

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 September 28, 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 October 26, 2016 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

Third and Final Publication

08-14762

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, being known and designated as Lot Number 653 on a Certain Plan of Lots of Ardsley, Division No. 2, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown in Deed Book 527, Page 500 and described according thereto, as follows, to wit:

BEGINNING at a point formed by the intersection of the Southerly side of Tyson Avenue and the Easterly side of Carson Avenue (formerly 2nd Avenue).

CONTAINING in front or breadth on the said side of Tyson Avenue 50 feet and extending of that width in length or depth Southwardly the Westerly line thereof extending along the Easterly side of said Carson Avenue 140 feet.

UNDER AND SUBJECT to building restrictions and conditions as of record.

TITLE TO SAID PREMISES IS VESTED IN Alan K. Simbo and Katerina Simbo, by Deed from Earl Allen Redmer and Bonnie Redmer, dated 05/07/2001, recorded 05/10/2001, in Deed Book 5359, Page 1945.

Parcel Number: 30-00-68688-00-6.

Location of property: 843 Tyson Avenue, Abington, PA 19001-4308.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alan K. Simbo and Katerina Simbo** at the suit of Citimortgage, Inc., s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$132,905.22.

Paul Cressman, Attorney. I.D. #318079

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

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

09-20405

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan of subdivision of "The Orchard" for H. Hassan Builder, Inc., by Herbert H. Metz, Inc. dated 4/24/1984 and last revised 2/22/1985 and recorded in Plan Book A-46, Page 268, as follows, to wit:

BEGINNING at a point on the Southeast side of Stayman Drive (50 feet wide) said point also being the Northernmost Terminus of a round corner connecting the Southeast side of Stayman Drive with the Northeast side of Red Haven Road (50 feet wide); thence from said place of beginning and along the Southeast side of Stayman Drive North 24 degrees, 30 minutes, 42 seconds East, 85.76 feet to a point a corner of Lot #36; thence leaving the Southeast side of Stayman Drive and along Lot #36 South 65 degrees, 29 minutes, 18 seconds East, 103.97 feet to a point a corner of Lot #38; thence along Lot #38 South 45 degrees, 39 minutes, 56 seconds West, 117.38 feet to a point on the Northeast side of Red Haven Road; thence along Red Haven Road the (2) following courses and distances: (1) on the arc of a circle curving to the left having a radius of 240 feet the arc distance of 54.90 feet to a point of reverse curve; (2) on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 14.30 feet to a point on the Southeast side of Stayman Drive and first mentioned point and place of beginning.

BEING Lot #37 on said plan.

UNDER AND SUBJECT to restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Gennaro Scialla and Rosa Scialla, h/w, by Deed from Bradley B. Myers and Lettie A. Myers, h/w, dated 05/23/1996, recorded 05/29/1996 in Book 5148, Page 2379.

Parcel Number: 46-00-03087-22-4.

Location of property: 231 Red Haven Drive, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gennaro Scialla and Rosa Scialla** at the suit of JP Morgan Chase Bank, National Association. Debt: \$160,609.04.

Paul Cressman, Attorney. I.D. #318079

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

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

09-20492

ALL THAT CERTAIN frame dwelling house and lot or piece of land, situate upon the Southwesterly side of Second Avenue, in **Royersford Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin in the center line of Second Avenue, said pin being a corner of this lot and lands now or late of Walton Brownback; thence by the lands of the said Walter Brownback, South 69 degrees, 50 minutes West, 225 feet to a stake on the Philadelphia and Reading Railway; thence up the said railway, North 21 degrees, West 20 feet to a stake; thence by lands now or late of John Bisbing, North 69 degrees, 50 minutes East, 225 feet to a line of Second Avenue, South 21 degrees, East 20 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ronald W. Wise by Deed from Carol P. Wise and Ronald W. Wise, her husband, dated September 20, 2005 and recorded October 11, 2005 in Deed Book 5574, Page 1619.

Parcel Number: 19-00-03188-00-6.

Location of property: 141 2nd Avenue, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ronald W. Wise** at the suit of One West Bank, FSB. Debt: \$181,942.00.

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.

10-12251

ALL THAT CERTAIN message and lot or piece of land, with the buildings and improvements thereon erected, known as 515 Main Street, situate in **Pennsburg Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a mark made on the curb shown in the West line of Main Street (formerly known as Green Lane and Goshenhoppen Turnpike Road); thence by land of P.T. Theoboldt, South 78.5 degrees, West 151.8 feet to a stake, a corner; thence along the middle of an alley, North 17.5 degrees, West 50 feet, 3 inches to a stake, a corner; thence by lot of Alten J. Dressler, North 78.5 degrees, East (erroneously set forth in prior deeds as West) 156 feet to a mark on the curb stone; thence along said curb line South 11.5 degrees, East 50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Vincent J. Valentino by Deed from Robert J. Scheetz and Patricia B. Scheetz, husband and wife dated August 14, 2002 and recorded August 26, 2002 in Deed Book 5421, Page 910.

Parcel Number: 15-00-01468-00-2.

Location of property: 515 Main Street, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Vincent J. Valentino** at the suit of HSBC Bank USA, National Association for The Benefit of Ace Securities Corporation Home Equity Loan Trust, Series 2006-NC3, Asset-Backed Pass-Through Certificates. Debt: \$385,641.87.

Joseph I. Foley, Attorney.

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

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

10-17705

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a map of survey of property of Charles Edwin Thomas made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, dated February 21, 1940 and last revised March 28, 1958, as follows, to wit:

BEGINNING at a point in the center line of Croton Road at the distance of two hundred eight-five and fifty-nine one-hundredths feet, measured South fifty-nine degrees, fourteen minutes West, along the center line of Croton Road from its intersection with the center line of Fletcher Road; thence along the center line of Croton Road, South fifty-nine degrees, fourteen minutes West, one hundred seventy-five feet to a point; thence by land now or late of Charles Edwin Thomas, South fourteen degrees, twenty-eight minutes East, three hundred twelve and thirty-one one-hundredths feet to a point; thence by land now or late of Martin's Dam Swimming Club, North fifty-nine degrees, fourteen minutes East, one hundred sixty and seventy-three one-hundredths feet to a point; thence by land now or late of Thomas A. Cappelli and Mary L., his wife, North twelve degrees, nine minutes West, three hundred sixteen and forty-six one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Deborah S. Alexaki by Deed from Geoffrey L. Rose and Kathleen M. Cover, Trustees dated 11/28/2006 recorded 01/23/2007 in Deed Book 5632, Page 1718.

Parcel Number: 58-00-05512-00-1.

Location of property: 1033 Croton Road, Wayne, PA 19087.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Deborah S. Alexaki** at the suit of U.S. Bank, N.A., as Trustee for the Registered Holders of CSMC Asset-Backed Trust 2007-NC1 OSI, CSMC Asset-Backed Pass-Through Certificates, Series 2007-NC1 OSI. Debt: \$426,935.68.

Nicole LaBletta, Attorney. I.D. #202194

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

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

10-27198

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Jenkintown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, dated January 23, 1954, as follows, to wit:

BEGINNING at a point on the Northeastly side of Shoemaker Avenue (40 feet wide) at the distance of 60 feet measured on a bearing of North 84 degrees, 51 minutes West along the said side of Shoemaker Avenue from a drill hole on the Northwestly corner of Leedom Street (35 feet wide) and Shoemaker Avenue (40 feet wide); thence extending North 84 degrees, 51 minutes West, 29.45 feet to a point; thence North 5 degrees, 9 minutes East, passing thru the center line of a party wall, 127.50 feet to a point; thence extending South 84 degrees, 51 minutes East, 29.45 feet to a point a corner of Lot No. 16 on the above mentioned plan; thence extending along the same South 5 degrees, 9 minutes West, 127.50 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain 8 foot wide driveway leading from the Northeastly end of the above premises Southeastwardly into Leedom Street and more particularly described, as follows, to wit:

BEGINNING at a point on the Northwestly side of Leedom Street (35 feet wide) at the distance of 119.50 feet measured on a bearing of North 5 degrees, 9 minutes East from a drill hole on the Northwestly corner of Leedom Street (35 feet wide) and Shoemaker Avenue (40 feet wide).

CONTAINING in front or breadth on the said side of Leedom Street 8 feet and extending Northwestly of that width in length or depth between parallel lines at right angles with the said Leedom Street 60 feet.

BEING the same premises which Richard T. Mitchell, married, by Deed dated 11/15/06 and recorded 11/15/2006 in Book 5624, Page 955 granted and conveyed unto Richard T. Mitchell, single.

Parcel Number: 10-00-03620-00-6.

Location of property: 611 Shoemaker Avenue, Jenkintown, PA 19046.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Richard T. Mitchell** at the suit of Federal National Mortgage Association. Debt: \$236,757.50.

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.

10-30354

ALL THAT CERTAIN messuage or tenement and lot of land, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin in the middle of a public road known as Airport Road leading from U.S. Route No. 422 to Linfield, distant one hundred ninety-eight feet Northwestwardly from an iron pin being a corner of lands now or late of Thomas Murphy; thence along the middle of the aforesaid public road, North forty-two degrees, East ninety-nine feet to an iron pin; thence South forty-seven degrees, East two hundred ninety-seven and ninety-seven one-hundredths feet to an iron pin a corner of land of Thomas Murphy; thence along the same, South forty-two degrees, fifteen minutes West, ninety-nine feet to an iron pin; thence North forty-seven degrees, West two hundred ninety-seven and sixty-five one-hundredths feet to an iron pin in the middle of the aforesaid public road being the point and place of beginning.

BEING the same premises which Gary E. Grossshaten and Catherine Grossshaten, his wife, by Indenture bearing date the 16th day of July, A.A., 1981, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book 4643, Page 475 &c., granted and conveyed unto Gerald W. Bedard and Heather A. Bedard, his wife, in fee.

UNDER AND SUBJECT to building restrictions and agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Andrew W. Kontra, a/k/a Andrew W. Kontra, Jr. and Sandra Kontra, husband and wife, by Deed from Gerald W. Bedard and Heather A. Bedard dated August 26, 1983 and recorded August 30, 1983 in Deed Book 4716, Page 414.

Parcel Number: 37-00-00022-00-4.

Location of property: 83 Airport Road, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Andrew W. Kontra a/k/a Andrew W. Kontra, Jr. and Sandra Kontra** at the suit of Wells Fargo Bank, N.A., s/i/i/t Wachovia Bank, N.A. Debt: \$11,719.51.

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.

10-36900

ALL THAT CERTAIN parcel of land located on the Southwestly side of Buchert Road (ultimate r/w 64 feet) and on the Northerly side of Jane Lane (52 feet wide), situated in **New Hanover Township**, Montgomery County, Pennsylvania and being Lot No. 2, described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania, Plan No. 985- 2C dated April 17, 1979 as last revised. Bounded on the North by Lot No. 1 of said plan, on the East by Buchert Road, on the South by Jane Lane, and on the West by Lot 15 of the said plan being more fully described, as follows:

BEGINNING at a point on the Southwesterly side of Buchert Road, a corner of this and Lot No. 1 of the said plan being located North 41 degrees, 16 minutes, 04 seconds West, 131.61 feet from the point of a curve on the Northwesterly side of Jane Lane (52 feet wide); thence from the point of beginning, continuing along the Southeasterly side of Buchert Road, South 41 degrees, 10 minutes, 04 seconds East, 131.81 feet to a point of curve; thence along a line curving to the right along Jane Lane, having a radius of 8.00 feet, an arc distance of 12.46 feet, and a chord distance and bearing of South 3 degrees, 21 minutes, 58 seconds West, 11.24 feet to a point of tangent on the Northerly side of Jane Lane; thence still along Jane Lane, South 48 degrees, West 181.15 feet to a point, a corner of this and Lot No. 15 of the said plan; thence along Lot No. 15, leaving Jane Lane, North 42 degrees, West 139.50 feet to a point, a corner of this and Lot No. 1 of the said plan; thence along Lot No. 1, North 48 degrees, East 190.83 feet to the point of beginning.

BEING the same property conveyed to Jack C. Frey, III and Lecia Frey, husband and wife who acquired title, with Rights of Survivorship, by virtue of a Deed from Edward D. Harvey and Mary Jane L. Harvey, husband and wife, dated June 28, 2006, recorded July 6, 2006, at Document ID 2006080753, Montgomery County, Pennsylvania records. Parcel Number: 47-00-00765-50-2.

Location of property: 2549 Jane Lane, Gilbertsville, PA, 19525.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jack C. Frey, III, Lecia Frey and United States of America** at the suit of U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, 2006-BNC3. Debt: \$361,737.47.

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.

11-08529

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, being shown on a final Subdivision Plan as part of the Estates of Hidden Pond, prepared for The Cutler Group, Inc., by Stout Tacconelli and Associates, Inc., dated May 30, 2003 last revised May 14, 2004 and recorded in Plan Book 24, Page 26 and being more fully described, as follows:

BEGINNING at a point on the Northeasterly side of Kalie Lane (50.00 feet wide) said point of beginning being a point a corner of Lot 4 as shown on above plan; thence from said point of beginning and along said lot and partly along parcel C as shown on said plan North 37 degrees, 07 minutes, 49 seconds East, 352.82 feet to a point a corner of Lot 1 as shown on above plan; thence along said lot South 52 degrees, 52 minutes, 11 seconds East, 153.00 feet to a point a corner of Lot 2 as shown on above plan; thence along said lot South 37 degrees, 07 minutes, 49 seconds West, 351.51 feet to a point of curve on the Northeast side of Katie Lane; thence along same the two following courses and distances of: (1) on arc of a circle curving to the right having a radius of 225.00 feet and the arc distance of 24.24 feet to a point of tangent; and (2) North 52 degrees, 52 minutes, 11 seconds West and crossing a certain 30 feet wide easement area C 128.81 feet to the first mentioned point and place of beginning.

