdale.  
 Executors: ALFRED PIERANTOZZI AND THOMAS PIERANTOZZI,  
 c/o Stephen M. Howard, Esquire,  
 605 N. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: STEPHEN M. HOWARD,  
 605 N. Broad Street,  
 Lansdale, PA 19446.

**RUDE, RUTH ANNE SCHNELL, dec'd.**

Late of Whitmarsh Township.  
 Executor: FREDERICK R. RUDE,  
 c/o Law Office of Gerhard & Gerhard,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038.  
 ATTORNEY: ROBERT C. GERHARD, JR.,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038

**RYMAR, PEDRO, dec'd.**

Late of Upper Moreland Township.  
 Executor: GEORGE L. RYMAR,  
 c/o Francis X. Steckclair, Esquire,  
 250 N. Pennsylvania Avenue,  
 P.O. Box 217,  
 Morrisville, PA 19067.  
 ATTORNEY: FRANCIS X. STECKCLAIR,  
 CURTIN & HEFFNER, LLP,  
 250 N. Pennsylvania Avenue,  
 P.O. Box 217,  
 Morrisville, PA 19067.

**SEKELICK, JOSEPH, dec'd.**

Late of Upper Moreland Township.  
 Executors: JOSEPH J. SEKELICK,  
 DANIEL E. SEKELICK  
 AND ELEANOR McKENNA,  
 1612 Harvest Moon Lane,  
 Hatfield, PA 19440.

**SHARPE, GENEVIEVE F., dec'd.**

Late of Whitmarsh Township.  
 Executors: DON B. SHARPE AND RODMAN M. ROSENBERGER,  
 One Summit Street,  
 Philadelphia, PA 19118.  
 ATTORNEY: RODMAN M. ROSENBERGER,  
 BARBER, SHARPE & ROSENBERGER,  
 One Summit Street,  
 Philadelphia, PA 19118.

**TAROSKI, MARY J., dec'd.**

Late of Upper Providence Township.  
 Executrix: BRIDGET M. THORNTON,  
 c/o Douglas L. Kaune, Esquire,  
 Unruh, Turner, Burke & Frees, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460.  
 ATTORNEY: DOUGLAS L. KAUNE,  
 UNRUH, TURNER, BURKE & FREES, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460

**TAYLOR, GILBERT E., dec'd.**

Late of Upper Moreland Township.  
 Executrix: PATRICIA TAYLOR,  
 c/o W. Donald Sparks, Esquire,  
 300 W. State Street, Suite 300,  
 Media, PA 19063.  
 ATTORNEY: W. DONALD SPARKS,  
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
 SLOAN, MATTHEWS & AUSLANDER, P.C.,  
 300 W. State Street, Suite 300,  
 Media, PA 19063.

**TINARI, ARLINE E., dec'd.**

Late of Lower Merion Township.  
 Executor: MICHAEL V. TINARI, ESQUIRE  
 c/o Leonard, Sciolla, Hutchison, Leonard & Tinari, LLP,  
 Suite 1910, 1500 John F. Kennedy Boulevard,  
 Philadelphia, PA 19102.  
 ATTORNEY: MICHAEL V. TINARI,  
 LEONARD, SCIOLLA, HUTCHISON,  
 LEONARD & TINARI, LLP,  
 Suite 1910, 1500 John F. Kennedy Boulevard,  
 Philadelphia, PA 19102

**VIERA, FRANK also known as**

**FRANK A. VIERA, JR., dec'd.**  
 Late of St. Luci Co., FL.  
 Administratrix: CHRISTINE MEYERS,  
 802 Coventry Pointe Lane,  
 Pottstown, PA 19465.  
 ATTORNEY: ERIC C. DIGGAN,  
 519 Walnut Street,  
 Reading, PA 19601

**WOLFF, JENNIE M. also known as JENNIE M. BARTLETT WOLFF, dec'd.**

Late of Borough of Lansdale.  
 Executors: JOANNE M. PATTI AND WILLIAM H. WOLFF, JR.,  
 1403 Gwynedale Way,  
 Lansdale, PA 19446.

**Third and Final Publication****DIETRICH, DOLORES J. also known as**

**DOLORES DIETRICH and DOLORES JEAN DIETRICH, dec'd.**  
 Late of Hatfield Township.  
 Executrix: MICHELE KEEFER DIETRICH,  
 211 W. Broad Street,  
 Hatfield, PA 19440.

**EAGLE, ELEANOR M., dec'd.**

Late of Lower Pottsgrove Township.  
 Co-Executors: LLOYD E. EAGLE, JR.,  
 129 Foxcroft Drive,  
 Saylorsburg, PA 18353,  
 ROXANN M. LAWHORNE,  
 172 E. Moyer Road,  
 Pottstown, PA 19464.  
 ATTORNEY: THOMAS L. HOFFMAN,  
 WELLS, HOFFMAN, HOLLOWAY &  
 MEDVESKY, LLP,  
 635 E. High Street, P.O. Box 657,  
 Pottstown, PA 19464

**ELLIOTT-WILSON, KATHERINE BENJAMIN****also known as KATHERINE B. ELLIOTT, dec'd.**

Late of Upper Merion Township.  
Executrix: LAURIE A. ELLIOTT,  
3279 E. Margaret Drive,  
Terre Haute, IN 47802.

**JOSEPH, RUTH S., dec'd.**

Late of Horsham Township.  
Executor: MICHAEL T. JOSEPH,  
199 New Montgomery Street, Unit 1105,  
San Francisco, CA 94105.  
ATTORNEY: LINDA M. ANDERSON,  
ANDERSON ELDER LAW,  
206 Old State Road,  
Media, PA 19063

**KARCH, JOHN GEORGE, dec'd.**

Late of Cheltenham Township.  
Executrix: JULIETTE PEGRAM,  
178 Benezet Street,  
Philadelphia, PA 19118.  
ATTORNEY: ALEX MORETSKY,  
Suite 318, 3103 Philmont Avenue,  
Huntingdon Valley, PA 19006

**LAUCH, JOHN JOSEPH also known as  
JOHN LAUCH, dec'd.**

Late of Borough of Ambler.  
Executrix: JUDITH A. McLAUGHLIN,  
6027 N. 3rd Street,  
Philadelphia, PA 19120.

**LOOSE, PATRICIA, dec'd.**

Late of Borough of Green Lane.  
Administrator: KEVIN LOOSE,  
c/o Christopher H. Meinzer, Esquire,  
516 Main Street,  
Pennsburg, PA 18073  
ATTORNEY: CHRISTOPHER H. MEINZER,  
MEINZER LAW OFFICES,  
516 Main Street,  
Pennsburg, PA 18073

**LYNCH, MAUREEN M., dec'd.**

Late of Horsham Township.  
Executrix: PATRICIA H. BURNETT,  
c/o Eagan & Eagan Law Offices,  
410 N. Easton Road, PO Box 459,  
Willow Grove, PA 19090.  
ATTORNEY: DINA M. EAGAN,  
EAGAN & EAGAN LAW OFFICES,  
410 N. Easton Road, P.O. Box 459,  
Willow Grove, PA 19090

**McDONNELL, EILEEN, dec'd.**

Late of Lower Gwynedd Township.  
Executrix: JANE E. BERGER,  
1613 Foulkeways,  
Gwynedd, PA 19436.

**MILLER, GLORIA ELAINE, dec'd.**

Late of Upper Frederick Township.  
Executor: CRAIG A. MILLER, SR.,  
1297 Sheep Hill Road,  
East Earl, PA 17519.

**MILLER, RICHARD R., dec'd.**

Late of Limerick Township.  
Executrix: SUSAN MILLER,  
94 Nieffer Road,  
Royersford, PA 19468.  
ATTORNEY: MARIA CUTILLO TEARE,  
372 N. Lewis Road, P.O. Box 575,  
Royersford, PA 19468

**NACE, MARY K., dec'd.**

Late of Franconia Township.  
Co-Executors: KATHLEEN L. RENNINGER  
AND RICHARD L. NACE,  
c/o Christopher P. Mullaney, Esquire,  
Mullaney Law Offices,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024.  
ATTORNEY: CHRISTOPHER P. MULLANEY,  
MULLANEY LAW OFFICES,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024

**PACURA, WILLIAM, dec'd.**

Late of Philadelphia.  
Administrator: MARK S. DANEK, ESQUIRE,  
350 Sentry Parkway E., Bldg. 630, Suite 110A,  
Blue Bell, PA 19422.  
ATTORNEY: MARK S. DANEK,  
350 Sentry Parkway E., Bldg. 630, Suite 110A,  
Blue Bell, PA 19422

**PERCH, T. GILBERT also known as  
THOMAS GILBERT PERCH and  
GILBERT PERCH, dec'd.**

Late of Upper Dublin Township.  
Executor: BRADLEY R. PERCH,  
501 Dogwood Drive,  
Maple Glen, PA 19002.  
ATTORNEY: WENDY FEIN COOPER,  
Dolchin, Slotkin & Todd, P.C.,  
Suite 3530, Two Liberty Place,  
50 South 16th Street,  
Philadelphia, PA 19102-2516

**PLAKIS, MARY L., dec'd.**

Late of Springfield Township.  
Executor: JOSEPH V. PLAKIS, JR.,  
c/o Paul R. Cohen, Esquire,  
2005 S. Easton Road,  
Doylestown, PA 18901.  
ATTORNEY: PAUL R. COHEN,  
CURTIN & HEEFNER LLP,  
2005 S. Easton Road,  
Doylestown, PA 18901

**SMITH, TAMARA STECH also known as  
TAMARA S. SMITH, dec'd.**

Late of Springfield Township.  
Executor: CALEB H. WHEELER,  
8327 Flourtown Avenue,  
Glenside, PA 19038.

**STEVENS, CAROLINE, dec'd.**

Late of Whitmarsh Township.  
Executrix: SANDRA IZZO,  
4111 Fields Drive,  
Lafayette Hill, PA 19444.