CONTAINING in area 53,971 square feet. (gross) Containing in area 49,921 square feet. (net).

BEING Lot 3 as shown on above plan.

BEING the same property conveyed to Thomas R. Wescott and Denise Wescott who acquired title by virtue of a Deed from Cutler Group, Inc., a Pennsylvania Corporation, dated June 30, 2006, recorded August 2, 2006, at Deed Book 05610, Page 1983, Montgomery County, Pennsylvania records.

Parcel Number: 36-00-07182-01-8.

Location of property: 1322 Katie Lane, North Wales, PA 19454.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Thomas R. Wescott and Denise Wescott** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-11. Debt: \$894,962.64.

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.

11-09367

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, known as No. 118 Elm Avenue, situate in the Village and **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a plan of survey made by Charles D. Conklin, Jr. Civil Engineer, and dated the 19th day of September 1917, as follows, to wit:

BEGINNING at a point of the intersection of the Northwesterly side of Elm Avenue (50 feet wide) with the Northeasterly side of Beecher Avenue (50 feet wide); thence extending in front or breadth along the Northwesterly side of Elm Avenue, North 38 degrees, 58 minutes East, 27 feet 6 inches to a point and extending of that width in length or depth North 51 degrees, 2 minutes West along the Northeasterly side of Beecher Avenue and between the same and a line parallel thereto at right angles to Elm Avenue and for a part of the way through the middle of a certain party wall, 100 feet.

BEING the same property conveyed to William J. Battersby and Jacqueline Mostiller, husband and wife, who acquired title by virtue of a Deed from David W. Steele and Cheryl L. Steele, husband and wife, dated March 28, 2008 and recorded May 1, 2008 at Deed Book 5691, Page 00534, Montgomery County, Pennsylvania records.

Parcel Number: 31-00-09427-00-1.

Location of property: 118 Elm Avenue, Cheltenham, PA 19012.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **William J. Battersby and Jacquelyn Mostiller** at the suit of Wells Fargo Bank, N.A. Debt: \$313,706.29.

Kimberly A. Bonner, 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.

11-13989

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

BEGINNING at a point on the West corner of Buttonwood Street and Rich Alley; thence Northwesterly along said alley 95 feet to the Southeast side of a certain five feet alley leading from Lafayette Street to Rich Alley; thence along said side of said five feet alley Southwesterly 15 feet, 3 inches; thence Southeasterly parallel to the first line 95 feet to Buttonwood Street, aforesaid and along the Northwest side thereof Northeasterly 15 feet, 3 inches to the place of beginning.

Parcel Number: 13-00-05772-00-2.

Location of property: 323 Buttonwood Street, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Laura Horsey** at the suit of Norristown Municipal Waste Authority. Debt: \$1,781.89.

Diane M. Boehret, Attorney.

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

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

11-18928

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a plan thereof made for C. Robert Lange by Yerkes Engineering Company, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated September 19th, 1957 and last revised December 11th, 1957, as follows, to wit:

BEGINNING at a point formed by the intersection of the center line of Youngsford Road (fifty feet wide) with the center line of Monticello Drive (fifty feet wide); thence extending from the said beginning point along the center line of Youngsford Road, South twenty-eight degrees, forty minutes West, one hundred seventy-one feet to a point; thence extending North sixty-one degrees, twenty minutes West, two hundred thirty-two and seventy one-hundredths feet to a point; thence extending North twenty-eight degrees, forty-nine minutes, thirty seconds East, one hundred seventy-one feet to a point in the center line of Monticello Drive, aforesaid; thence extending along the same, South sixty-one degrees, twenty minutes East, two hundred thirty-two and twenty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #7 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Raymond B. Featherman, III and Linda L. Featherman, husband and wife, as Tenants by Entirety by Deed from Jacob B. Gilstein and Ethel L. Gilstein, husband and wife dated 11/07/1990 recorded 11/09/1990 in Deed Book 4962, Page 1966.

Parcel Number: 40-00-40752-00-5.

Location of property: 1545 Monticello Drive, (Lower Merion Township), Gladwyne, PA 19035.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Raymond B. Featherman, III and Linda L. Featherman** at the suit of U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corporation 2005-OPT2, Asset Backed Pass-Through Certificates, Series 2005-OPT2. Debt: \$1,109,492.25.

Elizabeth Wassall, 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.

11-22842

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania being Lot No. 96 on a plan of lots of Whitehall Park, made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, on August 3 and October 5, 1950 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northwest side of Oxford Circle, fifty feet wide, at the distance of three hundred thirty-two feet measured Northeastwardly along the Northwesterly side of Oxford Circle, as shown on said plan

from a point of tangent of the radius round corner of Oxford Circle and Lynn Drive, sixty feet wide, a corner of Lot 95 on said plan; thence along Lot 95 North twenty-six degrees, thirty-five minutes, forty four seconds West, one hundred eighteen and fourteen one-hundredths feet to a point in line of Lot No. 88; thence partly along lot 88, lot 89 and partly along Lot No. 90, North forty-three degrees, eight minutes, thirty seconds East, ninety-one and one one-hundredths of a foot to a point, a corner of Lot 97; thence along Lot 97 South eleven degrees, fifty-one minutes, forty-five seconds East, one hundred sixty and seventy one-hundredths feet to a point on the Northwest side of Oxford Circle, aforesaid; thence along said side of Oxford Circle, Southwestwardly on a line curving to the left with a radius of one hundred seventy-five feet the arc distance of forty-five feet to the place of beginning.

Parcel Number: 63-00-05719-00-5.

Location of property: 134 Oxford Circle, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Walter Holmes and Mary Francis Holmes** at the suit of West Norriton Township. Debt: \$2,780.86.

Diane M. Boehret, Attorney.

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

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

11-28195

ALL THAT CERTAIN piece or parcel of land, situate in **East Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a record plan made for Lehigh Maple Corporation, made by Joseph J. Estock, Registered Surveyor, King of Prussia, Pennsylvania, dated January 26, 1979, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Dorp Circle (fifty feet wide) said point being measured the four following courses and distances from a point on the Easterly side of Dorp Lane (fifty feet wide): (1) on the arc of a circle curving to the left, having a radius of twenty feet, the arc distance of twenty-one and twenty-four one-hundredths feet to a point; (2) South sixty-nine degrees, twenty minutes East, fifty-three and forty one-hundredths feet to a point; (3) on the arc of a circle curving to the left, having a radius of fifty feet, the arc distance of fifty-two and thirty-six one-hundredths feet to a point and; (4) on the arc of a circle curving to the right, having a radius of fifty feet, the arc distance of one hundred two and thirty-six one-hundredths feet to the point of beginning; thence extending along Lot No. 2 on said plan, the two following courses and distances: (1) North seventy-nine degrees, fifty-eight minutes West, fifty feet to a point; and (2) North sixty-seven degrees, sixteen minutes East, one hundred eighty-five and thirty-seven one-hundredths feet to an iron pin; thence along lands now or late of L. Paul Scheidt, South twenty-six degrees, five minutes, thirty seconds West, two hundred thirty-six and seventy-three one-hundredths feet to a point; thence along Lot No. 4 on said plan the two following courses and distances: (1) North sixty-one degrees, three minutes, thirty seconds West, one hundred eight and forty one-hundredths feet to a point; and (2) North forty-four degrees, forty minutes West, fifty feet to a point on the Easterly side of Dorp Circle; thence along the same, on the arc of a circle curving to the left, having a radius of fifty feet, the arc distance of fifty feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN George L. Bruce, by Deed from Glenn A. Martin and Patricia K. Martin, h/w, dated 04/30/1998, recorded 05/11/1998 in Book 5225, Page 448.

Parcel Number: 33-00-02334-10-8.

Location of property: 103 Dorp Circle, Norristown, PA 19401-1775.

The improvements thereon are: Residential Real Estate.

Seized and taken in execution as the property of **George L. Bruce, by Deed from Glenn A. Martin and Patricia K. Martin, h/w, dated 4/30/1998, recorded 5/11/1998, in the Montgomery County Recorder of Deeds Office in Deed Book 5225, Page 448** at the suit of Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its Individual Capacity, but Solely as Trustee for BCAT 2015-13 BTT. Debt: \$198,229.03.

Edward J. McKee, Attorney.

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

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

11-30456

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a plan of survey made for Joseph Dareangelo by John E. Burkhardt and Associates, Lansdale, Pennsylvania dated October 22, 1956, as follows, to wit:

BEGINNING at a point on the Southeast side of Walnut Street (sixty-six feet wide) on the distance of one hundred fifty-six and forty-one one-hundredths feet measured on a course of North fifty-five degrees, twenty-five minutes East along said side of Walnut Street from its intersection with the Northeast side of Fomance Street (sixty-six feet wide); thence along the Southeast side of Walnut Street, North fifty-five degrees, twenty-five minutes East, twenty-one and ninety-six one-hundredths feet to a point; thence extending South thirty-four degrees, fifty minutes East the line for a part of the distance passing through the center of the partition wall dividing the house erected hereon and the house on the adjoining lot, one hundred twenty feet to a point; thence South fifty-five degrees, twenty-five minutes West, twenty-one and ninety-six one-hundredths feet to a point, a corner of land now or formerly of Salvatore Laffredo and Nancy M. Laffredo, his wife; thence along said land North thirty-four degrees, fifty minutes West, one hundred twenty feet to the first mentioned point and place of beginning.

TOGETHER with the use in common with the owners and occupiers of the premises adjoining to the Southwest, known as 1410 Walnut Street of an eleven feet wide driveway or passageway extending Southeastwardly from the Southeasterly side of Walnut Street for a distance of eighty one feet. Under and subject to the joint cost of maintenance thereof.

BEING the same premises conveyed unto Jeremiah W. Freas, Jr., unmarried man, by Deed from Deed 03/09/95 and recorded in the Office of the Recorder of Deeds in the County of Montgomery in Deed Book 5107, Page 1583 &c.

TITLE TO SAID PREMISES IS VESTED IN Jeremiah W. Freas, Jr., unmarried, by Deed from Bruce Carl Wright, dated 03/09/1995, recorded 03/14/1995 in Book 5107, Page 1583.

Parcel Number: 13-00-37492-00-7.

Location of property: 1412 Walnut Street, Norristown, PA 19401-3512.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeremiah W. Freas, Jr. and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc. Debt: \$127,436.89.

Paul Cressman, Attorney. I.D. #318079

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

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

12-06395

ALL THAT CERTAIN lot or piece of land, situate upon the Northwesterly side of Main Street, in **Royersford Borough**, County of Montgomery and State of Pennsylvania being all of Lot No. 126 and the Southwesterly half of Lot No. 127 on a plan of lots as laid out by John S. Pennypacker and bounded and described, as follows, to wit:

BEGINNING at a stake in the center line of Main Street at the distance of 328 1/2 feet Northeastly from the point of intersection of the center line of Main Street with the center line of Ninth Avenue thence by Lot No. 125 on said plan in a Northwesterly direction, parallel with the center line of Ninth Avenue, the distance of 219.85 feet to a stake; thence Northeastly parallel with the center line of Main Street, the distance of 75 feet to a point, a corner of this and lands recently conveyed to Clifford E. Nelson, et ux., thence by said lands in a Southeastly direction, parallel with the center line of Ninth Avenue, the distance of 219.85 feet to a point in the center line of Main Street; thence along on the center line of said Main Street, Southwesterly the distance of 75 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard R. Zimmerman given by Sterling J. Morrow and Joyce C. Morrow, husband and wife dated 05/16/2001 and recorded 5/25/2001 in Book 5361, Page 1080.

MORTGAGOR Richard R. Zimmerman died on 09/23/2012, leaving a Last Will and Testament dated 10/20/1999. Letters Testamentary were granted to Deborah M. Ruckle on 12/04/2012 in Montgomery County, No. 46-2012-X4179. The Decedent's surviving heir at law and next-of-kin is Derrick Paul Zimmerman.

Derrick Paul Zimmerman waived his rights to the foreclosure action.

Parcel Number: 19-00-02628-00-8.

Location of property: 927 Main Street, Royersford, PA 19468-2406.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Deborah M. Ruckle, in Her Capacity as Executrix of The Estate of Richard R. Zimmerman** at the suit of HSBC Bank USA, N.A., as Trustee for The Certificateholders of The Ace Securities Corporation Home Equity Loan Trust, Series 2007-WM1, Asset-Backed Pass-Through Certificates. Debt: \$254,048.88.

Peter Wapner, Attorney. I.D. #318263

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

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

12-06994

ALL THAT CERTAIN Lot, situate in **Hatfield Township**, County of Montgomery, Commonwealth of Pennsylvania as shown on a record plan of subdivision prepared for Hunter Creek by Urwiler & Walter, Inc., dated October 8, 1977, last revised May 5, 1998, bounded and described, as follows, to wit:

BEGINNING at a point on the ultimate right-of-way line of School Road (30 feet from centerline) said point being the common property corner of Lot #11 and Lot #12 of above mentioned subdivision; thence from said point of beginning extending along the common property line with Lot #12 of above mentioned subdivision North 44 degrees, 20 minutes, 30 seconds East, 197.85 feet to a point, a corner in line with Lot #13 of above mentioned subdivision; thence from said point extending along the common property line with Lot #13 of above mentioned subdivision South 45 degrees, 47 minutes, 00 seconds East, 100.87 feet to a point, a corner in line with lands of now or late Telford Industrial Development Authority; thence from said point extending along the common property line with lands of now or late Telford Industrial Development Authority South 44 degrees, 13 minutes, 00 seconds West, 197.91 feet to a point on the right-of-way line of School Road, a corner; thence from said point extending along School Road right-of-way line North 45 degrees, 45 minutes, 03 seconds East, 101.30 feet to the point and place of beginning.

CONTAINING 20,002 square feet of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Ilarion Bilynsky by warranty Deed dated 6/27/2007 given by John Kline and Linda Kline, husband and wife, recorded 7/24/2006 in Book DE 05608 Page 0644 Instrument #2006086249.

Parcel Number: 35-00-09808-03-9.

Location of property: 2401 School Road, Hatfield, PA 19440-1934.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ilarion Bilynsky** at the suit of Deutsche Bank National Trust Company, as Trustee for The Certificateholders of The First Franklin Mortgage Loan Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13. Debt: \$434,447.56.

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

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

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

12-09104

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

BEGINNING at a point on the Southwest side of Airy Street, at the distance of 77.79 feet Southeast from the South corner of Hamilton and Airy Streets, a corner of land conveyed to Oscar B. Fry; thence along said Fry's land, Southwest 95 feet to the Northeast side of a 10 feet wide alley; thence along said side of said alley parallel with said Airy Street Northwest, 25 feet to a point, a corner of this and other land of Frank B. Wildman; thence along said Wildman's land parallel with the first course Northwest 95 feet to Airy Street aforesaid and along the Southwest side thereof, Southeast 25 feet to the place of beginning.

Parcel Number: 13-00-01028-00-3.

Location of property: 1124 West Airy Street, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Helen L. Wills-Reynolds and Simone Johnson** at the suit of Norristown Municipal Waste Authority. Debt: \$2,238.32.

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.

12-13958

ALL THAT CERTAIN unit in the property known, named and identified as 'Breyer Court Condominium', a Condominium, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania which has heretofore been submitted to the Provisions of the Uniform Condominium Act 68, PA C. S. 3101 et seq. by the recording in the Montgomery County Recorder of Deeds of a certain Declaration of Plan attached thereto dated December 16, 2004 and recorded December 23, 2004 in Deed Book 5537, Page 2108, and First Amendment thereto dated December 16, 2004 and recorded in Deed Book 5537, Page 2169, and Second Amendment thereto dated April 18, 2005 and recorded in Deed Book 20, Page 628, and Third Amendment thereto dated July 18, 2005 and recorded in Book 5564, Page 895 and Fourth Amendment thereto dated October 17, 2005 and recorded in Book 5577, Page 2166, being designated as Unit No 28-F and Plats and Plans for Condominium bearing date December 16, 2004 and recorded as part of the Declaration.

TOGETHER with all right, title and interest, being an undivided interest, of, in and to the Common Elements, as more fully set forth in the Declaration and the Plats and Plans, and all Amendments thereto and together with all right, title and interest in and to all Limited Common Elements to the Unit, as more fully set forth in the Declaration and the Plats and Plans, and all Amendments thereto.

BEING part of the same premises which Cradle of Liberty Council, Inc., Boy Scouts of America by Deed dated June 13, 2002 and recorded June 26, 2002 in Montgomery County in Deed Book 5413, Page 1648 granted and conveyed unto Breyer Court, L. P., in fee.

THE GRANTEE, for and on behalf of the Grantee and the Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this Deed, covenants and agrees to pay such charges for maintenance of, repairs to, replacement of and other expenses in connection with the Common Elements, and any Limited Common Elements appurtenant to said unit, as may be assessed against him, them or said unit, from time to time the Executive Board of Breyer Court Condominium in accordance with the Uniform Condominium Act of Pennsylvania and further covenants and agrees that the unit conveyed by this Deed shall be subject to a lien for all amounts so assessed excepted in so far as Section 3407(c) of said Uniform Condominium Act or the Declaration may relieve a subsequent Unit Owner of liability for prior unpaid assessments. This covenant shall run with and bind the Unit hereby and all subsequent owners thereof.

TITLE TO SAID PREMISES IS VESTED IN Anthony L. Richardson, by Deed from Breyer Court, L.P., dated 12/09/2005, recorded 01/03/2006 in Book 5585, Page 1135.

Parcel Number: 31-00-03127-79-3.

Location of property: 28 Breyer Court, Unit 28-F, Elkins Park, PA 19027-1350.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony L. Richardson** at the suit of Bayview Loan Servicing, LLC. Debt: \$620,601.46.

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.

12-20933

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **New Hanover Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of "Rosenberry Farm" prepared for Margaret E. Flood, by Bursich Associates, Inc., Consulting Engineers, dated April 11, 1986, last revised August 4, 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 475, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cassard Circle (normally 52.000 feet wide, but along a portion of this described premises forming a cul-de-sac of irregular width), as shown on said plan, being at a corner of Lot No. 80, as shown on said plan, which point is at the distance of 149.000 feet, measured South 48 degrees, 42 minutes, 00 seconds East along the said Northeasterly side of Cassard Circle from a point of tangent on the same, and which last mentioned point of tangent is at the arc distance of 32.987 feet, measured on the arc of a curve, curving to the left, having a radius of 21.000 feet from a point of curve on the Southeasterly side of Rosenberg Road (as proposed to be widened), as shown on said plan; thence extending North 41 degrees, 18 minutes, 00 seconds East, along Lot No. 80, aforesaid, the distance of 161.079 feet to a point, a corner in line of lands now or late of Wolfgang, as shown on said plan; thence extending South 58 degrees, 00 minutes, 00 seconds East, along said Lands of Wolfgang, the distance of 76.543 feet to a point, a corner of Lot No. 78, as shown on said plan; thence extending South 36 degrees, 32 minutes, 00 seconds West, along Lot No. 78, the distance of 122.050 feet to a point on the said Northeasterly side of Cassard Circle; thence extending along the said side of Cassard Circle, the 3 following courses and distances, viz: (1) extending Northwestwardly on the arc of a curve, curving to the left, having a radius of 52.000 feet, the arc distance of 58.762 feet to a point of reverse curve; (2) thence extending Northeastwardly on the arc of a circle curving to the right, having a radius of 28.000 feet the arc distance of 33.970 feet to a point of tangent; and (3) thence extending North 48 degrees, 47 minutes, 00 seconds West, the distance of 15.060 feet to the first mentioned point and place of beginning.

BEING the same premises which National Residential Nominee Services, Inc. by Deed dated 06/25/2010 and recorded 07/09/2010 in Montgomery County in Deed Book 5773, Page 00210 granted and conveyed unto Patrick J. Corcoran and Lori A. Corcoran her heirs and assigns.

Parcel Number: 47-00-00850-64-2.

Location of property: 2309 Cassard Circle, New Hanover Township, PA 19525.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Lori A. Corcoran and Patrick J. Corcoran** at the suit of Bayview Loan Servicing, LLC. Debt: \$295,954.64.

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.

12-22913

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, PA, described according to a survey and plan thereof made of Laverock Manor Section No. 4, made by George B. Mebus, Inc., Engineers, Glenside, PA, on May 29, 196 and revised March 19, 1958, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cobden Road(56 feet wide which point is measured on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 39.27 feet from a point on the Southeasterly side of Laverock Lane 50 feet wide; thence extending along the Southwesterly side of Cobden Road South 52 degrees, 53 minutes East, 105 feet to a point; thence extending South 37 degrees, 7 minutes West, 250 feet to a point; thence North 25 degrees, 53 minutes West, 130 feet to a point on the Southeasterly side of Laverock Lane; thence extending along the Southeasterly side of Laverock Lane, North 37 degrees, 7 minutes East, 225 feet to a point of curve; thence extending along the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 38.27 feet to a point on the Southwesterly side of Cobden Road, the first mentioned point and place of beginning.

Parcel Number: 52-00-04144-00-7.

Location of property: 8308 Cobden Road a/k/a 3808 Cobden Road, Glenside, PA 19038.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **Jimmy R. Martin, Co-Administrator of the Estate of Kevin Martin and Bertha L. Martin, et al.** at the suit of The Bank of New York Mellon et al. Debt: \$543,894.59.

Richard J. Nalbandian, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$54,389.45 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

12-23893

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Pear Tree Village (Phase 1-B), prepared for Glenn E. Garis by Urwiler and Walter, Inc., Summerytown Pennsylvania, dated January 21, 1988 and last revised December 28, 1992, and recorded in Plan Book A-54, Pages 91-92, as follows, to wit:

BEGINNING at a point on the Northeasterly side of the cul-de-sac of Nelis Court (variable width) said point being a corner of Open Space Area #4, as shown on said plan; thence leaving Nelis Court and extending along said

Open Space Area #4 the four (4) following courses and distances: (1) North 63 degrees, 36 minutes, 05 seconds East, a distance of 58.38 feet to a point; (2) South 42 degrees, 22 minutes, 30 seconds East, crossing a 30 feet wide sanitary sewer easement, a distance of 153.70 feet to a point; (3) South 55 degrees, 46 minutes, 06 seconds West, a distance of 33.71 feet to a point; and (4) South 55 degrees, 24 minutes, 30 seconds West, a distance of 20.62 feet to a point, a corner of Lot 79 as shown on said plan; thence extending along same the two (2) following courses and distances: (1) North 42 degrees, 22 minutes, 30 seconds West, a distance of 114.29 feet to a point; and (2) North 82 degrees, 41 minutes, 42 seconds West, a distance of 30.00 feet to a point on the said side of the cul-de-sac of Nelis Court; thence extending along same on the arc of a circle curving to the left and re-crossing said 30 feet wide sanitary sewer easement having a radius of 55.00 feet the arc distance of 32.35 feet to a point, being the first mentioned point and place of beginning.

BEING the same property conveyed to Donald James Young, Jr. and Kathleen Marie Young, husband and wife, as Tenants by the Entirety, who acquired title by virtue of a Deed from Cosmo J. Barbardo and Sharon J. Barbardo, husband and wife, dated February 9, 2007, recorded February 16, 2007, at Deed Book 5635, Page 02588, Montgomery County, Pennsylvania records.

Parcel Number: 34-00-04073-36-6.

Location of property: 208 Nelis Court, Telford, PA 18969.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Donald James Young, Jr. a/k/a Donald J. Young, Jr. and Kathleen Marie Young a/k/a Kathleen M. Young** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2007-2 Trust, Home Equity Asset-Backed Certificates, Series 2007-2. Debt: \$392,114.21.

Meredith H. Wooters, Attorney.

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

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

13-01849

ALL THAT CERTAIN brick message or tenement and piece of land, situate in the Ninth Ward of **Pottstown Borough**, Montgomery County, P A on the South side of Third Street, between York and Hanover Streets, being known as No 122 East Third Street bounded and described, as follows, to wit:

BEGINNING at a point, the Southeast corner of Third and McClellan Streets; thence along the East side of McClellan Street, formerly alley, Southwardly 140 feet to the North side of a 20 feet wide private alley; thence by the same, Eastwardly 50 feet, 8 inches to a corner of this and land now or late of Emma S. Erb; thence by the same, Northwardly 140 feet to the South side of Third Street, aforesaid; thence by the same, Westwardly 48 feet, 9 inches to the place of beginning.

Parcel Number: 16-00-29244-00-8.

Location of property: 122 East Third Street, Pottstown, PA 19464.

The improvements thereon are: Residential - duplex.

Seized and taken in execution as the property of **Stephen J. Reichert and Deborah A. Reichert** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$2,714.33.

Diane M. Boehret, Attorney.

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

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

13-06867

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

BEGINNING at a point in the middle line of Woodbine Avenue (50 feet wide) at the distance of 530.37 feet South 79 degrees, 51 minutes West from a spike set at the intersection of the middle lines of said Woodbine Avenue and Montgomery Avenue (60 feet wide).

CONTAINING in front or breadth along the middle line of said Woodbine Avenue Southwestwardly, 18 feet and extending of that width in length or depth between parallel lines North 10 degrees, 9 minutes West, 105 feet.

BOUNDED on the Southwest by land now or late of Frank W. Hoyt, on the Northwest and Northeast by land now or late of William T. Harris, and on the Southeast by the middle line of Woodbine Avenue, aforesaid.

TITLE TO SAID PREMISES IS VESTED IN John J. Serpente and Danielle Serpente, by Deed from John J. Serpente and Dina A. Serpente, dated 03/31/2011, recorded 04/04/2011 in Book 5797, Page 634.

Parcel Number: 12-00-03652-00-8.

Location of property: 303 Woodbine Avenue, Narberth, PA 19072-1921.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John J. Serpente, Dina A. Serpente and Danielle Serpente** at the suit of Green Tree Servicing, LLC. Debt: \$131,190.98.

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.

13-08712

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth State of Pennsylvania bounded and described according to a plan of lots made for the Curtis-Bailey Company on 7/16/51 by Reeder, Magarity & Bryant, Professional Engineers Upper Darby, PA, as follows, to wit:

BEGINNING at a point on the Northwest side of Old York Road measured the three following courses and distances from a point of intersection of the title line of Old York Road with the Borough and Township Line between the Township of Upper Moreland and the Borough of Hatboro: (1) South 13 degrees West, 359.46 feet; (2) South 87 degrees, 36 minutes, 25 seconds West, 25.97 feet; (3) South 14 degrees, 6 minutes West along the Northwest side of Old York Road 202.58 feet to the point and place of beginning.

CONTAINING in front or breadth 00 the said Northwest side of Old York Road measured South 14 degrees, 6 minutes West from the said beginning point 70 feet and extending of that width in length or depth North 75 degrees, 54 minutes West between parallel lines at right angles to the said Old York Road 140 feet.

BEING Lot 102.