**STOCKER, JOHN C. also known as  
JOHN CHARLES STOCKER, dec'd.**

Late of Abington Township.  
Executrix: CATHERINE F. ROBERTS,  
c/o George P. O'Connell, Esquire,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006.  
ATTORNEY: GEORGE P. O'CONNELL,  
HOWLAND, HESS, GUINAN, TORPEY, CASSIDY  
& O'CONNELL, LLP,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006

**TANEY, RICHARD EARL, dec'd.**

Late of Borough of Collegeville.  
 Executrix: MELITTA TANEY,  
 7 Bonnie Lane,  
 Collegeville, PA 19426.

**VISINGER, LOIS J., dec'd.**

Late of Salford Township.  
 Executrix: DARCI R. VISINGER,  
 50 Hellberg Avenue,  
 Chalfont, PA 18914.  
 ATTORNEY: GERALD F. GLACKIN,  
 2031 N. Broad Street, Suite 137  
 P.O. Box 58,  
 Lansdale, PA 19446-0058

**Von STARCK, ANNETTE C. also known as ANNETTE Von STARCK, dec'd.**

Late of Lower Merion Township.  
 Executor: ERIC E. Von STARCK,  
 c/o Frederick M. LaValley, Esquire,  
 1701 Market Street,  
 Philadelphia, PA 19103-2921.  
 ATTORNEY: FREDERICK M. LaVALLEY,  
 MORGAN LEWIS & BOCKIUS, LLP,  
 1701 Market Street,  
 Philadelphia, PA 19103-2921

**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*

**Blowdacious** with its principal place of business at 557 High Street, Pottstown, PA 19464.

The name and address of the entity owning or interested in said business is: Blowtique LLC, 557 High Street, Pottstown, PA 19464.

The application has been filed on June 8, 2016.

**Robert H. McGuckin, Esquire  
 King Laird, P.C.**

360 W. Main Street  
 Trappe, PA 19426  
 610-489-0700

**Cannabis Industry Law Group, PA  
 Cannabis Attorney, PA Marijuana Lawyer** with its principal place of business at Civil Rights Defense Firm, P.C., 934 E. High Street, Pottstown, PA 19464.

The name and address of the entity owning or interested in said business is: Civil Rights Defense Firm, P.C., 934 E. High Street, Pottstown, PA 19464.

The application was filed on June 1, 2016 and June 17, 2016.

**Thomas Beveridge, Esquire**

934 E. High Street  
 Pottstown, PA 19464

**MA Tones Music** with its principal place of business at 331 E. Main Street, Suite #1, Collegeville, PA 19426.

The name and address of the entity owning or interested in said business is: ANM Enterprises, 914 Taylor Way, Collegeville, PA 19426.

The application was filed on June 17, 2016.

**MISCELLANEOUS****NOTICE**

NOTICE IS HEREBY GIVEN that the Board of Commissioners of West Pottsgrove Township, Montgomery County, Pennsylvania, on June 1, 2016, and in accordance with the Pennsylvania Municipality Authorities Act, 53 Pa. C.S. Sec. 5601, *et. seq.*, adopted a resolution indicating its intent to form a municipal authority for the purposes of acquiring, financing, improving, maintaining, operating and owning a public sanitary sewer system. The resolution states that the authority shall be called the West Pottsgrove Township Municipal Authority; directs the Township Solicitor to prepare and file Articles of Incorporation with the Pennsylvania Department of State Bureau of Corporations and Charitable Organizations, together with any other necessary documents; authorizes the execution of any documents necessary for the formation of the authority; and authorizes the publication of this notice. The Articles of Incorporation shall be filed with the Pennsylvania Department of State Bureau of Corporations and Charitable Organizations on or after July 5, 2016.

A complete copy of the resolution is on file and available for review at the Township Building, 980 Grosstown Road, Stowe, PA 19464, Monday through Friday, 8:00 a.m. to 4:00 p.m.

West Pottsgrove Township  
 Board of Commissioners

**TRUST NOTICES****First Publication**

**KATHRYN D. ALDERFER TRUST**  
**Trust Under Agreement Dated January 26, 2004,**  
**Kathryn D. Alderfer, Deceased, May 10, 2016**  
**late of Franconia Township,**  
**Montgomery County, PA**

All persons having claims or demands against said Trust are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Univest Bank and Trust Co.  
 14 N. Main Street, P.O. Box 64197  
 Souderton, PA 18964

**Trustee's Attorney: Robert G. Bricker, Esquire  
 Bricker, Landis, Hunsberger & Gingrich, LLP**  
 114 E. Broad Street, P.O. Box 64769  
 Souderton, PA 18964  
 215-723-4350

**THE EARL J. SCHAEFFER  
 REVOCABLE LIVING TRUST**

Notice is hereby given of the death of **Earl J. Schaeffer**, late of Pottstown Borough, Montgomery County, PA. All persons having claims or demands against the Trust of Earl J. Schaeffer, deceased, to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Charles F. Schaeffer  
c/o David A. Peckman, Esquire  
29 Mainland Road  
Harleysville, PA 19438

**Trustee's Attorney: David A. Peckman**  
29 Mainland Road  
Harleysville, PA 19438

## EXECUTIONS ISSUED

**Week Ending June 21, 2016**

### The Defendant's Name Appears First in Capital Letters

ACKRIDGE, VERNON - Wells Fargo Bank, et al.; 201600798.

AGBEMENYA, VALENTINE: CITIZENS BANK, GRNSH. - Discover Bank; 201607782; \$3,738.79.

ALEXAKI, DEBORAH: SCOTT - Jpmorgan Chase Bank National Association; 201402803.

AMADIO, BETH: CITIZENS BANK, GRNSH. - Cavalry Portfolio Services, LLC, et al.; 201418181; \$3,273.59.

ANTHONY, WAYNE: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC, et al.; 201228384; \$3,285.98.

ATHENA RESTAURANT, INC.: PNC BANK NA, GRNSH. - Township Of Abington; 201612226; \$4,266.50.

ATHENA RESTAURANT, INC.: PNC BANK NA, GRNSH. - Township Of Abington; 201612225; \$4,266.50.

ATKINS, JORDAN: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201418193; \$6,154.57.

BARNES, KAREN: CITIZENS BANK, GRNSH. - Discover Bank; 201607759; \$3,132.63.

BENSON, JOSEPH: RELIANCE FCU, GRNSH. - Discover Bank; 201607787; \$3,751.17.

BRADFORD, KEITH: KIMBERLY - Wells Fargo Bank Na; 201521671; \$209,032.77.

BRADLEY, PATRICK: PNC BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201410827; \$11,100.62.

BRADY, BROOKE: SANTANDER BANK, GRNSH. - Lvnv Funding, LLC; 201230207; \$10,569.29.

BRADY, ROBIN: THOMAS; ROBIN - Pnc Bank National Association; 201606490.

BRUCE, GEORGE - Wells Fargo Bank Na, et al.; 201128195; AMEND IN REM/198,229.03.

BUTZE, BRENDA: TD BANK, GRNSH. - Cavalry Portfolio Services; 201334515; \$1,479.06.

CARDENAS, MARIA: PNC BANK, GRNSH. - Cavalry Portfolio Services, LLC; 201430167; \$1,864.38.

CARLIN, JAY: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201430116; \$1,174.83.

CHAVARRIA, EILEEN: CITIZENS BANK, GRNSH. - Cavalry Portfolio Services, LLC, et al.; 201122974; \$53,299.87.

CHO, MISUN: MISUN: KEVIN: PNC BANK, GRNSH., ET AL. - World Business Lenders, LLC; 201521816; \$61,212.63.

CINALLI, LISA: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC; 201430124; \$8,475.57.

COATES, CHARLES: WELLS FARGO BANK, GRNSH. - Cavalry Portfolio Services, LLC, et al.; 201213511; \$1,652.87.

CORCORAN, LORI: PATRICK - Bank Of America Na, et al.; 201220933.

DAVIS, GAIL: CITIZENS BANK, GRNSH. - Cavalry Portfolio Services, LLC; 201430122; \$3,474.07.

FEDESCO, CLARE - Caliber Home Loans, Inc.; 201330272.

FIEDLER, VALERIE: UNIVEST NATIONAL BANK AND TRUST CO, GRNSH. - Discover Bank; 201607790; \$8,414.54.

FREAS, JEREMIAH: UNITED STATES OF AMERICA - Wells Fargo Bank Na, et al.; 201130456; ORDER/AMEND IN REM JDMT 127.43.

GAASCHE, JAMES: WELLS FARGO BANK, GRNSH. - Asset Acceptance, LLC; 201215551; \$383.77.

GALLAGHER, CHARLES: SANTANDER BANK, GRNSH. - Discover Bank; 201607746; \$2,112.40.

GORBATY, ELAN - Everbank; 201409784; \$168,812.43.

HAIRSTON, DEREK: DAWN - Jpmorgan Chase Bank; 201530186; \$218,284.72.

HARTMAN, JESSICA - Nationstar Mortgage, LLC; 201608699; \$215,961.65.

HIGH, DONALD: WELLS FARGO, GRNSH. - Asset Acceptance, LLC; 201327672; \$2,183.91.

HITTINGER, MELANIE: CITIZENS BANK, GRNSH. - Discover Bank; 201126854; \$48.51.

HOUSER, DIANA - Us Bank National Association, et al.; 201604503; \$267,847.02.

KLINGERMAN, SAMUEL: VIST BANK, GRNSH. - Discover Bank; 201607785; \$2,789.48.

KRAMARENKO, ANNA: TRUMARK FINANCIAL CU, GRNSH. - Discover Bank; 201603790; \$5,472.72.

KRATZ, DAVID: FIRST NIAGARA BANK, GRNSH. - Discover Bank; 201607788; \$2,116.12.

LYTLE, RICK: AMERICAN HERITAGE FCU, GRNSH. - Discover Bank; 201607797; \$5,518.74.

MINOR, CHARLES: MONIQUE - Santander Bank Na; 201606874; \$372,306.63.

MOFFITT, TENITA: GENISYS CU, GRNSH. - Remit Corporation, et al.; 201321649; WRIT/EXEC.

MORGAN, EARL: SHARTECE: SHARTECE, ET AL. - Deutsche Bank National Trust Company; 201601123; \$225,978.71.

MUHAMMAD, HUSSAIN: WELLS FARGO BANK, GRNSH. - Asset Acceptance, LLC; 201329436; \$4,016.80.