TITLE TO SAID PREMISES IS VESTED IN Russell Crouthers and Susan Crouthers by deed from Garbutt Aiman and Michael Terwilliger, and Kim M. Terwilliger dated March 27, 1995 and recorded April 13, 1995 in Deed Book 5110, Page 0437.

Parcel Number: 59-00-19729-00-3.

Location of property: 648 South York Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Russell Crouthers and Susan Crouthers** 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 2006-OA9 Mortgage Pass-Through Certificates, Series 2006-OA9. Debt: \$298,407.15.

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.

13-12560

ALL THAT CERTAIN eight (8) lots of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in one tract, as follows, to wit:

BEGINNING at the Southeast corner of Keim Street and Morris Avenue; thence along said Keim Street Northwardly 160 feet (erroneously written as 1260 feet in prior deeds) to Lot No. 41; thence along same Southeastwardly 139 feet to a 20 feet wide alley; thence along said alley Southwestwardly 160 feet to Morris Avenue, aforesaid; thence along the same Northwestwardly 139 feet to the place of beginning.

BEING the same premises which C. Matthew Deichert and Deana L. Deichert, husband and wife, by Deed dated 11/20/09 and recorded 11/27/09 in Montgomery County Deed Book 5751, Page 02295, granted and conveyed unto Bradley J. Seltzer.

Parcel Number: 16-00-16764-00-5.

Location of property: 238 North Keim Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Bradley J. Seltzer and The Secretary of Housing and Urban Development** at the suit of U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$184,644.69 (total amount of judgment).

Leon P. Haller, Attorney. I.D. #15700

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

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

13-15359

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Skippack Township**, Montgomery County, Pennsylvania bounded and described according to a plan of subdivision made for Harry D. Kratz known as "Carriage Run" by Urwiler & Walter, Inc. dated September 12, 1978, last revised October 14, 1981 and recorded in and for the County of Montgomery at Norristown, PA in Plan Book B-40, Page 55, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Brandywine Court, said point being a corner of Lot 102 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 102 as shown on the above mentioned plan South 75 degrees, 08 minutes, 56 seconds East, 80.00 feet to a point; thence extending South 14 degrees, 51 minutes, 04 seconds West 20.50 feet to a point; thence extending North 75 degrees, 08 minutes, 56 seconds West, 80.00 feet to a point on the Southeasterly side of Brandywine Court; thence extending along the same North 14 degrees, 51 minutes, 04 seconds East, 20.50 feet to the first mentioned point and place of beginning.

CONTAINING in area 1,640 square feet. being lot 103 as shown on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN Cynthia Lynn Barnhart by Deed from Dorothy K. Brick, Executrix of the Estate of Alfred T. Wilde, deceased, and Dorothy K. Brick and Rittenhouse Trust Company, Co-Trustees Under Revocable Deed of Trust dated September 11, 1986 for the Benefit of Alfred T. Wilde dated September 11, 1986 and recorded on June 21, 1995 in the Montgomery County Recorder of Deeds in Book 5115, Page 1875.

Parcel Number: 51-00-03033-02-1.

Location of property: 4001 Brandywine Court, Skippack, PA 19474.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Cynthia Barnhart Gallaher a/k/a Cynthia Lynn Barnhart and Rodney Gallaher** at the suit of Nationstar Mortgage, LLC. Debt: \$109,929.76.

Robert W. Williams, Attorney.

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

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

13-15360

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lots No. 291 and 292 on a certain plan of lots of West Willow Grove, recorded at Norristown in Book 544, Page 500, bounded and described together as one lot according thereto, as follows, to wit:

BEGINNING at the intersection of the Southeasterly side of Osbourne Avenue and the Northeasterly side of Columbia Avenue; thence extending Northeastwardly along the said side of Osbourne Avenue 55 feet to a point; thence extending Southeastwardly on a line parallel with the said Columbia Avenue and at right angles to the said Osbourne Avenue 125 feet to a point; thence extending Southwestwardly on a line parallel with the said Osbourne Avenue 55 feet to a point on the Northeasterly side of the said Columbia Avenue; thence extending Northwestwardly along the said Columbia Avenue 125 feet to the place of beginning.

BEING the same property conveyed to Sean Kuestner and Frank Kuestner and Lisa Kuestner who acquired title by virtue of a Deed from Kevin J. Goggin, dated August 22, 2008, recorded September 5, 2008, at Deed Book 5706, Page 1847, Montgomery County, Pennsylvania records.

Parcel Number: 30-00-50832-00-6.

Location of property: 1903 Osbourne Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Sean Kuestner, Frank Kuestner and Lisa Kuestner** at the suit of Wells Fargo Bank, N.A. Debt: \$319,164.67.

Meredith H. Wooters, Attorney.

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

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

13-22825

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

TOGETHER with all right, title and interesting being A 0.86957 percent undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium.

BEING the same premises conveyed to Rafael Nunez and Jose Nunez who acquired title by virtue of a Deed from Frances Maxwell, no marital status shown, dated November 7, 2007 and recorded December 17, 2007 at Document ID 2007146702 and recorded in Book 5675, Page 1013, Montgomery County, Pennsylvania records.

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

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

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jose Nunez and Rafael Nunez** at the suit of Wells Fargo Bank, N.A. Debt: \$152,818.80.

Meredith H. Wooters, Attorney.

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

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

13-23953

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

BEGINNING at a stake marking the point of intersection of the Northeasterly side of Ridge Turnpike (known as Main Street) with the Northwesterly side of Prospect Avenue (fifty (50) feet wide); thence extending along the Northeasterly side of said Ridge Turnpike (known as Main Street) North forty-seven degrees, West one hundred forty feet (North 47 degrees, West 140 feet) to a stake in line of land now or late of Samuel Harranft; thence extending along said land North forty-three degrees, East one hundred twenty feet (North 43 degrees, East 120 feet) to a stake in line of land now or late of H. Nelson Reifsnnyder of which this was a part; thence extending along said land South forty-seven degrees, East one hundred forty feet (South 47 degrees, East 140 feet) to a stake on the Northwesterly side of Prospect Avenue, aforesaid; thence extending along said side of said Prospect Avenue South forty-three degrees, West one hundred twenty feet (South 43 degrees, West 120 feet) to the place of beginning, known as 1707 West Main Street, Norristown, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Emanuel Carvalho and Charmaine Carvalho, his wife as Tenants by Entireties by Deed from Meridian Trust Company, Guardian of Elizabeth Lucimay Hannah, an incompetent dated 07/24/1987 and recorded 07/28/1987 in Deed Book 4845, Page 1925.

Parcel Number: 63-00-06772-00-5.

Location of property: 1707 West Main Street, Norristown, PA 19403-0000.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charmaine Carvalho and Emanuel Carvalho** at the suit of LSF9 Master Participation Trust. Debt: \$417,267.91.

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

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

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

13-24367

ALL THOSE FOUR CERTAIN lots or pieces of land, situate in Willow Grove in **Abington Township**, Fifth Ward, Montgomery County, State of Pennsylvania, on a certain plan of lots known and designated as Willow Grove Heights Plan, which plan is recorded in Montgomery County, Pennsylvania, in the Recorder of Deeds Office at Norristown in Deed Book 380, Page 500, and particularly known and designated on said plan as Lot Numbers Five Hundred Forty-Seven, Five Hundred Forty-Eight, Five Hundred Forty-Nine and Five Hundred Fifty on Rubicam Avenue in said plan.

Parcel Number: 30-00-60324-00-9.

Location of property: 2556 Rubicam Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Helen M. Robinson** at the suit of James B. Nutter & Company. Debt: \$105,015.81.

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

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

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

13-25923

ALL THAT CERTAIN lots or pieces of ground, with the building and improvements to be erected thereon, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision prepared as part of "Sunnybrook Village" made by Gilmore & Associates, Inc., dated May 10, 2001 and last revised June 26, 2002, and recorded in Montgomery County in Landsite Plan Book L-6, Page 140 and 141.

BEING known as Lot 135.

Parcel Number: 42-00-01101-54-9.

Location of property: 235 Creekside Drive, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **James E. Corcoran and Mary Corcoran** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,659.18.

Diane M. Boehret, Attorney.

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

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

13-29188

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **New Hanover Township**, Montgomery County Pennsylvania bounded and described according to a Master Subdivision Plan of Kingston Hill 11, made for T.H. Properties made by Richard C. Mast Associates, P.C. dated 9/4/2002 and last revised 8/24/2005 and recorded in Plan Book 26, Pages 29 to 36.

BEGINNING at a point on the Northeast side of Canyon Creek Road (60.00 feet wide) said point of beginning being a point a corner of Lot 317 as shown on above plan; thence from said point of beginning and along said side Lot North 07 degrees, 54 minutes, 24 seconds East, 97.76 feet to a point a corner of lands marked Open Space A; thence along same South 83 degrees, 24 minutes, 55 seconds East, 61.39 feet to a point a corner of Lot 319 as shown on above plan; thence along same South 02 degrees, 23 minutes, 37 seconds West, 95.00 feet to a point on the Northeast side of Canyon Creek Road; thence along same the (2) following courses and distances: (1) North 87 degrees, 36 minutes, 23 seconds West, 25.47 feet to a point of curve; and (2) on a arc of a circle curving to the right having a radius of 470.00 feet and the arc distance of 45.22 feet to the first mentioned point of curve and place of beginning.

BEING Lot 318 as shown on above plan.

TITLE TO SAID PREMISES IS VESTED IN Frank A. Slupski, by Deed from T.H. Properties, a Pennsylvania Limited Partnership, dated 08/30/2006, recorded 09/14/2006 in Book 5616, Page 739.

Parcel Number: 47-00-06145-92-7.

Location of property: 2055 Canyon Creek Road, Gilbertsville, PA 19525-7001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frank A. Slupski** at the suit of Wells Fargo Bank, N.A. Debt: \$263,001.25.

Peter Wapner, Attorney. I.D. #318263

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

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

13-30272

ALL THT CERTAIN lot or piece of ground, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan, "Ivy Ridge" prepared by Aston Surveyors/Engineers, Incorporated dated 3/13/1995, last revised 3/23/2001 and recorded in Land Site Plan L-5, Pages 438-43, as follows, to wit:

BEGINNING at a point on the Southerly side of the cul-de-sac at the terminus of Jasmine Court (irregular width), a corner of this and Lot No. 13 on said plan; thence extending from said point of beginning and along the Southerly side of the cul-de-sac at the terminus of Jasmine Court, aforesaid, along the arc of a circle curving to the left having a radius of 60 feet the arc distance of 50.00 feet to a point, a corner of Lot No. 15 on said plan; thence extending along the same, South 05 degrees, 35 minutes, 07 seconds East, 151.10 feet to a point in Common Open Space; thence extending along the same, North 85 degrees, 40 minutes, 46 seconds West, 63.77 feet to a point, in line of Lot No. 8 on said plan; thence extending along the same, North 39 degrees, 27 minutes, 18 seconds West feet to a point, a corner of Lot No. 13 aforesaid; thence extending along the same, North 16 degrees, 51 minutes, 59 seconds East, 130.82 feet to the first mentioned point and place of beginning.

BEING Lot No. 14 on said plan.

BEING the same premises that Ivy Ridge by Trim Development, L.P. by Deed dated July 31, 2002 and recorded October 17, 2002 in the Office of Recorder of Deeds in and for Montgomery County at Book 5430 and Page 185 conveyed unto Clare M. Fedesco, Grantee herein.

Parcel Number: 55-00-00888-13-7.

Location of property: 308 Jasmine Court, Zieglerville, PA 19492-9726.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **Clare M. Fedesco** at the suit of Caliber Home Loans, Inc. Debt: \$90,532.72.

Bradley Osborne, Attorney.

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

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

13-31308

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan of part of Widener Hills, made for Richard M. Rose by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated February 27, 1953, last revised June 18, 1953, as follows, to wit:

BEGINNING at a point of tangent of a ten (10) feet radius corner in the Northwesterly side of Rodgers Road (forty feet wide) at the tangent distance of nine and one hundred five thousandths (9.105) feet measured South fifty-nine (59) degrees, fifty-two (52) minutes, seven (7) seconds West from the intersection which the said Northwesterly side of Rodgers Road (extended) makes with the Southwesterly side of Cheltenham Hills Drive (fifty feet wide) (extended); thence from the first mentioned point and along the said Northwesterly side of Rodgers Road South fifty-nine (59) degrees, fifty-two (52) minutes, seven (7) seconds West, eighty and ninety hundredths (80.90) feet to a point; extending North twenty-nine (29) degrees, twenty-one (21) minutes, three (3) seconds West, one hundred ten and one hundredth (110.01) feet to a point; thence extending North fifty-nine (59) degrees, fifty-two (52) minutes, seven (7) seconds East, ninety-eight and eighty-four hundredths (98.84) feet to a point in the Southwesterly side of Cheltenham Hills Drive; thence along the same South twenty-four (24) degrees, forty five (45) minutes, fifty-three (53) seconds East, one hundred one and thirty-eight hundredths (101.38) feet to a point of curve; thence by a line curving to the right in a Southeast, South and Southwesterly direction with a radius often (10) feet, the arc distance of fourteen and seventy-seven hundredths (14.77) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ronald Jeremiah Schindler, by Deed from Ronald Jeremiah Schindler, Executor and Sold Heir of the Estate of Ema Schindler, Deceased and Ronald Jeremiah Schindler, dated 07/18/2011, recorded 07/25/2001, in Book 02811, Page 02815.

Parcel Number: 31-00-05968-00-4.

Location of property: 800 Cheltenham Hills Drive, Elkins Park, PA 19027-1304.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronald Jeremiah Schindler** at the suit of Wells Fargo Bank, N.A. Debt: \$156,999.66.

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.

13-33584

ALL THOSE CERTAIN two tracts of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

TRACT No. 1:

ALL THAT CERTAIN lot or piece of ground, situated on the South side of Industrial Avenue in the 6th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, being known and described as Lot Number 44 in a Plan of Lots called Highway View, which point is recorded in Deed Book 598, Page 500, of the Deed Records of Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

FRONTING thirty feet on the South line of Industrial Avenue and extending Southward of even width between Lots Number 43 and 45, one hundred and five feet to an alley.

CONTAINING three thousand one hundred and fifty feet of ground.

TRACT No. 2:

ALL THOSE CERTAIN lots or pieces of land, situate on the South side of Industrial Avenue, in the 6th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, known as Lots Number 42 and 43 on a Plan of Lots called Highland View and described, as follows, to wit:

BEGINNING at a point in the South line of Industrial Avenues one hundred feet Eastward from Price Street, a corner of this Lot Number 41, (erroneously described in preceding Deed as ninety feet Eastward from Price Street); thence Southward along the said Lot Number 41, one hundred five feet to a ten feet wide alley; thence Westward along said alley sixty feet to Lot Number 44; thence along the same Northward one hundred five feet to the South line of industrial Avenue aforesaid; thence the same Eastwardly sixty feet to the place of beginning.

CONTAINING sixty-three hundred square feet of land.

Parcel Number: 16-00-15848-00-3.

Location of property: 1110 Industrial Avenue, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Ralston Hoopes** at the suit of Pottstown School District. Debt: \$3,969.39.

Diane M. Boehret, Attorney.

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

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

13-34124

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situated in **Trappe Borough**, Montgomery County, PA bounded and described according to a Subdivision Plan prepared for RAF Properties made by Czop/Spector, Inc., dated 7/11/89 and last revised 10/16/90, said plan being recorded in the Office of the Recording of Deeds at Norristown, Montgomery County, PA in Plan Book A54, Page 153, as follows, to wit:

BEGINNING at a point on curve on the Northeasterly side of Nicholas Lane (50 feet wide), said point and beginning being a point a corner of Lot 17 as shown on the above mentioned plan; thence extending from said point and along said side of Nicholas Lane, the 2 following courses and distances: (1) on the arc of a circle curving to the right having a radius of 350 feet the arc distance of 115 feet to a point of tangent on the same; and (2) North 47 degrees, 3 minutes, 12 seconds West, 49.76 feet to a point a corner of Lot 15 as shown on the above mentioned plan; thence extending along the aforesaid lot, North 42 degrees, 36 minutes, 5 seconds East and crossing through the certain existing tree line, a distance of 250.35 feet to a point a corner of Lot 20 as shown on the above mentioned plan; thence extending along the aforesaid lot, South 52 degrees, 25 minutes, 30 seconds East, 76.54 feet to a point, a corner of Lot 17 as shown on the above mentioned plan; thence extending along the aforesaid lot, South 22 degrees, 40 minutes, 20 seconds West, and recrossing the aforementioned existing tree line, a distance of 253.05 feet to the first mentioned point of curve and place of beginning.

BEING Lot 16 as shown on the above mentioned plan.

BEING the same premises which by Brookfield Relocation Inc., a Colorado Corporation by Deed dated 7/9/2012 and Recorded 7/31/2010 in the Office of the Recorder of Deeds for Montgomery County in Deed Book 5843, Page 696 granted and conveyed unto Jeffrey A. Rahm and Natalie A. Rahm, in fee.

Parcel Number: 23-00-00882-32-8.

Location of property: 325 Nicholas Lane, 2nd Floor, Trappe, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jeffrey A. Rahm and Natalie A. Rahm** at the suit of Newlands Asset Holding Trust. Debt: \$509,489.15.

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

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

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

13-35065

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a survey and Plan of "Trotter's Hill" made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, PA on December 2, 1963, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Hanover Lane (50 feet wide) at the distance of 100 feet measured South 83 degrees, 33 minutes East along said side of Hanover Lane from a point of tangent therein, which point of tangent is at the arc distance of 31.42 feet measured on the arc of a curve curving to the right, having a radius of 20 feet from a point of curve on the Southeasterly side of Meadowbrook Road (50 feet wide).

CONTAINING in front or breadth on the said side of Hanover Lane 118 feet and extending of that width in length or depth Southwesterly between parallel lines at right angles to the said Hanover Lane 170.10 feet.

BEING Lot No. 11 on said plan.

BEING the same property conveyed to Maryann J. Mitchell and Jeffrey S. Mitchell who acquired title by virtue of a Deed from Colleen M. Gambone, dated April 30, 2001, recorded May 14, 2001, at Deed Book 5360, Page 376, Montgomery County, Pennsylvania records.

Parcel Number: 33-00-03682-00-2.

Location of property: 4 Hanover Lane, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Maryann J. Mitchell and Jeffrey S. Mitchell** at the suit of Wells Fargo Bank, N.A. Debt: \$256,244.39.

Meredith H. Wooters, Attorney.

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

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

13-36052

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania and described according to a plan thereof made by Damon and Foster, Civil Engineers dated August 8, 1957, as follows, to wit:

BEGINNING at a point on the center line of Sprague Road (50 feet wide) said point being the four following courses and distances measured along the center line of Sprague Road from its point of intersection with the Title Line in the bed of Hidden River Road: (1) leaving Hidden River Road, South 11 degrees, 26 minutes East, 90.53 feet to a point of curve in the same; (2) Southwardly on the arc of a circle curving to the right having a radius of 360 feet the arc distance of 144.51 feet to a point of tangent in the same; (3) South 11 degrees, 34 minutes West, 294.19 feet to a point at angles in the same; and (4) South 10 degrees, 37 minutes West, 167.63 feet to the place of beginning; thence extending from said point of beginning, South 79 degrees, 23 minutes East crossing the Southeasterly side of Sprague Road 298.11 feet to a point; thence extending South 10 degrees, 37 minutes West, 120 feet to a point; thence extending North 79 degrees, 23 minutes West recrossing the Southeasterly side of Sprague Road; thence extending North 10 degrees, 37 minutes East along the center line of Sprague Road 120 feet to the first mentioned point and place of beginning.

BEING Lot No. 13 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Frantz Latour, by Deed from Eric S. Farber and Madeline Lehenaff Farber, dated 01/19/2007, recorded 02/13/2007 in Book 5635, Page 1761.

Parcel Number: 40-00-55472-00-9.

Location of property: 349 Sprague Road, Penn Valley, PA 19072-1145.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frantz Latour** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-3. Debt: \$570,494.37.

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.

14-01244

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, described according to a final plan of subdivision made for Wynne-Hill Development Corporation and Harriet B. Kravitz, made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania dated 5/5/1976 and last revised 5/28/1976, recorded in Plan Book A-26, Page 62-B described, as follows, to wit:

BEGINNING at a point on the Southeast side of Ash Lane (50 feet wide) which point is measured the following two courses and distances from a point of curve on the Southwest side of Ridge Park (50 feet wide): (1) on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 39.87 feet to a point of tangent on the Southeast side of Ash Lane; (2) South 25°, 18' West, 148.60 feet to the place of beginning; thence extending from same leaving Ash Lane and along Lot No. 8 through 1 inclusive, South 64°, 42' East, 174.08 feet to a point in line of land now or late of the Whitemarsh Apartments; thence along the same South 26°, 40' West, 20 feet to a corner of Lot No. 10 on said plan; thence along same North 64°, 42' West, 173.60 feet to a point on the Southeast side of Ash Lane; thence along the same North 25°, 18' East, 20 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 on said plan.

Parcel Number: 65-00-00185-00-2.

Location of property: 2152 Ash Lane, Lafayette Hill, PA 19444.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Erik G. Reistad a/k/a Erik Reistad** at the suit of Citizens Bank, N.A. F/K/A RBS Citizens, N.A. s/b/m to CCO Mortgage Corporation. Debt: \$279,589.89.

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.

14-02517

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected, situate on the Northwestern side of Poe Avenue (formerly Fairview Avenue) at the distance of 234 feet, 8-5/8 inches Northeastwardly from the Northeastly side of Limekiln Turnpike, Cedarbrook Park, **Cheltenham Township**, County of Montgomery and State of Pennsylvania.

CONTAINING in front or breadth on the said Poe Avenue 37 feet, 6 inches and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Poe Avenue 100 feet the Southwestly line thereof, along the middle of a certain 8 feet wide driveway or passageway extending Southeastwardly into the said Poe Avenue and opened for the use of this and the adjoining property to the Southwest, and the owners, tenants and occupiers thereof with or without motors or other vehicles.

BEING the same property conveyed to **Kenyatta A. Henderson** who acquired title by virtue of a Deed from Gladys M. Henderson, dated November 24, 2010, recorded November 26, 2010, at Deed Book 5786, Page 0682, Montgomery County, Pennsylvania records.

Parcel Number: 31-00-22585-00-1.

Location of property: 17 Poe Avenue, Wyncote, PA 19095.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kenyatta A. Henderson** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$399,830.93.

Meredith H. Wooters, Attorney.

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

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

14-04520

ALL THAT CERTAIN Unit in the Property known, named and identified in the Declaration Plan referred to below as Elkins Park House, located at the Northwest corner of Old York Road and Spring Avenue, **Cheltenham Township**, Montgomery County, Pennsylvania, which ahs 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 for the Recording of Deeds at Montgomery County, a Declaration dated June 29, 1973 and recorded on July 2, 1973 in Deed Book 3874, Page 161 and Amendment to said Declaration dated October 23, 1973 and recorded on December 19, 1973 in Deed Book 3911, Page 123; and a Second Amendment to said Declaration dated July 25, 1978 and recorded on April 30, 1979 in Deed Book 4405, Page 461; and a Third Amendment to said Declaration dated May 1, 1980 and recorded August 25, 1980 in Deed Book 4554, Page 341; and a Fourth Amendment to said Declaration dated April 2, 1982 and recorded April 28, 1982 in Deed Book 4683, Page 709; and a Fifth Amendment to said Declaration dated August 6, 1986 and recorded August 12, 1986 in Deed Book 4809, Page 330 and Declaration Plan dated February 22, 1973 and recorded July 2, 1973 in Condominium Plan Book 2, Page 1, Pages 1 and 2 thereof revised December 12, 1973 and recorded December 19, 1973 in Condominium Plan Book 2, Pages 44 and 45; and page 9 thereof revised July 25, 1978 and recorded April 20, 1979 in Condominium Plan Book 6, Page 49 thereof, revised August 9, 1979 and recorded August 25, 1979 in Condominium Plan Book 8, Pages 32 and 33; and a Code of Regulations dated June 29, 1973 and recorded July 2, 1973 in Deed Book 3874, Page 190 and First Amendment thereto dated 12/19/1973 and recorded in Deed Book 3911, Page 151, and a Second Amendment thereto dated 12/19/1973 and recorded in Deed Book 3915, Page 4 and a further Amendment thereto dated 4/2/1982 and recorded in Deed Book 4683, Page 705; and Fourth Amendment thereto dated July 1, 1986 and recorded August 12, 1986 in Deed Book 4809, Page 324, and a Fifth Amendment thereto dated May 12, 1987 and recorded July 6, 1987 in Deed Book 4843, Page 506, and a Sixth Amendment thereto dated October 5, 1987 and recorded November 18, 1987 and recorded in Deed Book 4857, Page 1838, and a Seventh Amendment thereto dated 11/14/1988 and recorded 2/7/1989 in Deed Book 4902, Page 292, being and designated on Declaration Plan as Unit 608-A, as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .1965%.

TITLE TO SAID PREMISES IS VESTED IN Marie Major by Deed from John S. Ellis and Sarah A. Ellis dated September 22, 2006 and recorded November 15, 2006 in Deed Book 5624, Page 487.

Parcel Number: 31-00-30005-67-2.

Location of property: 7900 Old York Road, Unit 608A, Elkins Park, PA 19027-000.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marie Major and United States of America c/o United States Attorney for the Eastern District of Pennsylvania** at the suit of Wells Fargo Bank, N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates. Debt: \$84,235.22.

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.

14-05075

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to an easement plan of Birchwood Terrace Homes made by Bursich Associates, Inc., dated August 25, 1986 and recorded in Plan Book A-48, Page 117, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Mapleleaf Lane (50 feet wide), said point being measured following courses and distances from a point of curve on the Northwesterly side of Mimosa Lane; (1) leaving Mimosa Lane on the arc of a circle curving to the left having a radius of 25 feet, the arc distance of 46.90 feet to a point of tangent on the Southwesterly side of Mapleleaf Lane; and (2) North 35 degrees, 50 minutes, 00 seconds West, 441.60 feet to the point of beginning, said point also being a corner of Lot 122 as shown on the above mentioned plan; thence extending from beginning point along Lot 122, South 54 degrees, 10 minutes, 00 seconds West, 186.21 feet to a point; thence extending, North 35 degrees, 50 minutes, 00 seconds West, 16.44 feet to a point; thence extending, North 30 degrees, 58 minutes, 42 seconds West, 93.90 feet to a point; thence extending North 54 degrees, 10 minutes, 00 seconds East, 178.26 feet to a point on the Southwesterly side of Mapleleaf Lane; thence extending along the same, South 35 degrees, 50 minutes, 00 seconds East, 110.00 feet to the first mentioned point and place of beginning.

BEING Lot 123 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN John M. Brooks and Jimmy D. Brooks, by Deed from Stanley A. Haas and Edwina N. Haas, dated 06/30/1999, recorded 07/21/1999 in Book 5280, Page 572.

Parcel Number: 60-00-01814-07-9.