NUESCH, KIP: ROMANO-NUESCH, LISA: NUESCH, KIP, ET AL. - First Niagara Bank Na, et al.; 201533116.

OLUS, LLC: KARACAOGLU, YUSUF: WING SHOP, ET AL. - 741 Corp; 201528357; WRIT/EXEC.

OSWALD, WILLIAM: SANTANDER BANK, GRNSH. - Discover Bank; 201607781; \$4,316.78.

PASMIN, RICHARD: BANK OF AMERICA, GRNSH. - Discover Bank; 201607773; \$3,869.52.

PRICE, TIMOTHY: WELLS FARGO BANK, GRNSH. - Discover Bank; 201607765; \$4,073.28.

PROTEUS INSURANCE MANAGEMENT, LLC: MARQUESS, ROBERT: HARLEYSVILLE GROUP, INC., GRNSH. - Halpern & Levy, P.C.; 201501353; \$28,585.17.

ROTELLI, CHARLES: KRISTINE - U S Bank National Association; 201603463.

SARDEN, ILONA: SOLAS CRAWFORD, E.: ESTATE OF DORIS E CRAWFORD, ET AL. - Wells Fargo Bank Na; 201605736; \$202,295.53.



STEVENS, JOEL - First Niagara Bank Na; 201529940.  
 SWEET, REBECCA: WELLS FARGO BANK, GRNSH. -  
 First Resolution Investment Corporation; 200833074;  
 WRIT/EXEC.  
 WALDNER, CHRISTA: MERCK SHARP AND  
 DOHME FCU, GRNSH. - Asset Acceptance, LLC;  
 201309417; \$19,200.17.  
 WELDON, BRADLEY - Bank Of New York Mellon  
 Trust Company, et al.; 201601435.

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## JUDGMENTS AND LIENS ENTERED

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**Week Ending June 21, 2016**

**The Defendant's Name Appears  
 First in Capital Letters**

BENINCASA, MICHAEL - Midland Funding Llc;  
 201611532; Judgment fr. District Justice; \$2,028.83.  
 BLEVINS, BETH: GLEN - Steinman, Nancy;  
 201611740; Judgment fr. District Justice; \$12197.50.  
 BUSKIRK, CATHERINE - Discover Bank; 201611270;  
 Certification of Judgment; \$2484.20.  
 CHILDS, MICHAEL - Midland Funding Llc;  
 201611526; Judgment fr. District Justice; \$1,377.85.  
 FRY, STEPHANIE - Diamond Credit Union;  
 201612055; Judgment fr. District Justice; \$3117.08.  
 GORE, CHARLOTTE - Plymouth Rock Search &  
 Abstract Llc; 201611693; Judgment fr.  
 District Justice; \$9,424.18.  
 HORN, CHRISTOPHE: CHRISTOPHER -  
 Midland Funding Llc; 201611521; Judgment fr.  
 District Justice; \$1,486.58.  
 KENNEDY PROPERTIES LLC: KENNEDY, MARK:  
 RIDGE PIKE OFFICE PARTNERS LP -  
 Vineeta Inc; 201611490; Certification of Judgment;  
 \$125,185.50.  
 LOMBARDO, MAURA: EUGENI, ALBERTO -  
 Abramowitz, Mitchel; 201611938; Mechanics Lien  
 Claim; \$16,038.96.  
 MCHUGH, TAMMY - Discover Bank; 201611265;  
 Certification of Judgment; \$7,081.26.  
 MOULDER, MARK - Springleaf Financial Services  
 Of Pennsylvania Inc; 201611807; Judgment fr.  
 District Justice; \$8941.15.  
 POPER, LINDA - Midland Funding Llc; 201611516;  
 Judgment fr. District Justice; \$1,080.09.  
 SANDERS, CHRISTIE - Midland Funding Llc;  
 201611528; Judgment fr. District Justice; \$1,019.70.  
 SAPORITO, FABIO - Midland Funding Llc;  
 201611496; Judgment fr. District Justice; \$2,681.26.  
 SLEUTARIS, RICHARD - Midland Funding Llc;  
 201611682; Judgment fr. District Justice; \$1105.30.  
 SUTTER, STEPHANIE - Midland Funding Llc;  
 201611524; Judgment fr. District Justice; \$3,565.22.  
 VASSELL, DAYNE - Midland Funding Llc;  
 201611499; Judgment fr. District Justice; \$1,852.65.  
 WHEELLES, IRA - Discover Bank; 201611196;  
 Certification of Judgment; \$4,239.46.  
 WILLIAMS, KELLY - Midland Funding; 201611529;  
 Judgment fr. District Justice; \$2,792.91.

**CHELTENHAM TWP. -  
 entered municipal claims against:**

7900 Old York Road 108A Llc; 201612026; \$1287.84.  
 B L R Associates Ltd; 201612019; \$1232.84.  
 Beletz, Alan; 201612021; \$1763.84.

Katz, Jesse; Danielle; 201612022; \$1672.84.  
 Preston, John; 201611815; \$1311.84.  
 Simpson, Zsaron; 201612023; \$2189.84.

**CHELTENHAM TWP. SCHOOL DIST. -  
 entered municipal claims against:**

7900 Old York Road 108A Llc; 201611940; \$4957.84.  
 Appel, Stuart: Ruth; 201611943; \$11914.84.  
 B L R Associates Ltd; 201611942; \$4650.84.  
 Beletz, Alan; 201611944; \$7647.84.  
 Bey, Roxanne; 201611711; \$8063.84.  
 Latif, Khalid; 201611712; \$625.84.  
 Preston, John; 201611814; \$5094.84.  
 Scutti, Andrew; 201611738; \$793.84.  
 Simpson, Zsaron; 201611739; \$9560.84.  
 Tran, Nam; 201611741; \$9067.84.

**CONSHOHOCKEN BORO. AUTH. -  
 entered municipal claims against:**

Carey, Kirstin; 201611478; \$690.40.  
 Costa, Frank; 201611452; \$567.99.  
 Desouza, Daniela; 201611454; \$598.88.  
 Diciurcio, Gabriel: Patricia; 201611456; \$605.44.  
 Dougherty, John: Linda; 201611473; \$517.84.  
 Farley, Elizabeth: Mary: Patricia, Et.AL; 201611471;  
 \$780.25.  
 Federal National Mortgage Association; 201611466;  
 \$1175.42.  
 Federal National Mortgage Association; 201611451;  
 \$562.28.  
 Fields, Darlene; 201611459; \$609.65.  
 Haley, Derick; 201611453; \$564.11.  
 Harte, Joseph: Rockett-Harte, Lisa; 201611472; \$683.32.  
 Hernson, Catharine: Jonathan; 201611468; \$589.10.  
 Hickey, Carol; 201611467; \$1127.20.  
 Mackay, Robert: Linda; 201611474; \$557.69.  
 Pellegrino, Kristina; 201611458; \$677.22.  
 Pishock, Stephen: Anna: Jane; 201611457; \$603.97.  
 Rookstool, William: Heather; 201611470; \$689.06.  
 Shore, Gary: Lisa; 201611455; \$571.87.  
 Spampinato, Marcie: Michael; 201611480; \$599.60.  
 Wrd Properties Llc; 201611450; \$1017.59.

**GREEN LANE BORO./MARLBOROUGH TWP.  
 JOINT SEWER AUTHORITY -  
 entered municipal claims against:**

Beebe, Todd: Jennifer; 201611919; \$827.96.  
 Mayberry, Richard; 201611922; \$828.64.  
 Myrlyn E Ferketich Trust: Ferketich, Myrlyn; 201611920;  
 \$729.68.  
 Sanko, Stephen: Natalie; 201611923; \$751.78.

**LOWER FREDERICK TWP. -  
 entered municipal claims against:**

Barndt, Tami; 201611872; \$251.50.  
 Baxindine, Geoffrey; 201611887; \$251.50.  
 Benditt, Beth; 201611865; \$251.50.  
 Blackmon, James: Helen; 201611816; \$251.50.  
 Bohannon, Phyllis: Jackie; 201611817; \$251.50.  
 Boyer, Steven: Wendy; 201611893; \$251.50.  
 Bradbury, John: Jessica; 201611833; \$251.50.  
 Brasch, Mark; 201611884; \$251.50.  
 Camargo, Robert; 201611834; \$251.50.  
 Cielecki, Edward: Deborah; 201611819; \$251.50.  
 Cooper, Glenn: Dianna; 201611870; \$251.50.  
 Doyle, Scott; 201611867; \$251.50.

Dymso, Steven: Linda; 201611869; \$251.50.  
 Faust, Glen; 201611820; \$251.50.  
 Federick, David: Elizabeth; 201611825; \$251.50.  
 Fisher, Amy: Jonello, Anthony; 201611892; \$251.50.  
 Fuchs, John: Kimberly; 201611853; \$251.50.  
 Gallagher, Kevin: Zane, Kaitlin; 201611851; \$251.50.  
 Gamon, Thomas: Kori; 201611827; \$251.50.  
 George, Sandra; 201611883; \$251.50.  
 Graham, Thomas; 201611866; \$251.50.  
 Hackett, Lisa: Jason; 201611830; \$251.50.  
 Heist, Robert: Robin; 201611835; \$251.50.  
 Heitz, Howard; 201611821; \$444.00.  
 Henry, Kevin: Singrella, Vincent; 201611886; \$251.50.  
 Houser, Keith: Elizabeth; 201611839; \$251.50.  
 Hyziak, Jennifer: Dalton, Joshua; 201611874; \$251.50.  
 Jones, Joseph; 201611888; \$251.50.  
 Kolb, Jason: Amy; 201611885; \$251.50.  
 Kroll, Edward; 201611891; \$251.50.  
 Lawless, James; 201611838; \$251.50.  
 Legendre, Gerald: Nora; 201611890; \$251.50.  
 Lewis, Beverly; 201611850; \$251.50.  
 Lojewski, Christine: Matthias; 201611855; \$251.50.  
 Mcmanus, Kristen; 201611836; \$251.50.  
 Moore, Gary; 201611848; \$251.50.  
 Murphy, Joseph; 201611863; \$251.50.  
 Oneill, Clara: Thomas; 201611828; \$251.50.  
 Remetz, Joseph; 201611849; \$251.50.  
 Roberts, Paul; 201611871; \$251.50.  
 Rumpf, Charles: Nolan, Terry; 201611852; \$251.50.  
 Rynhardt, Hope; 201611818; \$251.50.  
 Schaffer, John: Smantha; 201611864; \$251.50.  
 Schlesman, Geoffrey: J; 201611824; \$251.50.  
 Schneideringer, Joseph; 201611826; \$444.00.  
 Shaw, Kimberly; 201611881; \$251.50.  
 Soloway, Howard: Harper, John; 201611854; \$251.50.  
 Sproat, James: Linda; 201611837; \$251.50.  
 Steiner, Donovan: Womack, Joseph; 201611889; \$251.50.  
 Stewart, Steven; 201611882; \$251.50.  
 Thomas, Denise; 201611880; \$251.50.  
 Tilley, Vincent: Wendy; 201611868; \$251.50.  
 Whitman, Michael: Lisa; 201611894; \$251.50.  
 Wilcox, Donald: Eilen; 201611829; \$251.50.  
 Wilson, Rachel: Duffy, Gregory; 201611873; \$251.50.