Location of property: 94 Maple Leaf Lane a/k/a 94 Mapleleaf Lane, Pottstown, PA 19464-1543.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jimmy D. Brooks and John M. Brooks** at the suit of Wells Fargo Bank, N.A. Debt: \$167,518.07.

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

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

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

14-07027

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

BEGINNING at a point on the Northeasterly side of Eighth Avenue at the distance 195.47 feet Northwesterly from Forrest Street, a corner of this and other property now or late of Joseph McFarland, said point of beginning being opposite to the center of the partition wall located between these premises and Joseph McFarland's adjoining premises; thence Northeasterly at right angles to said Eighth Avenue the line being through the center of the partition wall between the premises hereby conveyed and the said Joseph McFarland's adjoining premises, 76 feet to a point a corner of this and other property now or late of Annie Harvey; thence along the line of said Annie Harvey's adjoining land 14.73 feet Northwesterly to a point and corner of this and other property now or late of La Lance Bert Clemens; thence along the line of said adjoining property and passing through the center of the partition wall of these premises and the said La Lance Bert Clemens premises Southwesterly 76 feet to the Northwesterly side of Eighth Avenue and along the said side of said Eighth Avenue Southeasterly 14.73 feet to the place of beginning.

BEING the same premises which Gerald E. Rath, Jr. and Rita I. Rath, by Deed dated 8/14/1992 and recorded 8/21/1992 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5016, Page 1379 granted and conveyed unto Gerald E. Rath, III and Christine Marie Amento.

Parcel Number: 05-00-00612-00-4.

Location of property: 120 West 8th Avenue, Conshohocken, PA 19428.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Gerald E. Rath, III and Christine A. Rath a/k/a Christine M. Amento** at the suit of Bank of America, N.A. Successor by Merger to Fleet National Bank. Debt: \$80,994.19.

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

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

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

14-07412

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 thereof made by William T. Muldrew, Civil Engineer on October 23, 1924.

SITUATE beginning at the point of intersection of the middle line of Willow Avenue, fifty feet wide and the middle line of Bee and Dee Streets thirty feet wide; thence extending South forty-eight degrees, thirty-nine minutes East along the middle line of Willow Avenue, twenty-six and five one-hundredths feet; thence North forty-one degrees, twenty-one minutes East, sixty-six and eighty-five one-hundredths feet; thence South forty-eight degrees, thirty-nine minutes East, two and nine-tenths feet; thence North forty-one degrees, twenty-one minutes East, nine and thirty-three one-hundredths feet; thence South forty-eight degrees, thirty-nine minutes East, ten and five one-hundredths feet; thence North forty-one degrees, twenty-one minutes East, fifty-one and eighty-two hundredths feet; thence South forty-eight degrees, thirty-nine minutes East, twenty-one feet; thence North forty-one degrees, twenty-one minutes East, forty-two feet; thence North forty-eight degrees, thirty-nine minutes West, sixty feet to the middle line of Bee and Dee Street; and thence South forty-one degrees, twenty-one minutes West along the middle line of Bee and Dee Street one hundred seventy feet to the place of beginning.

Parcel Number: 31-00-28738-00-4.

Location of property: 1717 Willow Avenue, Elkins Park, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Marion Scott and Marc Scott** at the suit of School District of Cheltenham Township. Debt: \$5,148.76.

Diane M. Boehret, Attorney.

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

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

14-08558

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery, and Commonwealth of Pennsylvania bounded and described according to a Survey and Plan of Lots known as 'Norriton Gardens' as prepared by Donald H. Schurr dated February 25, 1955 as revised March 6, 1956, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Barbara Drive (50 feet wide) at the distance of fourteen and twenty-seven one-hundredths feet Northeasterly from the point of intersection of the said side of Barbara Drive with the Northwesterly side of Denise Road (50 feet wide) (both lines produced); thence along the said side of Barbara Drive North 69 degrees, 41 minutes West, seventy and seventy-three one-hundredths feet to a point; thence along Lot No. 64 on said plan North 20 degrees, 19 minutes East one hundred forty-four and forty-one one-hundredths feet to a point; thence along Lot No. 62 on said plan South 66 degrees, 50 minutes East, ninety-two and seven one-hundredths feet to a point on the Northwesterly side of Denise Road aforesaid; thence along the said side of thereof South 23 degrees, 10 minutes West, one hundred twenty-five and seventy-three one-hundredths feet to a point of curve; thence Westwardly on the arc of a circle curving to the right having a radius of fifteen feet the arc distance of twenty-two and eighty-one one-hundredths feet to the place of beginning.

BEING Lot No. 63 on the aforesaid plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph A. Gambino, Jr. and Marjorie A. Gambino, by Deed from Joseph A. Gambino, Jr., dated 08/09/2010, recorded 08/16/2010 in Book 5776, Page 2249.

By virtue of the death of Joseph A. Gambino, Jr. on 08/16/2010, Marjorie A. Gambino became Sole Owner as Tenants by the Entirety.

Parcel Number: 33-00-00317-00-1.

Location of property: 513 Barbara Drive, Norristown, PA 19403-4151.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marjorie A. Gambino** at the suit of Citimortgage, Inc. s/b/m ABN AMRO Mortgage Group, Inc. Debt: \$102,009.00.

Peter Wapner, Attorney. I.D. #318263

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

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

14-09771

ALL THAT CERTAIN lot or piece of ground, situate in **Conshohocken Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision plan for Richard Diciurcio made by William A. Conyer, Spring City, Pennsylvania dated August 10, 1984 and recorded in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-46, Page 10, as follows, to wit:

BEGINNING at an iron pin (set) on the Southwesterly side of West Seventh Avenue (50 feet wide) said point being at the distance of 108.02 feet measured North 45 degrees, 00 minutes West along the Southwesterly side of West Seventh Avenue from a point of intersection which the said Southwesterly side of West Seventh Avenue makes the Northwesterly side of Forrest Street (50 feet wide) said point also being a corner of Lot 3 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot 3 as shown on the above mentioned plan 45 degrees, 00 minutes West, 140.00 feet to an iron pin (set) on the Northeasterly side of a certain 20 foot wide unnamed alley; thence extending along the same North 45 degrees, 00 minutes West 25.50 feet to an iron pin (set) a corner of Lot No. 1 as shown on the above mentioned plan; thence extending along the same North 45 degrees, 00 minutes East, 140.00 feet to an iron pin (set) on the Southwesterly side of West Seventh Avenue; thence extending along the same South 45 degrees, 00 minutes East, 25.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Maria T. Derobertis by Deed from Michael S. Lee, Administrator of the Estate of Arlene Corthen-Paige dated March 11, 2004 and recorded April 13, 2004 in Deed Book 5503, Page 01021.

Parcel Number: 05-00-08127-10-3.

Location of property: 113 West 7th Avenue, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Maria T. Derobertis** at the suit of Nationstar Mortgage, LLC. Debt: \$232,937.35.

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.

14-09784

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

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

TITLE TO SAID PREMISES IS VESTED in Elan W. Gorbaty by Deed from Lori E. Lisowski, (now known as Lori E. King) dated June 25, 2004 and recorded August 12, 2004 in Deed Book 05521, Page 2106.

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

Location of property: 162 Edgell Road, Lower Merion, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Elan W. Gorbaty** at the suit of EverBank. Debt: \$168,812.43.

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.

14-09808

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

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

BEING the same property conveyed to Edward Brian Hester and Wanesha Hester, husband and wife and Alita Brown who acquired title, with rights of survivorship, by virtue of a Deed from Brett Kane and Thomas Egitto, dated April 17, 2009, recorded April 22, 200, at Document ID 2009039533 and recorded in Book 5727, Page 2350, Montgomery County, Pennsylvania records.

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

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

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Edward Brian Hester, Wanesha Hester and Alita Brown** at the suit of Wells Fargo Bank, N.A. Debt: \$184,678.36.

Meredith H. Wooters, Attorney.

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

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

14-11061

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery, State of Pennsylvania and described according to a subdivision plan, known as "Cherrydale Farms" "Barren Hill" made by C. Raymond Weir, Registered Professional Engineer, dated May 6th A.D. 1955 and recorded at Norristown in Plan Book B-2, Page 85, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Barren Hill Road (41.5 feet wide) (widened by the addition of 8.5 feet on the Northerly side thereof) at the distance of 99.25 feet measured on a bearing of North 81 degrees, 29 minutes West along the said side of Barren Hill Road from a point an angle in the same, said point or angle being at the distance of 122.21 feet measured on a bearing of North 50 degrees, 3 minutes West, still along the said side of Barren Hill Road from a point of tangent in the same, said point of tangent being at the distance of 218.22 feet Northwestwardly measured still along the said side of Barren Hill Road on the arc of a circle curving to the left having a radius of 30.25 feet from a point of curve in the same, said point of curve being at the distance of 236.09 feet measured on a bearing of North 75 degrees, 55 minutes West still along the said side of Barren Hill Road from a point of tangent in the same, said point of tangent being at the distance of 231.56 feet Southwestwardly and Northwestwardly measured partly along the Northwestly and partly along the Northeasterly sides of Barren Hill Road on the arc of a circle curving to the right having a radius of 725 feet from a point of curve on the Northwestly side of Barren Hill Road said point of curve being at the distance of 231.70 feet measured on a bearing of South 85 degrees, 47 minutes West still along the said Northwestly side of Barren Hill Road from a point of tangent in the same, said point of tangent being at the distance of 302.90 feet Northwestwardly and Southwestwardly measured partly along the Northeasterly

and partly along the Northwesterly sides of Barren Hill Road on the arc of a circle curving to the left having a radius of 22.25 feet from a point of curve on the Northeasterly side of Barren Hill Road, said point of curve being at the distance of 13.19 feet measured on a bearing of North 86 degrees, 25 minutes West still along the said Northeasterly side of Barren Hill Road from a point, an angle in the same, said point or angle being at the distance of 203.56 feet measured on a bearing of North 81 degrees, 48 minutes West still along the said Northeasterly side of Barren Hill Road from a point of tangent in the same, said point of tangent being at the distance of 47.74 feet measured on the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Southwesterly side of Ridge Pike (65 feet wide) (widened by the addition of 15 feet on the Southwesterly side thereof); thence extending from said point of beginning North 81 degrees, 29 minutes West along the said Northeasterly side of Barren Hill Road 102.82 feet to a point of curve in the same; thence extending Northwestwardly still along the said Northeasterly side of Barren Hill Road on the arc of a circle curving to the left having a radius of 15.25 feet the arc distance of 69.20 feet to a point; thence extending North 8 degrees, 31 minutes East, 105.36 feet to a point; thence extending North 71 degrees, 53 minutes East, 192.35 feet to a point; thence extending South 8 degrees, 31 minutes West, 190.10 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Louis B. Klein and Evelyn F. Klein, a/k/a Evelyn Klein, a/k/a E. F. Klein, by Deed from Jefron Homes Inc. dated March 8, 1956 and recorded March 13, 1956 in Deed Book 2663, Page 436. The said Louis B. Klein died thereby vesting title in Evelyn F. Klein, a/k/a Evelyn Klein, a/k/a E.F. Klein. The said Evelyn F. Klein, a/k/a Evelyn Klein, a/k/a E.F. Klein died on July 1, 2012 thereby vesting title in Lisa F. Klein, Executrix of the Estate of Evelyn F. Klein, a/k/a Evelyn Klein, a/k/a E.F. Klein.

Parcel Number: 65-00-00361-00-6.

Location of property: 2303 Barren Hill Road, Lafayette Hill, PA 19444.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ilsa F. Klein, Executrix of the Estate of Evelyn F. Klein a/k/a Evelyn Klein a/k/a E. F. Klein, Deceased Mortgagor and Real Owner** at the suit of Ocwen Loan Servicing, LLC. Debt: \$208,415.83.

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.

14-12139

ALL THAT CERTAIN lot or piece of ground known as 1000 North Evans Street, with the buildings and improvements thereon erected, situate in **Pottstown Borough**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and more fully described, as follows, to wit:

BEGINNING at a point the Northeast corner of Evans and Mulberry Streets; thence along said Evans Street Northwardly a distance of 129 feet; thence at right angles to Evans Street Eastwardly a distance of 130 feet to a 20 feet wide alley; thence along the same Southwardly 129 feet to Mulberry Street aforesaid; thence Westwardly along with same 130 feet to a point or place of beginning.

BEING Lots Nos. 237 and 238 and the southern 29 feet of Lot No. 239 in a Plan of Lots of Maple Realty Company.

Parcel Number: 16-00-07936-00-4.

Location of property: 1000 North Evans Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Marla Labelle** at the suit of Pottstown School District. Debt: \$6,073.02.

Diane M. Boehret, Attorney.

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

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

14-14357

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

BEGINNING at a point on the Northwesterly side of Sugarberry Lane, said point of beginning in being at a point a corner of Lot No. 51 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 51, North 46 degrees, 17 minutes, 32 seconds West, 150.00 feet to a point in line of lands now or late of Frederick and Helen Majka as shown on said plan; thence extending along the line of said lands of Majka, North 43 degrees, 42 minutes, 28 minutes East, 113.00 feet to a point a corner of Lot No. 53 as shown on said plan; thence extending along the line of said Lot No. 53, South 46 degrees, 17 minutes, 32 seconds East, 150.00 feet to a point on the Northwesterly side of Sugarberry Lane, aforesaid; thence extending along the said Northwesterly side of Sugarberry Lane, South 43 degrees, 42 minutes, 28 seconds West, 113.00 feet to a point a corner of Lot No. 51, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 52 on said plan.

UNDERAND SUBJECT, however, to a Declaration of Covenants, Conditions, Restrictions, Changes, Liens and Reservations on Development known as 'The Woods at Providence Reserve', by Anderson Farm, Inc., a Pennsylvania Corporation, dated 3/28/1996 and recorded 4/11/1996 in Deed Book 5144, Page 2038, and Final Supplemental thereto, dated March 19, 1997 and recorded March 20, 19997 in Deed Book 5180, Page 780.

TITLE TO SAID PREMISES IS VESTED IN J. Drew Bycoskie and Danielle N. Bycoskie, by Deed from The Woods at Providence, L.P., a Pennsylvania Limited Partnership, dated 04/17/1998, recorded 04/21/1998 in Book 5223, Page 68.

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

Location of property: 1207 Sugarberry Lane, Collegeville, PA 19426-2883.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **J. Drew Bycoskie and Danielle N. Bycoskie** at the suit of Federal National Mortgage Association ("Fannie Mae"), a Corporation Organized and Existing Under The Laws of The United States of America. Debt: \$337,380.50.

Peter Wapner, Attorney. I.D. #318263

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

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

14-18545

ALL THAT CERTAIN parcel of real property, located in **Pottstown Borough**, the State of Pennsylvania, County of Montgomery and more particularly described, as follows:

BEGINNING at a point on the South side of said Oak Street, a corner of this and other land of now or late Frederick H. Keiser, et ux., et al at the distance of 128 feet, 9 inches more or less Eastwardly from the East side of Spruce Street; thence Southwardly along said other land 105 feet to the North side of an 8 feet wide alley passing in part of said course through the middle of the stone wall of division line dividing this property and that of now or late Frederick H. Keiser, et al. now or late of William W. Riegner; thence along said 8 feet wide alley, 18 feet 2 inches, more or less, Westwardly to land of now or late Frederick H. Keiser, et al.; thence Northwardly along the same 105 feet to the South side of Oak Street aforesaid; thence Eastwardly along the same 18 feet, 2 inches, more or less to the place of beginning.

Parcel Number: 16-00-21816-00-2.

Location of property: 244 Oak Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Jason Stout and Ellene Stout** at the suit of Pottstown School District. Debt: \$3,568.85.

Diane M. Boehret, Attorney.

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

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

14-18550

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, situate on the Westerly side of Belmont Street in **Pottstown Borough**, Montgomery County, PA, bounded and described, as follows, to wit:

BEGINNING at a point 298 feet North from the Northwestern property line intersection of Belmont Street (50 feet wide) and Eighth Street (50 feet wide) at a corner of the herein described property; thence extending North 51 degrees, 48 minutes West, 100 feet to a point; thence along property now or late of Gollub North 38 degrees, 12 minutes East, 47.05 feet to a corner, said point being also what was known as the Northernly side of Ninth Street (vacated by Pottstown Borough Ordinance dated 11/12/1956); thence along the Southerly property line of property now or late of Carl Gerhart South 54 degrees, 53 minutes East, 100.12 feet to a point on the Westerly side of Belmont Street; thence continuing along the Westerly side of Belmont Street South 38 degrees, 12 minutes West, 52.44 feet to the place of beginning.

Parcel Number: 16-00-02364-00-5.

Location of property: 501 Belmont Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Maya Kulish** at the suit of Pottstown School District. Debt: \$4,391.77.

Diane M. Boehret, Attorney.

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

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

14-18707

ALL THAT CERTAIN lot or piece of land, upon which a stone bungalow is erected, situate in **Upper Gwynedd Township**, in the County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin on the Southeast side of Rosemont Avenue at the distance of forty-seven feet and three inches Southwest from a stone, a corner now or late of Ambrose P.L. Benner's Land; thence Southeast by the land now or late of Willard White, one hundred and thirty feet to a stake on the Northwest side of a twenty foot wide alley; thence Southwest by the said alley forty-five feet to a stake to land now or late of the Estate of Thomas J. White, deceased; thence Northwest by said land one hundred and thirty feet to an iron pin on the Southeast side of said Rosemont Avenue; thence Northeast along the side of Rosemont Avenue forty-five feet to the place of beginning.

Parcel Number: 56-00-07462-00-6.

Location of property: 607 Rosemont Avenue, Township of Upper Gwynedd, PA 19446.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Diane Brenner Drumheiser a/k/a Diane B. Drumheiser and Glenn S. Drumheiser, husband and wife, as Tenants by the Entirety by Deed from, Eva Mae Kulp, dated 4/26/1991, recorded 5/3/1991, in the Montgomery County Recorder of Deeds in Deed Book 4974, Page 2255** 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 5. Debt: \$95,017.11.

Andrew J. Marley, Attorney.

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

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

14-21886

ALL THAT CERTAIN lot or piece of ground, known as 524 East Main Street, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a stake in the Southwest side of Egypt or Main Street, at the distance of 200.00 feet Southwesterly from Franklin Street a corner of this and land late of St. John's Beneficial Society of Norristown; thence by the same parallel to Franklin Street, aforesaid Southwestwardly 165.00 feet to land late of George W. Calhoun; thence by the same, parallel to said Egypt or Main Street, Southeastwardly, 16.00 feet to a stake; thence still by other land of said Calhoun, parallel to the first line, Northeastwardly 165.00 feet to Egypt or Main Street, aforesaid and along the Southwest side thereof, Northwestwardly, 16.00 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Kevin Brenenborg by Deed from James Sanders dated July 17, 2003 and recorded on August 5, 2003 in the Montgomery County Recorder of Deeds in Book 5467, Page 1584, as Instrument No. 016200.

Parcel Number: 13-00-21548-00-3.

Location of property: 524 East Main Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Kevin Brenenborg a/k/a Kevin Brenen** at the suit of U.S. Bank National Association as Trustee for CMALT REMIC 2006-A5 - Remic Pass-Through Certificates Series 2006-A5. Debt: \$161,358.66.

Robert W. Williams, Attorney.

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

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

14-22733

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Topographical Survey and Plan made by Alon Engineering Associates, Inc., dated February 3, 1989, Drawing No. 01, as follows, to wit:

BEGINNING at a point on the Southwesterly side of South Street, said point being at the distance of 135.00 feet measured North 74 degrees, 49 minutes West along the Southwesterly side of South Street from a point of intersection which the Southwesterly side of South Street makes with the Northwesterly side of Hanover Street, said point also being a corner of Parcel 2 as shown on the above-mentioned plan; thence extending from said point of beginning along Parcel 2 as shown on the above-mentioned plan South 15 degrees, 20 minutes West, 153.93 feet to a point in line of right-of-way for Industrial Highway; thence extending same the following five courses and distances: (1) North 54 degrees, 00 minutes West, 103.59 feet to a point; (2) North 80 degrees, 24 minutes West, 11.25 feet to a point; (3) North 54 degrees, 00 minutes West, 10.00 feet to a point; (4) North 29 degrees, 30 minutes, 47 seconds West, 33.84 feet to a point; (5) North 71 degrees, West 52.00 feet to a point a corner of lands now or late of Philadelphia Electric Company; thence extending along the same the two following courses and distances: (1) North 36 degrees, 43 minutes East, 93.57 feet to a point; and (2) South 74 degrees, 49 minutes East partly along the Southwesterly side of South Street 159.13 feet to the first mentioned point and place of beginning.

CONTAINING in area .4691 acres.

Parcel Number: 16-00-13480-00-4.

Location of property: 170 South Street a/k/a 170 S. Hanover Street, Pottstown, PA.

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

Seized and taken in execution as the property of **Parktown Partnership II** at the suit of Pottstown School District. Debt: \$12,489.95.

Diane M. Boehret, Attorney.

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

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

14-25896

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a plan or survey thereof made by Charles F. Mebus, Registered Engineer on the 15th day of April A.D. 1939, as follows, to wit:

BEGINNING at a point in the Southeasterly side of Bickley Avenue (45 feet wide) at the distance of 583.61 feet Northeastwardly from the center line Northeastwardly from the center line of Royal Avenue (40 feet wide); thence along Said Southeasterly side of Bickley Avenue North 40 degrees, 01 minute, 27 seconds East, 50 feet to a point; thence extending South 49 degrees, 58 minutes, 33 seconds East, 132.60 feet to a point in the Northwesterly right-of-way line of the Philadelphia and Willow Grove Street Railway; thence along the same Southwestwardly by a line curving to the left with a radius of 735 feet the arc distance of 50.33 feet to a point; thence extending on a line North 49 degrees, 58 minutes, 33 seconds West, 95.98 feet to a point; thence extending still further along a line North 49 degrees, 58 minutes, 33 seconds West along the Southwesterly side of a certain driveway 31 feet to a point on the said Southeasterly side of Bickley Avenue the point and place of beginning.

Parcel Number: 31-00-02575-00-4.

Location of property: 273 Bickley Road, Glenside, PA 19038

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Patricia A. Poate** at the suit of School District of Cheltenham Township. Debt: \$6,028.09.

Diane M. Boehret, Attorney.

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

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

14-28863

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Ashbourne, in **Cheltenham Township**, County of Montgomery and State of Pennsylvania and described according to a survey and plan thereof made September 30, 1924, by William Muldrew, Esquire, Civil Engineer, as follows:

BEGINNING at a point in the North side of Gerard Avenue and the East side of Penn Street; thence North 33 degrees, 20 minutes East along the: East aide of Penn Street 140.58 feet to a stone; thence South 59 degrees, 10 minutes East, 59.59 feet to a point; thence South 33 degrees, 20 minutes West, 135.69 feet to a stone set in the North side of Gerard Avenue; thence along the North side of Gerard Avenue North 63 degrees, 50 minutes, 30 seconds West, 60 feet to a stone set as a corner formed by the North side of Gerard Avenue and the East side of Penn street and beginning.

TITLE TO SAID PREMISES IS VESTED IN United States of America c/o United States Attorney for the Eastern District of Pennsylvania, Sarah Sipowicz-Velazquez a/k/a Sarah N. Sipowicz-Velazquez and Jose Velazquez by Deed from Spring Hill Holdings, LLC dated March 29, 2013 and recorded April 22, 2013 in Deed Book 5870, Page 01848.

Parcel Number: 31-00-11104-00-7.

Location of property: 327 Gerard Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America c/o United States Attorney for the Eastern District of Pennsylvania, Sarah Sipowicz-Velazquez a/k/a Sarah N. Sipowicz-Velazquez and Jose Velazquez** at the suit of Pacific Union Financial, LLC. Debt: \$408,106.90.

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.

14-29134

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon being erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey made thereof by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a corner of No. 554 Belmont Street (fifty feet wide) said corner being distant Northerly sixty-one and forty-nine one-hundredths feet along the Easterly side of Belmont Street from Northern side of 10th Street; thence continuing along the Easterly side of Belmont Street; thence North thirty-eight degrees, twelve minutes East, 60 feet to a point South fifty-one degrees, forty-eight minutes East, one hundred feet to a corner on the line of other lands of Grantor; thence along the same South thirty-eight degrees, twelve minutes West, fifty feet to a corner of 554 Belmont Street; thence along the same North fifty-one degrees, forty-eight minutes West, one hundred feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Justin P. Finucan and Romina V. Finucan, by Deed from Ruth Fry, by her Agent Sandra L. Barndt, by Power of Attorney dated August 22, 2006 and intended to be forthwith recorded, dated 09/19/2008, recorded 11/06/2008 in Book 5713, Page 589.

Parcel Number: 16-00-02288-00-9.

Location of property: 560 Belmont Street, Pottstown, PA 19464-5177.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Justin P. Finucan and Romina V. Finucan** at the suit of Bank of America, N.A. Debt: \$144,464.13.

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.

14-29146

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Land Development Plan - Phase I Final Plan of "Ridgewood Communities", made by Medveczsky Associates, LTD, dated 08/15/2003 and last revised on 10/15/2004 and recorded in Plan Book 25, Pages 192 to 200, as follows, to wit:

BEING known as Lot No. 52 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Marietta F. Disanto and Ralph Piergrossi, as Tenants in Common, each to hold 50% by Deed from Ridgewood Partnership, a PA Limited Partnership dated 11/16/2007 recorded 12/03/2007 in Deed Book 5673, Page 2067.

Parcel Number: 61-00-03169-58-2.

Location of property: 14 Aubrey Court (Upper Providence Township), Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marietta F. Disanto and Ralph Piergrossi** at the suit of HSBC Bank USA, N.A. Debt: \$334,352.45.

Nicole B. 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.

14-33877

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 Overall Site Plan (Phase 4, 5, 6 & Previous Phases) as part of Acorn Hills prepared for Sal Lapio, Inc. by Stout, Tacconelli & Associates, Inc., Civil Engineering and Land Surveying, dated 10/15/2002 and last revised 2/25/2003 and recorded in plan Book A-61, Pages 335-339, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Jessica Drive (52.00 feet wide) at a corner of this and Lot No. 16 as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 16, South 37 degrees, 44 minutes, 05 seconds East, 126.28 feet to a point in line of open space; thence extending along same, South 57 degrees, 08 minutes, 58 seconds West, 82.12 feet to a point a corner of Lot No. 14; thence extending along same, North 30 degrees, 30 minutes, 29 seconds West, 124.46 feet to a point on the Southeasterly side of Jessica Drive; thence extending along the Southeasterly side of Jessica Drive on the arc of a circle curving to the left, having a radius of 526.00 feet the arc distance of 66.34 feet to a point, a corner of Lot No. 16, aforesaid; being the first mentioned point and place of beginning.

BEING Lot No. 15 in POD B, as shown on the above mentioned plan.

TOGETHER with and under and subject, Inter-Alia to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain declaration of covenants, easements and restrictions of Acorn Hills Residential Community, dated 12/5/2003 as recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Deed Book 5502, Page 1162 and 1st Amendment recorded in Deed Book 5515, Page 72 and any Amendments to the said Declaration as the same may be duly adopted from time to time.