**PENNA. DEPT. OF REV. -  
 entered claims against:**

4400 Smk Inc; 201661289; \$22380.16.  
 A & M Rosenberg Enterprises; 201661280; \$90258.99.  
 Adams, Melanie: Mels Of Manayunk Inc; 201661304;  
 \$27685.91.  
 Alvarez, Adan; 201661169; \$19078.54.  
 Andreachio, Joseph; 201661215; \$3539.91.  
 Andreasyan, Mushegh; 201661163; \$5896.75.  
 Auspitz, Robb; 201661224; \$2185.12.  
 Baker, Graig; 201661182; \$678.55.  
 Baron, Lawrence; 201661193; \$87285.17.  
 Baron, Lawrence: Christina; 201661245; \$5345.72.  
 Bartholomew, Barry; 201661195; \$1253.26.  
 Baxter, Dennis; 201661168; \$25723.11.  
 Baxter, Dennis: Jannet; 201661312; \$1647.10.  
 Black, William; 201661189; \$1894.06.  
 Black, William: Norristown On Site Inc; 201661302;  
 \$1326.40.  
 Bonds, David: American Mortals; 201661147; \$5299.30.  
 Bonds, Kimberly: American Mortals; 201661145;  
 \$5299.30.  
 Borkowski, Edward; 201661265; \$2367.58.

Bostic, William: Gina; 201661162; \$5360.58.  
 Bpg Inc; 201661155; \$790.54.  
 Brady, Bernard: Galway Group Inc; 201661146;  
 \$1649.76.  
 Brennan, Patrick; 201661179; \$6832.25.  
 Brennan, Patrick; 201661268; \$1541.34.  
 Brooklyn Bagels Of Pennsylvania Inc; 201661200;  
 \$90189.37.  
 Burden, Theodore; 201661184; \$6917.49.  
 C And F Hydro Corp; 201661287; \$27442.28.  
 Cabiness, Fakih; 201661164; \$5056.28.  
 Carriage Classics Inc; 201661201; \$45110.62.  
 Carrol, Latoya; 201661240; \$1827.14.  
 Cathcart, Patrick; 201661310; \$1413.57.  
 Classic Kitchens And Bath Inc; 201661288;  
 \$2832.91.  
 Claycomb, Richard; 201661244; \$2144.56.  
 Cleary, Michael; 201661185; \$11660.66.  
 Coffey, Thomas: United Floral Service Inc; 201661303;  
 \$2611.46.  
 Colkett, Gary; 201661228; \$3162.91.  
 Continental Connector Company; 201661297; \$2702.66.  
 Cope Industries Inc; 201661204; \$80597.12.  
 Coulter, Robert: Christina; 201661315; \$5122.36.  
 Courts, Thomas; 201661250; \$4090.76.  
 Croxton, Stacy; 201661222; \$3096.50.  
 Cummins, Michael; 201661324; \$6715.16.  
 Daulerio, James: Laura; 201661188; \$9167.93.  
 David, Hershy; 201661276; \$1482.01.  
 Davis, Kevin; 201661327; \$5853.65.  
 Dean, Christopher: Dorothy; 201661322; \$2300.03.  
 Debickes, Joshua; 201661264; \$2699.37.  
 Debickies, Joshua; 201661271; \$1233.82.  
 Deelux Hoagies Inc; 201661294; \$26994.23.  
 Dirado, Evelyn; 201661151; \$2604.04.  
 Donahue, Jeannine; 201661251; \$1616.26.  
 Donnelly, Matthew: Kristin; 201661247; \$9702.73.  
 Dow, Lawrence: Michelle; 201661272; \$1103.51.  
 Du, Yu; 201661166; \$981.48.  
 Duckett, Darrell; 201661226; \$7286.02.  
 Dunn Design Partners Inc; 201661296; \$664.01.  
 Eachus, Mark; 201661316; \$2285.91.  
 Elmar Supply Company Inc; 201661208; \$79366.31.  
 Entenman, Brian; 201661317; \$1204.36.  
 Evangelista, Rene; 201661311; \$52916.95.  
 Evans, Clayton; 201661199; \$1334.80.  
 Finch, John; 201661187; \$6132.01.  
 Fitt, Ellen; 201661256; \$16217.16.  
 Flips Llc; 201661295; \$3835.47.  
 Flynn, Steven; 201661254; \$1154.90.  
 Fried, Michael; 201661212; \$4384.04.  
 Fry, Vanessa; 201661248; \$948.97.  
 Gallo, Margaret; 201661273; \$1442.63.  
 General Auto Rental Corp; 201661279; \$200067.69.  
 Giampa, Giovanni; 201661308; \$1940.18.  
 Giangreco, Damon; 201661270; \$4014.59.  
 Gibbons, Wayne; 201661253; \$6011.36.  
 Gitt, Stanley; 201661260; \$504.77.  
 Gladstone, Adam: Marne; 201661231; \$1424.11.  
 Gong, Aileen; 201661313; \$8925.61.  
 Graham, Thomas; 201661143; \$762.02.  
 Grunmeier, William; 201661167; \$3219.50.  
 Gutierrez, Maria; 201661266; \$5188.86.  
 Hamlin, George: Crystale; 201661173; \$457.09.  
 Hamon, Sean; 201661192; \$472.43.  
 Harrison, Shaun; 201661170; \$2396.35.  
 Hoilett, Haven; 201661221; \$4681.68.

Hoilett, Haven: Raisha; 201661262; \$274.49.  
 Hwang, Sam: Hwang & Haas Pc; 201661307; \$2841.31.  
 J & P Ice Inc; 201661160; \$1244.98.  
 J9 Inc; 201661206; \$21258.98.  
 Jgm Ltd; 201661205; \$14952.64.  
 Jillian Bond Associatiates Inc; 201661284; \$40096.27.  
 Johnson, Brenda; 201661275; \$1471.78.  
 Johnson, Carl: Nancy; 201661190; \$1986.74.  
 Jp Business Ventures Inc; 201661292; \$5428.31.  
 Kauffman, Stuart: Christine; 201661328; \$20558.54.  
 Keeley, Peter; 201661242; \$3458.23.  
 Kegge, Jasper: Mae; 201661175; \$698.81.  
 Key Business Solutions Llc; 201661202; \$731.81.  
 Kim, Francis; 201661269; \$30288.97.  
 Kligerman, Jack; 201661274; \$1436.15.  
 Knights, Edgar: Jacqueline; 201661219; \$3503.90.  
 Kotzen, Linda; 201661225; \$1143.11.  
 Kowalski, John; 201661319; \$929.95.  
 Kozak, Trisha; 201661326; \$1600.62.  
 Landis, Jacob: Lois; 201661257; \$2806.54.  
 Leblanc, Judith; 201661172; \$397.13.  
 Liebsch, Kristen: Joseph; 201661267; \$3265.89.  
 Lindies Furniture Llc; 201661300; \$2822.39.  
 Lint, Robert; 201661230; \$3219.18.  
 Littlejohn, Kevin: Patricia; 201661171; \$1325.61.  
 Littlejohn, Kevin: Patricia; 201661323; \$3652.41.  
 Lyman, Bernard: Diversified Alarm Services Inc; 201661223; \$1499.85.  
 Marshall, Edward; 201661309; \$669.93.  
 Martin, Steven: Wanda; 201661320; \$1248.66.  
 Mayo, Edgar; 201661232; \$7550.66.  
 Mchugh, Charles; 201661234; \$3620.15.  
 McNabb, Robert: Erin; 201661181; \$2240.88.  
 Mcnelly Llc; 201661154; \$1441.13.  
 Meeks, Mark: Judith; 201661237; \$31504.81.  
 Merkel, Jacqueline; 201661305; \$4782.16.  
 Minor, Charles; 201661238; \$1778.41.  
 Mitchell, Jaclyn; 201661176; \$1773.42.  
 Mmn Sales Llc; 201661291; \$10580.26.  
 Monaghan, Peter; 201661235; \$3061.16.  
 Morales, Luis; 201661241; \$692.05.  
 Moscariello, Rina; 201661325; \$3211.49.  
 Nadal, Raul; 201661218; \$1957.82.  
 Neilson Real Estate Llc; 201661153; \$24837.27.  
 Nish, Jeffrey; 201661236; \$4136.69.  
 Ochoa Landscaping Llc; 201661285; \$6158.77.  
 Olson, Scott: Maureen; 201661321; \$1179.73.  
 Oneill, Adam; 201661161; \$1083.56.  
 Paravati Catering Group Inc; 201661211; \$4869.93.  
 Paris Corporation; 201661278; \$47114.12.  
 Pharma Bio Serv Us Inc; 201661298; \$7449.91.  
 Powell, David; 201661196; \$2951.09.  
 Preferred Care Inc; 201661203; \$27613.97.  
 Realty Group Pa Inc; 201661293; \$1671.12.  
 Refrigeration Service & Engineering; 201661282; \$1475.67.  
 Rheam, Christopher: Lisa; 201661306; \$1587.47.  
 Rosas, Abraham; 201661214; \$13894.43.  
 Rosenthal, Harry; 201661197; \$3229.27.  
 Roy, Felix; 201661227; \$8769.70.  
 Rtls Holding Corporation; 201661283; \$1571.74.  
 Rutman, Audrey; 201661255; \$2855.55.  
 Salemno, Steven; 201661239; \$495.09.  
 Scheirer, Harold; 201661213; \$1799.44.  
 Schiffer, Jeremy; 201661277; \$1476.78.  
 Schmidt, Paul; 201661194; \$972.44.  
 Schoeffling, John; 201661150; \$5577.70.  
 Seo, Jung: Yang, Eun; 201661229; \$1339.35.  
 Slawow, Toman; 201661220; \$3639.47.  
 Small, Michael; 201661183; \$3083.31.  
 Smith, Dina; 201661152; \$3393.90.  
 Snow, Renee: Casual Gourmet Inc; 201661301; \$9869.26.  
 Solomon & Berschler Pc; 201661209; \$2428.35.  
 Song, Woon; 201661198; \$6877.02.  
 Sportsline Inc; 201661159; \$1324.06.  
 Stanczak, Michael; 201661180; \$4754.61.  
 Stenger Landscaping; 201661157; \$1046.11.  
 Strain, James; 201661318; \$9532.40.  
 Student Communication Center Inc; 201661286; \$2049.31.  
 Superior Cleaning Solutions Llc; 201661290; \$16573.29.  
 Szewczyk, Peter: Theresa; 201661259; \$717.13.  
 T Frieze Co Inc; 201661281; \$1448.47.  
 Tafel, Richard; 201661217; \$1470.97.  
 Teltser, Michael: Andrea; 201661249; \$15430.93.  
 Theorem Clinical Research Holdings; 201661156; \$8133.17.  
 Tiblis, Laurence: Pauline; 201661314; \$1982.92.  
 Tokarchyk, Anthony; 201661165; \$1486.50.  
 Tokarchyk, Anthony: Danuta; 201661174; \$15474.81.  
 Trentalange, Vincent; 201661233; \$11671.20.  
 Valenti, Stacy; 201661258; \$7387.85.  
 Vaughn, Leonard; 201661243; \$7850.57.  
 Vaughn, Salome; 201661177; \$3389.64.  
 Vaughn, Steven: Salome; 201661149; \$5395.75.  
 Victor A Lahood Inc; 201661207; \$73368.77.  
 Vitos New York Pizza & Deli Inc; 201661299; \$1597.99.  
 Wallace, Leslie; 201661246; \$2497.90.  
 Walters, Mark; 201661261; \$1859.42.  
 Watts, Garret; 201661191; \$3176.54.  
 Weldon, Lisa; 201661186; \$2473.02.  
 Wesley, Robert: Gloria; 201661178; \$1010.55.  
 Williamson, Paul; 201661263; \$1176.85.  
 Williamson, Robert; 201661216; \$2730.50.  
 Wlock, Barbara: Joseph; 201661144; \$1064.61.  
 Wlock, Barbara: Joseph; 201661148; \$1064.61.  
 Wzg Structural Consulting Engineers; 201661158; \$1167.82.  
 Zulli, Gerald; 201661329; \$6594.86.  
**PENNA. UNEMP. COMP. FUND - entered claims against:**  
 Hr Holdings Lp; 201661252; \$2498.73.  
**PERKIOMEN VALLEY SCHOOL DIST. - entered municipal claims against:**  
 Panzarella, Russell: Elizabeth; 201611683; \$2762.62.  
**POTTSGROVE SCHOOL DIST. - entered municipal claims against:**  
 Jones, Ellen; 201611822; \$584.35.  
 Milligan, Armand; 201612031; \$4093.43.  
 Wagner, Monica; 201611823; \$1007.07.  
**POTTSTOWN BORO. AUTH. - entered municipal claims against:**  
 Cameron, Walter: Rodenberger, Jessica; 201611951; \$643.27.  
**POTTSTOWN BORO. - entered municipal claims against:**  
 Cn Properties Llc; 201611950; \$696.36.  
 Utah, Chukwuma: Chinedum; 201611953; \$2032.93.

**POTTSTOWN SCHOOL DIST. -  
entered municipal claims against:**

Direnzo, Nicholas: Lena; 201611946; \$5272.03.  
Kerwin, Bonnie: Bonnie E Kerwin Truts; 201611945;  
\$5392.23.  
Mayes, Michael: Anthony; 201611746; \$3648.56.  
Nagy, Michael; 201611745; \$3890.10.  
Riley, Paul; 201611948; \$2509.11.  
Schenck, Richard; 201611949; \$2353.86.  
Stanhope, Brian: Estate Of David L Stanhope; 201612036;  
\$3871.79.  
Trostle, Brian: Catherine; 201611832; \$3355.13.  
Watters, Edward; 201611840; \$2762.99.

**SOUDERTON AREA SCHOOL DIST. -  
entered municipal claims against:**

Miller, Paul; 201611999; \$3017.66.

**UNITED STATES INTERNAL REV. -  
entered claims against:**

Alanna Corporation; 201670522; \$10344.29.  
Ansdeasyan, Mushegh; 201670518; \$29774.35.  
Aren, Wayne: Carol; 201670506; \$4499.67.  
Betts, Eric; 201670513; \$20073.55.  
C & S Research Corp; 201670505; \$92873.40.  
Distaso, Daneil; 201670516; \$41617.71.  
Extreme Auto Detailing Llc; Nugent, Demar;  
201670503; \$17014.65.  
Foster, Charles: Lisa; 201670520; \$34623.95.  
Garecht, Joseph: Ashley; 201670519; \$36700.17.  
Hallinan, Linda; 201670512; \$234846.95.  
Lorenz, Leo: Carol; 201670521; \$27780.66.  
Louis Mark Gunkel Dmd Pc; 201670523; \$10494.07.  
Morgan, Lorraine; 201670515; \$10355.32.  
Nash, Michael; 201670509; \$33222.87.  
Paull, Kenneth; 201670508; \$33728.90.  
Puhls Landscaping Company Inc; 201670507; \$8231.76.  
Salmons, Anthony; 201670517; \$28356.55.  
Stover-Sklenar, B.: Morris-Sklenar, L.; 201670510;  
\$5954.67.  
Stover-Sklenar, Brian; 201670511; \$7804.59.  
Whitmore, Tim; 201670514; \$23156.16.

**UPPER MORELAND TWP/HATBORO BORO.  
JOINT SEWER AUTH. -  
entered municipal claims against:**

Brady, Walther; 201611908; \$439.18.  
Cirino, Michael; 201611909; \$1341.70.  
Cluss, John: Janice: Jennifer; 201611911; \$535.21.  
Colantuono, Frank: Geraldine; 201612041; \$655.83.  
Gallagher, Joseph: Linda; 201612042; \$1046.53.  
George, William; 201612043; \$742.27.  
Jesse, Philip: Mandy; 201611913; \$838.73.  
Sansom, Gregory: Cindy; 201612044; \$660.38.  
Woodman, Edgar: Kimberly; 201612045; \$1091.48.

**UPPER PERKIOMEN SCHOOL DIST. -  
entered municipal claims against:**

Bauer, Michael: Dennis: Donna, Et.Al.; 201611842;  
\$1049.08.  
Bekhit, Fawzeia; 201611858; \$1409.82.  
Bradford, Charles: Pauline; 201611860; \$4949.37.  
Brinckman, Charles; 201611875; \$3669.02.  
Dick, David: Cynthia; 201611931; \$5102.91.  
Granahan, John: Evelyn; 201611932; \$536.07.  
Granahan, John: Evelyn; 201611933; \$2354.86.

Green, Barbara; 201611934; \$2603.76.  
Hrycko, Elizabeth: Dise, Cynthia; 201611847; \$2640.79.  
Kratzer, Carol; 201611939; \$2208.44.  
Le, Van: Kathy; 201611937; \$2016.33.  
Linhart, Barbara; 201611936; \$4109.29.  
Schaffer, Wesley; 201611935; \$3504.27.  
Taylor, Elizabeth: Bennett, Albert; 201611844; \$2913.94.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending June 21, 2016**

**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

BOWLIN, JACKIE - Upper Hanover Township;  
Bowlin, Julie L., 2817B Kutztown Road  
East Greenville, PA 18041.  
BROWN, THOMAS W., JR. - Plymouth Township;  
Brown, Holly, 735 Clover Lane  
Plymouth Meeting, PA 19462.  
CLEMENTS, EARNEST - Cheltenham Township;  
Clements, Josephine, 5520 Henry Avenue  
Philadelphia, PA 19128.  
CUNNINGHAM, AGNES M. - Franconia Township;  
Vincent, Marie, 371 Brittany Court  
Souderton, PA 18964.  
DEVITT, GRANT - Upper Hanover Township;  
Devitt, Alan, 1040 Victor Drive  
East Greenville, PA 18041; Moehle, Spring,  
1040 Victor Drive East Greenville, PA 18041.  
FEELEY, ROSEMARY M. - Limerick Township;  
Buber, Michael, 2012 Willowwood Drive  
Royersford, PA 19468.  
FRENCH, DAWN M. - Hatboro Borough;  
French, R. M, 507 Exton Road Hatboro, PA 19040.  
GOLDBLUM, JUDITH - Plymouth Township;  
Goldblum, Jay, 3125 Methacton Ave  
Eagleville, PA 19403.  
LEISTRUM, GERALD F. - Upper Moreland Township;  
Hulshizer, Miriam, 2051 Mt Carmel Ave  
Glenside, PA 19038.  
LEWIS, MARY M. - Norristown Borough;  
Guie, Elizabeth A., 4112 Jackson Dr  
Lafayette Hill, PA 19444.  
MCCOLLUM, CARA M. - Conshohocken Borough;  
Mccollum, Frederick N. Iii, Po Box 411  
Forrest City, AR 72336.  
POPE, SCHAFFER EDITH W. - Royersford Borough;  
Patrick, Toni S., 410 Laurel Lane Oaks, PA 19456.  
RUSH, JOI - Norristown Borough; Bornstein, Ryan M.,  
800 Lancaster Avenue Berywn, PA 19312.  
SYLVESTER, MARY R. - Abington Township;  
Sylvester, Michael S., 11734 Colman Road  
Phila, PA 19154.  
TOMY, AUGUSTINE - Lower Moreland Township;  
Sojo, Crystal A., 18 Saddlebrook Dr  
Sewell, NJ 08080.  
WALSKI, FRANK J. - Bridgeport Borough;  
Walski, Maranda, 845 N Charlotte St  
Pottstown, PA 19464.



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**SUITS BROUGHT**
**Week Ending June 21, 2016****The Defendant's Name Appears  
First in Capital Letters**

- ABNET, GLORIA - Portfolio Recovery Associates Llc; 201611400; Civil Action; Polas, Robert N., Jr.
- ABSOLUTELY ENERGIZED SOLAR ELECTRIC INC - Liberty Mutual Fire Insurance Company; 201611671; Foreign Subpoena.
- AKMAN, EMINE - Portfolio Recovery Associates Llc; 201611432; Civil Action; Polas, Robert N., Jr.
- ALAMO, WALESKA - Portfolio Recovery Associates Llc; 201611627; Civil Action; Brown, Carrie A.
- APPOUH, JENNIEMAE - Portfolio Recovery Associates Llc; 201611582; Civil Action; Brown, Carrie A.
- ASSOCIATED CREDIT UNION - Lewis, Carlos; 201611444; Civil Action; Piontek, Vicki.
- BARONE, NATHAN - Barone, Shellie; 201611900; Complaint Divorce; Solomon, Don J.
- BEYER, CHRISTOPHER - Portfolio Recovery Associates Llc; 201611568; Civil Action; Brown, Carrie A.
- BODINGTON, JAMES - Portfolio Recovery Associates Llc; 201611663; Civil Action; Brown, Carrie A.
- BOONE, JAMES - Boone, Deidre; 201611808; Complaint Divorce.
- BORZILLO, LAUREN - Portfolio Recovery Associates Llc; 201611565; Civil Action; Brown, Carrie A.
- BRINGMAN, DONALD - Portfolio Recovery Associates Llc; 201611581; Civil Action; Polas, Robert N., Jr.
- BROOKS, SHON - Discover Bank; 201611676; Civil Action; Cawley, Jonathan Paul.
- BURGOS, MICHELLE - American Express Centurion Bank; 201612005; Civil Action; Felzer, Jordan W.
- BYCOSKIE, DANIELLE: GENTILE, CHUCK - Providence Real Estate Mgmt Corp; 201610455; Petition to Appeal Nunc Pro Tunc.
- CALAFATI, DANA - Calafati, Gaetano; 201611805; Complaint Divorce.
- CIONE, REGINA - Portfolio Recovery Associates Llc; 201611574; Civil Action; Brown, Carrie A.
- CLEMENS, SHANNON - Clemens, David; 201611806; Complaint Divorce; Fox, Leon H., Jr.
- COCA COLA: BRENNEN, THOMAS - Geico; 201612007; Civil Action; Eckel, Sue A.
- CRAWFORD, JOSEPH - Portfolio Recovery Associates Llc; 201611705; Civil Action; Brown, Carrie A.
- CRESCENZO, GARY - Crescenzo, Lucille; 201611744; Complaint Divorce.
- DEBLASE, KRISTIN - Portfolio Recovery Associates Llc; 201611579; Civil Action; Brown, Carrie A.
- DEMBOWSKI, JAIME - Portfolio Recovery Associates Llc; 201611585; Civil Action; Brown, Carrie A.
- DEVER, SHANNON: BRETT - Dalahan, Cheryl; 201611393; Complaint for Custody/Visitation.
- FISHER, SARENE - Kasan, Eli; 201612018; Complaint Divorce.
- FRAZIER, JASMINE - Callaway, Raymond; 201610822; Complaint for Custody/Visitation.
- FRINKEL, DENISE - Portfolio Recovery Associates Llc; 201611551; Civil Action; Brown, Carrie A.
- GALANTE, JAMES - Discover Bank; 201611674; Civil Action; Cawley, Jonathan Paul.
- GNIAS, LINDEY - Portfolio Recovery Associates Llc; 201611578; Civil Action; Brown, Carrie A.
- GRAY, JAMES: LISA - Hsbc Bank Usa National Association; 201611912; Complaint In Mortgage Foreclosure; Dobaria, Vishal.
- GRISPON, SUSIE - Capital One Bank Usa Na; 201611777; Civil Action; Lashin, Arthur.
- GROSS, DAVID - Portfolio Recovery Associates Llc; 201611562; Civil Action; Brown, Carrie A.
- GWYNEDD DEVELOPMENT CO INC: TWELKMEYER, HERMAN: OCCUPANTS - Us Bank National Association; 201611902; Complaint in Ejectment; Denardo, Christopher A.
- HANEY, SHERLYN - Gjore, Julian; 201612061; Civil Action; Pierce, James M.
- HARRELL, TRACY - Portfolio Recovery Associates Llc; 201611625; Civil Action; Brown, Carrie A.
- HARTZ, HEATHER - Portfolio Recovery Associates Llc; 201611577; Civil Action; Polas, Robert N., Jr.
- HO, WEN: LU, ZHI-JIA - Ye, Jianhua; 201611502; Civil Action; Phillips, Andrew.
- HOLLAND, EDWARD - Portfolio Recovery Associates Llc; 201611628; Civil Action; Polas, Robert N., Jr.
- HYUNDAI MOTOR AMERICA - Kimmel And Silverman Pc; 201611917; Plaintiffs Appeal from District Justice.
- IJAZ, SHAISTA: EMPIRE INC - A And D Total Car Care Llc; 201611699; Civil Action; Donovan, James M.
- JAGIELSKI, CHARLOTTE - Portfolio Recovery Associates Llc; 201611539; Civil Action; Brown, Carrie A.
- JENNINGS, ROGER - Auerbach, Frank; 201612062; Foreign Subpoena.
- JESSE, JAMINE: HERDER, TOSHA - Us Rof Iii Legal Title Trust 2015-1; 201612000; Complaint In Mortgage Foreclosure; Wolf, Katherine M.
- JOHNSON, MONICA - Portfolio Recovery Associates Llc; 201611543; Civil Action; Polas, Robert N., Jr.
- JOHNSON, STEFAN - Johnson, Ciani; 201611925; Complaint Divorce.
- KENNEDY, THOMAS: PAMELA: THOMAS - Wells Fargo Bank Na; 201611879; Complaint In Mortgage Foreclosure; Dobaria, Vishal.
- KING, KIESHA - Discover Bank; 201611681; Civil Action; Cawley, Jonathan Paul.
- KNOX, CAREN - Moriarity, Jean; 201612001; Defendants Appeal from District Justice.
- KROESSER, ADRIENNE - Portfolio Recovery Associates Llc; 201611571; Civil Action; Polas, Robert N., Jr.
- KWON, BYUNGOK - Cavalry Spv I Llc; 201611903; Civil Action; Portnoy, Darin S.
- LABUS, KEVIN - Portfolio Recovery Associates Llc; 201611557; Civil Action; Brown, Carrie A.



- LACY, MILTON: ESTATE OF EDITH LACY - Serov, Daniil; 201611463; Civil Action; Braitman, Arthur R.
- LEATHERBURY, BRENDA - Portfolio Recovery Associates LLC; 201611440; Civil Action; Polas, Robert N., Jr.
- LEE, DEBRA - Portfolio Recovery Associates LLC; 201611701; Civil Action; Brown, Carrie A.
- LEVER, CHARLES - Burch, Nicole; 201610798; Complaint for Custody/Visitation.
- LOBAR INC - Green Start Inc; 201611018; Petition; Burkholder, David M.
- LYNCH, JAMIE - Portfolio Recovery Associates LLC; 201611447; Civil Action; Polas, Robert N., Jr.
- MANNING-BALL, DEBORAH - Ball, Joseph; 201612091; Complaint Divorce; Cutillo Teare, Maria.
- MANZARBEITIA, COSME - Thomas, James; 201611778; Petition for Protection From Intimidation.
- MANZARBEITIA, JOANNE - Thomas, James; 201611804; Petition for Protection From Intimidation.
- MARTINEZ, CHRISTINE - Portfolio Recovery Associates LLC; 201611584; Civil Action; Polas, Robert N., Jr.
- MCCABE, MICHAEL - Portfolio Recovery Associates LLC; 201611554; Civil Action; Brown, Carrie A.
- MCFADDEN, DIONNE: DIANNA - Henry, Wayne; 201611702; Defendants Appeal from District Justice.
- MCGOVERN ENVIRONMENTAL: BERGEN, STEPHEN - Geico; 201612010; Civil Action; Eckel, Sue A.
- MCKEE, TIM - Goldstein, Neal; 201611707; Defendants Appeal from District Justice.
- MCKETHEAN, INEZ: ESTATE OF THIEARCHY LEE: LEE, BRIAN, ET.AL. - Wells Fargo Bank Na; 201611896; Complaint In Mortgage Foreclosure; Wapner, Peter.
- MEHMOOD, HASSAN - Portfolio Recovery Associates LLC; 201611633; Civil Action; Polas, Robert N., Jr.
- MILOSAVLJEVIC, LJILJANA - Portfolio Recovery Associates LLC; 201611586; Civil Action; Polas, Robert N., Jr.
- MOATEMRI, DEBORAH - Portfolio Recovery Associates LLC; 201611575; Civil Action; Polas, Robert N., Jr.
- MOBLEY, GREGORY - Portfolio Recovery Associates LLC; 201611626; Civil Action; Polas, Robert N., Jr.
- NELSON, JENNIFER - Portfolio Recovery Associates LLC; 201611572; Civil Action; Brown, Carrie A.
- NETTLETON, DOANLD - Nettleton, Rochelle; 201611812; Complaint Divorce.
- OATES, PATRICK: EVELYN: EVELYN - Us Bank National Association; 201611895; Complaint In Mortgage Foreclosure; Dobaria, Vishal.
- PARRA, JOHN - Portfolio Recovery Associates LLC; 201611443; Civil Action; Polas, Robert N., Jr.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Toledo, Anthony; 201611810; Appeal from Suspension/Registration/Insp; Harbison, Keith A.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Bontempo, Andrew; 201612097; Appeal from Suspension/Registration/Insp; Galang, Edward M.
- PIERRE, MARIE - Portfolio Recovery Associates LLC; 201611534; Civil Action; Polas, Robert N., Jr.
- PINEDA, MARVIN - Penate, Elsa; 201611941; Complaint for Custody/Visitation; Brennan, Cynthia L.
- PONDS AND GARDENS OF LIMEKILN: GWYNEDD DEVELOPMENT CO INC: OCCUPANTS, ET.AL. - Us Bank National Association; 201611904; Complaint in Ejectment; Denardo, Christopher A.
- PONDS AND GARDENS OF LIMEKILN: GWYNEDD DEVELOPMENT CO INC: OCCUPANTS, ET.AL. - Us Bank National Association; 201611899; Complaint in Ejectment; McCaffery, Sarah.
- RAYMOND, LUDOVIC - Viden, Anna; 201611672; Complaint Divorce.
- RITTENHOUSE, BETSEY: JEFFREY - Meadowlands Country Club; 201611545; Defendants Appeal from District Justice.
- RODRIGUEZ, DAMARIS - Portfolio Recovery Associates LLC; 201611549; Civil Action; Brown, Carrie A.
- ROGERS, BRIAN - Portfolio Recovery Associates LLC; 201611567; Civil Action; Polas, Robert N., Jr.
- ROLLS, HARRY: RAMIREZ-LOPEZ, SAUL - State Farm Mutual Automobile Insurance Company; 201611677; Civil Action; Allen, Robert.
- RYMDEKO, JAMES - Capital One Bank Usa Na; 201612081; Civil Action; Lashin, Arthur.
- SCARINCI, VINCENT - Portfolio Recovery Associates LLC; 201611550; Civil Action; Brown, Carrie A.
- SCHOR, ROBIN - Greene, William; 201611461; Complaint Divorce; Berschler, Jerold S.
- SICHORI, SERGIO - Portfolio Recovery Associates LLC; 201611563; Civil Action; Polas, Robert N., Jr.
- SLATER, WILLIAM: OCCUPANTS - Gmat Legal Title; 201611533; Complaint in Ejectment; Davis, Adam H.
- SOTO, RAFAEL: KULCYSKI, JANEL - Santos, Tomada; 201611616; Complaint for Custody/Visitation.
- STRUTIN AND SMARRO INC: SMARRO, JANIS - Barosh, Christopher; 201611813; Civil Action.
- SUPER, ALEXIS: MOHAMMED, ABDUL - Banks, Keenya; 201612003; Complaint for Custody/Visitation.
- SWARTER, DAVID: BRENDA - Us Bank National Association; 201611446; Complaint In Mortgage Foreclosure; Dobaria, Vishal.
- TAGUE, BARBARA - Tague, Brian; 201612057; Complaint Divorce.
- TETERUS, THOMAS - Teterus, Marnie; 201611856; Complaint Divorce.
- TETI, KATHLEEN - Travitzky, Virginia; 201611462; Foreign Subpoena.
- TRACANNA, STEPHEN - Us Bank National Association; 201611530; Complaint In Mortgage Foreclosure; Holloway, Regina.
- TRACANNA, STEPHEN: BRENDA: BRENDA, ET.AL. - Ditech Financial LLC; 201611916; Complaint In Mortgage Foreclosure; Dobaria, Vishal.
- TURKSON, ROGER: 4TH AVE MOTORS: ABRAHA, JHONATHAN, ET.AL. - Copart Of Connecticut Inc; 201611915; Action for Declaratory Judgment; Clark, David P.

URBACH, ALICE - Discover Bank; 201611668;  
Civil Action; Cawley, Jonathan Paul.  
WATSON-SMOOT, VALERIE - Smoot, Clyde;  
201611708; Complaint Divorce.  
WEIZER, BRANDON - Diamond Credit Union;  
201612054; Civil Action; Curtin, Philip G.  
WITZEL, JOSHUA - Portfolio Recovery Associates LLC;  
201611566; Civil Action; Polas, Robert N., Jr.  
WYNNE, LYNETTE - Discover Bank; 201611673;  
Civil Action; Cawley, Jonathan Paul.  
YUHASZ, COURTNEY - Yuhasz, Christopher;  
201612084; Complaint Divorce.

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## WILLS PROBATED

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### Granted Week Ending June 21, 2016

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

BAEUERLEIN, NORMA J. - Schwenksville Borough;  
Baeuerlein, Jeffrey A., 4542 Ambermill Road  
Baltimore, MD 21236.  
BATH, ROGER N. - Upper Providence Township;  
Fraschetta, Bonnie J., 115 Meadowland Drive  
Collegeville, PA 19426.  
BERRIDGE, HELEN M. - Upper Providence Township;  
Rook, Mary F., 138 Meadowland Drive  
Collegeville, PA 19426.  
BIZZARRI, LORRAINE J. - Narberth Borough;  
Bizzarri, Marlene F., 237 Woodbine Ave  
Narberth, PA 19072.  
CARMINATI, VINCENT A. - Abington Township;  
Carminati, John T., 308 Harrison Ave  
Glenside, PA 19038.  
CASIMATES, GEORGE S. - Lower Moreland Township;  
Fleming, Jennifer M., 18 Alexandra Road  
Landing, NJ 07850; Weber, Marilyn,  
436 Andrew Road Huntingdon Valley, PA 19006.  
CONOLLY, ROBERT W. - Lansdale Borough;  
Ascher, Linda, 38 Montgomery Avenue  
Lansdale, PA 19446.  
COOPERSTEIN, LOUISE - Lower Merion Township;  
Cooperstein, Sol, 514 E Lancaster Ave  
Wynnewood, PA 19096.  
COREY, THOMAS L. - Lower Gwynedd Township;  
Corey, Kevin D., 45 Sofia Court  
Limerick, PA 19468.  
COSCIA, MARK A. - Lower Providence Township;  
Brown, Nancy C., 1011 Arcola Glenn Drive  
Collegeville, PA 19426.  
CRAWFORD, ROBERT D. - East Norriton Township;  
Getty, Pamela L., 24 Vaux Lane  
Phoenixville, PA 19460.  
CURTIS, LORRAINE F. - Worcester Township;  
Kelley, Laura J., 225 Canonero Drive  
Bear, DE 19701.  
DAVIES, DOROTHEA R. - Trappe Borough;  
Davies, Walter A., Jr., 72 Linfield Road  
Trappe, PA 19426.  
EMERY, SYLVIA J. - Limerick Township;  
Fleck, Renee, 243 Evergreen Rd  
Sanatoga, PA 19464.  
FLACK, JEAN S. - East Norriton Township;  
Flack, Judith A., 815 W Germantown Pike  
East Norriton, PA 19403.  
FLYNN, MARY ELLEN F. - East Norriton Township;  
Deorio, Maureen A., 2211 New Hope Street  
Norristown, PA 19401.  
GALASSO, JOSEPH P. - Conshohocken Borough;  
Arcacha, Maria, 6982 Coronado Way  
Pembroke Pines, FL 33331.  
GIBERSON, ELIZABETH H. - Hatboro Borough;  
Sirine, Phyllis A., 239 E Montgomery Ave  
Hatboro, PA 19040.  
GINNETTI, CATHERINE T. - Horsham Township;  
Kane, Christopher, 3039 Arrow Head Ln  
Plymouth Meeting, PA 19462.  
GRISWOLD, LINCOLN T. - Worcester Township;  
Griswold, Kent C., 1336 Gypsy Hill Road  
Lower Gwynedd, PA 19002.  
GROSS, MARY C. - Souderton Borough;  
Gross, David L., 169 Taplow Square, Souderton,  
PA 18964; Nice, Mary L., 328 West Street  
Souderton, PA 18964.  
GROTTOLI, ANNA - Conshohocken Borough;  
Grottoli, Gianni F., 4121 Winona Dr  
Pocono Lake, PA 18347.  
GRUBER, JANET W. - Lower Gwynedd Township;  
Gruber, Richard I., 728 Norristown Rd  
Ambler, PA 19002.  
HANSON, MARTHA A. - Lower Merion Township;  
Hanson, Peter H., 14 Briar Road Wayne, PA 19087.  
HARVEY, VERNETA G. - East Norriton Township;  
Cooper, Charles M., 60 West Upsal Street  
Phila, PA 19119.  
HIMES, DIANN - Lower Providence Township;  
Himes, Walter I. Iii, 2179 Rabbit Run  
Gilbertsville, PA 19525.  
HOLOD, MILLICENT L. - Whitemarsh Township;  
Holod, Louis J., 2326 Harts Lane  
Lafayette Hill, PA 19444.  
HONDROS, MARYBETH - East Norriton Township;  
Hondros, Philip D., 77 Webber Road  
Telford, PA 18969-1347; Hondros, Robert P., Jr.,  
305 Washington Avenue North Wales, PA 19454.  
KRIEBEL, JOY D. - Towamencin Township;  
Nace, Jack E., 808 Walnut Lane Carlisle, PA 17013.  
LABELLA, JENNY G. - Norristown Borough;  
Labella, Anthony J., 16 Tanglewood Ct  
Norristown, PA 19403.  
LANDIS, JAMES A. - Horsham Township;  
Weigner, James D., 8192 Rizzo Dr Clay, NY 13041.  
LONG, BARBARA S. - West Pottsgrove Township;  
Long, Kevin C., 110 Elm Street Stowe, PA 19464.  
LOURIE, IRWIN - West Norriton Township;  
Lourie, Elizabeth J., 1739 Williams Way  
Eagleville, PA 19403.  
LOWE, MARY E. - Upper Providence Township;  
Lowe, Joseph A., 3879 Somerset Drive  
Collegeville, PA 19426.  
MCCANN, DORIS R. - Montgomery Township;  
Cairns, Daniel O., 3935 Orangemans Road  
Hatboro, PA 19040.  
MCCAULEY, JAMES E. - Lower Salford Township;  
Mccauley, James E., Jr., 2 Center Avenue  
Collegeville, PA 19426; Mccauley, Michael T.,  
350 Kinsey Road Harleysville, PA 19438.  
MCCLOSKEY, CAROLINE M. - Whitemarsh Township;  
White, Carolyn M., 639 Ridge Pike  
Lafayette Hill, PA 19444.  
MCGONAGLE, PASQUALINE A. - Montgomery Township;  
Duany, Judith A., 11785 Saint Andrews Place  
Wellington, FL 33414-7088.

MORTON, IRENE R. - Upper Merion Township;  
Morton, Cynthia E., 337 Valley View Road  
King Of Prussia, PA 19406-3131.

MUENCH, STEPHEN A. - Worcester Township;  
Muench, Stephen R., 14240 Adams Circle  
McCall, ID 83638-2050; Williams, Joanne M.,  
1097 Crossbow Way Lansdale, PA 19446-4822.

OLEXY, IRENE M. - Abington Township;  
Sulikowski, Barbara J., 3606 Woodhaven Road  
Phila, PA 19154.

PFEFFER, MENDEL - Lower Moreland Township;  
Pfeffer, Perry, 337 Meadowbrook Drive  
Huntingdon Valley, PA 19006.

PIERCE, LUELLA B. - Bridgeport Borough;  
Lloyd, Paula L., 606 East Race Street  
Stowe, PA 19464.

SCHAEFFER, EARL J. - Pottstown Borough;  
Schaeffer, Charles F., 180 Pilot House Dr  
Wallace, NC 28466.

SCHRAGER, RALPH - Cheltenham Township;  
Schrager, Deborah, 7707 Juniper Avenue  
Elkins Park, PA 19027.

SEASHOLTZ, GORDON J. - New Hanover Township;  
Darling, Susan M., 623 Turf Lane  
Conshohocken, PA 19428; Kabak, Deborah L.,  
1165 S Reading Ave Boyertown, PA 19512.

SHARPE, GENEVIEVE F. - Whitemarsh Township;  
Rosenberger, Rodman M., One Summit St  
Philadelphia, PA 19118; Sharpe, Don B.,  
448 Kellers Church Rd Ottstville, PA 18942.

SILVERMAN, ELAINE - Abington Township;  
Strauss, Debra S., 205 Windsor Avenue  
Elkins Park, PA 19027.

SMITH, DEAN S. - Cheltenham Township;  
Smith, Joanna C., 39 Carter Lane  
Elkins Park, PA 19027.

TERRENZIO, GABRIEL J. - Lower Salford Township;  
Terrenzio, Louis A., Jr., 3216 Maple Drive  
Huntingdon Valley, PA 19006.

TILLMAN, DOROTHY M. - Upper Moreland Township;  
Tillman, Deborah, 107 Dallas Road  
Willow Grove, PA 19090.

WIENER, ELAINE - Lower Merion Township;  
Gordon, Ronald J., 801 Old York Road  
Jenkintown, PA 19046.

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## RETURN DAY LIST

### July 11, 2016 COURT ADMINISTRATOR

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.

- 1600 Church Road Condominium Association v. Baird - Motion to Reassess Damages (Seq. 13) - **H. Barrow.**
- Albano v. Albano - Petition to Withdraw as Counsel (Seq. 67) - **D. Zitomer - C. Fiore.**

- Albert KC, LLC v. Alvernia University - Motion to Compel Discovery (Seq. 21 D) - **B. Yaches - J. Gavin.**
- Bailey v. McCray - Motion to Compel Discovery (Seq. 11 D) - **J. DiGiovanni - L. Sabato.**
- Bank of America, N.A. v. Adair - Motion to Reassess Damages (Seq. 22) - **B. Yoder.**
- Bearden v. Mitchell - Motion to Compel Plaintiff's Discovery (Seq. 8 D) - **A. Sciolla - G. Smith.**
- Citizens Bank of Pennsylvania v. Wells Fargo Bank, N.A. - Motion to Amend Complaint (Seq. 7) - **G. Javardian - S. Adams.**
- Cooper v. Cooper - Petition to Withdraw as Counsel (Seq. 44) - **D. Sager - J. Sisto.**
- DeFelippis v. Bergman - Petition to Withdraw as Counsel (Seq. 10) - **J. Riley - M. Boyd.**
- Deissler v. Holy Redeemer Health System - Motion for Leave of Court to Join Additional Defendant (Seq. 14) - **E. Brazil - L. Cialino.**
- Diesinger v. Boccella - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 24 D) - **W. McKenna - A. Sager.**
- Dow Jones & Company, Inc. v. O'Neil Properties Group, L.P. - Motion to Compel (Seq. 19 D) - **N. Sarker - E. Campbell.**
- Encompass Insurance Company a/s/o Juan Mendivil v. Vazquez - Motion for Leave to Add Party (Seq. 3) - **P. Sandler.**
- Federal National Mortgage Association v. Nunez - Motion to Reassess Damages (Seq. 23) - **K. Bates - J. Levin.**
- Fein v. Bloomin Brands, Inc. d/b/a Bone - Motion to Compel Discovery (Seq. 5 D) - **C. Trongone.**
- Foster v. Garden Spring Center - Motion for Extension to File a Certificate of Merit (Seq. 5) - **L. Haberman - R. Dillon.**
- Frankenfield v. Civitella - Motion to Compel More Specific Answers to Requests for Production of Documents (Seq. 15 D) - **J. Russell - M. Riley.**
- Green Start, Inc. v. Lobar, Inc. - Defendant's Motion to Confirm Arbitration Award of and Enter Judgment (Seq. 0) - **D. Burkholder - G. Pallas.**
- Gross v. Fumey - Motion to Compel Plaintiffs' Discovery Answers (Seq. 9 D) - **C. Schleifer - B. Pancio.**
- Haupt v. McManus - Motion to Compel Discovery (Seq. 5 D) - **B. Tabakin - P. Dorn.**
- Hernandez v. Financial Industry Regulatory - Application for Admission Pro Hac Vice of William E. Green, Jr. (Seq. 70) - **C. Coss - M. Reinhardt.**
- Horsham Towne Associates v. Hurley - Petition for Substitution (Seq. 39) - **R. Gerace - D. Macfarlan.**
- Husler v. Pennsylvania American Water Company - Motion for Leave to Join Additional Defendant (Seq. 43) - **L. Bendesky - A. Scaricamazza, Jr.**
- JM Basile and Associates, Inc. v. Serratore - Motion to Compel (Seq. 20 D) - **W. Katz - J. Lindros.**
- JP Morgan Chase Bank National Association v. Dunn - Motion to Reassess Damages (Seq. 28) - **M. Dingerdisen.**
- Lange v. Wenhold - Motion to Place Case on Deferred Status (Seq. 13) - **J. Hickey - J. Tenthoff.**
- Lima v. United Services Automobile Association - Motion to Compel (Seq. 7 D) - **R. Wiener - F. Mackin.**
- Mallory v. Montalbano - Motion to Compel Plaintiff Carole Mallory's Discovery Responses (Seq. 6 D) - **M. Simon - J. Shaffer.**

29. Moore v. Schneider - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 1-5 D) - **A. Muir - E. DeVine.**
30. Morgan v. McGovern - Motion to Compel Plaintiff's Answers to Discovery (Seq. 44 D) - **C. Campbell - M. Weckerly.**
31. Nguyen v. A+ Family Dental Care, P.C. - Emergency Motion to Quash Subpoenas to Attend and Produce Directed to Plaintiff's former Patients, et al. (Seq. 45 D) - **C. Curley - A. Kane.**
32. Oommen v. Paek - Petition to Enter Default Judgment on Defendant's Cross Claim (Seq. 115) - **J. Kunnel - R. Pugh.**
33. Patricelli v. Gorberg - Motion to Compel Answers to Interrogatories and Request for Production of Documents and Deposition (Seq. 12 D) - **B. Weidenberner - L. Sabato.**
34. Payne v. Walters - Motion to Sever the Claim of Plaintiff Driver Joseph Payne, Jr. from Other Plaintiffs (Seq. 48) - **R. Land - K. Tucci.**
35. PNC Bank National Association v. Lori A. O'Neal as Executrix of the Estate of Donna Leslie, Deceased - Motion to Amend Complaint (Seq. 7) - **V. Chen - C. Mullaney.**
36. Randolph Yucha D.C., P.C. v. Crawford - Motion to Compel Deposition in Aid of Execution (Seq. 5 D) - **A. Sager.**
37. Roberts v. Roberts - Petition to Withdraw Appearance (Seq. 24) - **M. Kelm - R. Repko.**
38. Rogers v. McNulty - Motion to Compel Discovery (Seq. 8 D) - **C. Levin - L. Borelli.**
39. Sanders v. Lowery - Motion to Compel Defendant Whitaker Auto Sales, Inc.'s Answers to Interrogatories and Request for Production of Documents (Seq. 37 D) - **J. Frank - J. Edelstein.**
40. Schneider v. Schauder - Motion to Compel Discovery (Seq. 8 D) - **M. Simon - S. Frankfurt.**
41. Stek v. Corper - Petition to Reinstate Case (Seq. 16) - **D. Aaron - S. Lee.**
42. Turetsky Rule & McLennan v. Pugh - Defendants' Motion to Amend Defendants' Amended Answer and New Matter to Include Affidavit of Fauna Stone (Seq. 48) - **S. Colletti.**
43. Wells Fargo Bank, N.A. v. Levin - Motion to Reassess Damages (Seq. 19) - **P. Wapner.**
44. Williams v. Burton - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 34 D) - **J. Aris - J. Gilman.**
45. Williams v. Butler - Petition to Change Judgment Amount (Seq. 4) - **E. Cox.**
46. Wolpert Schreiber, P.C. v. Fitze Engineers Limited d/b/a Acero Precision - Motion to Compel Discovery (Seq. 15 D) - **P. McDonnell - R. DeSipio.**
47. Yampolsky v. Green Hill Condominium - Motion to Quash Notice to Produce Documents (Seq. 34 D) - **P. Yampolsky - S. Edelstein.**
48. Yannessa v. Armstrong Landscaping Company - Motion to Consolidate (Seq. 16) - **L. Haberman - W. Thrall.**