BEING the same property conveyed to Eugene J. Gale and Donna L. Gale who acquired title by virtue of a deed from Sal Lapio, Inc., dated August 9, 2005, recorded August 25, 2005, at Deed Book 5568, Page 744, Montgomery County, Pennsylvania records.

Parcel Number: 47-00-03893-20-9.

Location of property: 2486 Jessica Drive, Gilbertsville, PA 19525.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Eugene J. Gale and Donna L. Gale** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-3 Trust, Home Equity Asset-Backed Certificates, Series 2005-3. Debt: \$280,104.37.

Meredith H. Wooters, Attorney.

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

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

14-34002

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Plan of 'Woodmont' by Boucher James, Inc. dated 10/24/02 and last revised 3/3/2005 and recorded at Norristown, PA in Plan Book 25, Page 5, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Copper Beech Road (50 feet wide) a corner of Lot 62 on said Plan; thence from said beginning point, along the Southwesterly side of Copper Beech Road, South 44 degrees, 56 minutes, 30 seconds East, 55.00 feet to a point of curve; thence on the arc of a circle curving to the right having a radius of 9.00 feet the arc distance of 14.14 feet to a point of tangent on the Northwesterly side of Lupine Lane (24 feet wide); thence along the Northwesterly side of Lupine Lane, South 45 degrees, 05 minutes, 30 seconds West, 117.00 feet to a point of curve; thence along the arc of a circle curving to the right having a radius of 14.00 feet the arc distance of 21.99 feet to a point on the Northeasterly side of Lupine Lane (24 feet wide); thence along the Northeasterly side of Lupine Lane North 44 degrees, 56 minutes, 30 seconds West, 50.00 feet to a point a corner of Lot 62 on said plan; thence along Lot 62, North 45 degrees, 03 minutes, 30 seconds East, 140.00 feet to a point on the Southwesterly side of Copper Beech Road the first mentioned point and place of beginning.

BEING Lot 63, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Christopher M. Loscalzo and Monica A. Adduci, h/w, by Deed from Gigliotti Woodmont Associates, L.P., dated 04/28/2006, recorded 05/04/2006 in Book 5599, Page 1557.

Parcel Number: 41-00-02382-02-5.

Location of property: 1616 Copper Beech Road, Huntingdon Valley, PA 19006-7764.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher M. Loscalzo a/k/a Christopher Loscalzo and Monica A. Adduci a/k/a Monica Adduci** at the suit of Ally Bank. Debt: \$634,003.59.

Peter Wapner, Attorney. I.D. #318263

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

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

15-00380

ALL THAT CERTAIN half of a twin frame slated message and lot or piece of land, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, being part of Lot No. 54 on a plan or draft of sixty-one town lots laid out in said city and being bounded and described according to a survey made thereof April 10, 1924, by Herbert H. Metz, Civil Engineer, of Lansdale, Pennsylvania, as follows, to wit:

BEGINNING at an iron pin set for a corner of this and land now or late of Wayne B. Phell in the Northeasterly side line of Penn Street, forty-eight feet wide (originally laid out forty feet wide) distance five hundred eighty-nine and fifteen one-hundredths feet Southeastwardly from an iron pin set for a corner at the intersection of the Southeasterly side line of Chestnut Street, forty-eight feet wide (originally laid out forty feet wide) with the Northeasterly side line of Penn Street aforesaid; thence extending North forty-six degrees, fifteen minutes East and passing through the middle of the partition wall dividing this and adjoining message now or late of the said Wayne B. Phell, fifty-four feet to an iron pin; from thence extending North forty-five degrees, four minutes East, ninety-seven feet to an iron pin set in the Southwesterly side line of a twenty feet wide alley; thence extending along said alley South forty-three degrees,

forty-five minutes East, twenty-five feet to an iron pin a corner of this and land now or late of Augustus Holly; thence extending along the same, South forty-five degrees, thirty-three minutes West, one hundred fifty one feet to an iron pin in the Northeastly side line of Penn Street, aforesaid; thence extending along said Penn Street. North forty-three degrees, forty-five minutes West, twenty-four and eighty-five one-hundredths feet to an iron pin, the place of beginning.

BEING the same property conveyed to Ahmad Bilal who acquired title by virtue of a Deed from Fannie Mae a/k/a Federal National Mortgage Association by its Attorney in Fact Phelan Hallinan & Schmieg, LLP, dated December 10, 2008, recorded January 8, 2009, at Deed Book 5719, Page 352, Montgomery County, Pennsylvania records.

Parcel Number: 11-00-12148-00-9.

Location of property: 161 Penn Street, Lansdale, PA 19446.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Ahmad Bilal** at the suit of Wells Fargo Bank, N.A. Debt: \$144,873.03.

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.

15-00899

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, described according to a survey made thereof by William T. Muldrew C.E. on the Nineteenth day of June, A.D. 1920, as follows, to wit: SITUATE on the Northwest side of Pleasant Avenue (forty feet wide) in **Springfield Township**, County of Montgomery and State of Pennsylvania.

BEGINNING at a point on the said side of Pleasant Avenue (forty feet wide) at the distance of five hundred and twenty-seven and ninety-seven one-hundredths feet Northeastwardly from the Northeastly side of Elm Avenue (thirty-three feet wide).

CONTAINING in front or breadth on the said side of Pleasant Avenue (forty feet wide) twenty-four and seventy-four one-hundredths feet and extending of that width in length or depth Northwestward between parallel lines at right angles to said Pleasant Avenue (forty feet wide) and Southwesterly line thereof passing through the center of a party wall between this and premises to the Southwest, one hundred and fifty feet.

BEING the same premises which Albert L. Tramontina and Walter J. Tramontina by Deed dated 7/21/2000 and recorded 8/24/2000 in Montgomery County in Deed Book 5328, Page 1679 granted and conveyed unto Aloysius O'Brien and Linda O'Brien, husband and wife, in fee.

Parcel Number: 52-00-14416-00-4.

Location of property: 1005 Pleasant Avenue, Springfield, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Aloysius O'Brien and Linda O'Brien** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Benefit of The Certificateholders of The CWABS Inc., Asset-Backed Certificates, Series 2006-BC3. Debt: \$266,701.09.

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.

15-00921

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania described according to a survey and plan thereof made of Williamsburg in Whitpain made by C. Raymond Weir, Registered Professional Engineer, Ambler Pennsylvania, on October 13, 1959, and last revised November 16, 1959 and recorded in the office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, on December 23, 1959, in Plan Book A-5, Page 48, etc. described, as follows, to wit:

BEGINNING at a point on the Northeastly side of Stenton Avenue (forty-one and five-tenths feet wide, have been widened from its original width of thirty-three feet by the addition of eight and five-tenths feet on its Northeastly side thereof) which point is measured North four degrees, forty-eight minutes, thirty seconds West, one hundred ten and forty-seven one-hundredths feet from a point, which point is measured on the arc of a circle curving to the right having a radius of four hundred eighty-three feet the arc distance of eighty-five and eighty-two one-hundredths feet from a point, which is measured on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-three and seventy-two one-hundredths feet from a point on the Northwestly side of Granar Road (fifty feet wide); thence extending along the said Northeastly side of Stenton Avenue, North four degrees, forty-eight minutes, thirty seconds West, seventy-one and five one-hundredths feet to a point of curve; thence extending still along the arc of a circle curving to the left having a radius of two hundred feet the arc distance of twenty-three and thirty-three one-hundredths feet to a point of tangent; thence extending still along the same North eleven degrees, twenty-nine minutes, thirty Seconds West, sixty five and ninety five one hundredths feet to a point; thence extending North seventy-eight degrees, thirty minutes, thirty seconds East crossing the bed of stream two hundred eighteen and twenty-two one-hundredths feet to a point; thence extending South forty-three degrees, fifty-two minutes East, thirteen and seventy-eight one-hundredths feet to a point; thence extending South nineteen degrees, twenty-four minutes West one hundred sixty-four and fifty-one hundredths feet to a point, an angle; thence extending South forty-six degrees, eight minutes West, thirteen and eighty-one hundredths feet to a point, an angle; thence extending South seventy-eight degrees, thirty-three minutes, thirty seconds West recrossing the bed of aforesaid stream one hundred thirty-nine and seventy-two hundredths feet to a point on the Northeastly side of Stenton Avenue the first mentioned point and place of beginning.

BEING the same premises which Eugene W. Gordon and Mary Frances Gordon by Deed dated 10/31/1995 and recorded 11/3/1995 in Montgomery County in Deed Book 5130, Page 1201 conveyed unto Jacquelyn M. Fulmer, in fee. Parcel Number: 66-00-06862-00-2.

Location of property: 571 Stenton Avenue, Whitpain, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jacquelyn M. Fulmer** 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: \$433,884.17.

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.

15-01699

ALL THAT CERTAIN lot or piece of land, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with subdivision made for Orchard Courts, Wemco, Inc. by Yerkes Engineering Company, dated May 10, 1971 and revised December 9, 1971, as follows, to wit:

BEGINNING at a point on the Easterly side of a court which point is measured at the distance of South 04 degrees, 38 minutes, 30 seconds West, 41.50 feet from a point on the Northerly side of said court which last mentioned point is measured along said Northerly side of said court at a distance of South 78 degrees, 25 minutes, 30 seconds East, 132.75 feet from a point on the Northwestern side of a 65.00 feet wide right-of-way which last mentioned point is measured along said 65.00 feet wide right-of-way at a distance of North 60 degrees, East 353.30 feet from point which last mentioned point is measured along the arc of a circle curving to the left having a radius of 15.00 feet the arc distance of 23.56 feet from a point of curve on the Northeastly side of a 50.00 feet wide right-of-way; thence extending from said point of beginning along line of Lot No. 21 and crossing over an access easement, South 85 degrees, 21 minutes, 30 seconds East, 108.58 feet to a point on line of land of Willard Geissinger; thence extending along the same South 29 degrees, 59 minutes, 10 seconds East, 24.26 feet to a point a corner of Lot No. 23; thence extending along the same and recrossing said access easement, North 85 degrees, 21 minutes, 30 seconds West, 122.32 feet to a point on the Easterly side of a court; thence extending along the same North 04 degrees, 38 minutes, 30 seconds East, 20.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 22 on the aforesaid plan and containing 2,309 square feet of land.

BEING the same premises that Wemco Builders, Inc. by Deed dated April 27, 1973 and recorded on April 27, 1973 in the Office of Recorder of Deeds in and for Montgomery County, at Book 3844 and Page 592, conveyed unto James B. Wineburg, Sr. and Carmela Wineburg, Grantees herein.

Parcel Number: 61-00-04076-97-5.

Location of property: 92 Orchard Court, Royersford, PA 19468.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Carmela Wineburg and James B. Wineburg, Sr.** at the suit of LSF8 Master Participation Trust. Debt: \$145,545.86.

Bradley J. Osborne, Attorney.

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

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

15-01709

ALL THAT CERTAIN frame dwelling house known as No. 116 and lot or piece of land thereunto belonging, situate upon the Northeastly side of Second Avenue, in **Royersford Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point in Second Avenue a corner of this and land now or late of Aaron Boaz; thence along said Second Avenue, North 21 degrees, 30 minutes West, 28 feet to a point, a corner of this and land now or late of Harry P. Dolan; thence by the same in a Northeastly direction to a point in the center line of the middle or party wall dividing said double frame dwelling house; thence along on the center line of said middle or party wall the entire length thereof; and thence still in a Northeastly direction to land now or late of John Bisbing; thence by the same South 21 degrees, 30 minutes East, 28 feet to land now or late of Aaron Boaz; thence along the same, South 68 degrees, 30 minutes West, 137 feet more or less to the place of beginning.

BEING the same premises which Christine Lee DePalma, by Indenture dated 7/29/2005 and recorded 8/15/2005 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5566, Page 2199, granted and conveyed unto John E. Pufko, Jr. and Jennifer Ackerman.

Parcel Number: 19-00-02964-00-5.

Location of property: 116 Second Avenue, Royersford, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jennifer Ackerman and John E. Pufko, Jr.** 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 2005-9. Debt: \$158,791.89.

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

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

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

15-01846

ALL THAT CERTAIN message and tract of land, situate on the Northwest side of Reliance Road (formerly Fairmount Avenue) in **Telford Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Charles H. Gerhart, R.S. Telford, PA, Plan dated 8/6/1927, as follows, to wit:

BEGINNING at a point a corner in the middle of Reliance Road (formerly Fairmount Avenue) (28 feet wide) and in line of land of E. Richard Delp, said point of beginning being 394.6 feet Southwest from the intersection of the middle line of said Reliance Road (formerly Fairmount Avenue) with the middle line of Main Street; thence along the middle of said Reliance Road, (formerly Fairmount Avenue) South 45 degrees, West 18.4 feet to a point a corner in line of land of Edwin Pennepacker; thence along the same, North 45 degrees, West 180 feet to an iron pin in the middle of a 20 feet wide public alley; thence along the middle of said alley, North 45 degrees, East 20.15 feet to an iron pin in line of land of E. Richard Delp, aforesaid; thence along the same, South 45 degrees, East 106.5 feet to a point, a corner; thence South 45 degrees, West 1.75 feet to a point, a corner; thence still along land of E. Richard Delp and passing through the middle of the party wall of this and the dwelling house of E. Richard Delp, South 45 degrees, East 73.5 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Craig A. Slingluff, by Deed from Paul J. Detwiler and Bertha R. Detwiler, formerly Bertha R. Ortiz, dated 01/17/2003, recorded 02/04/2003 in Book 5444, Page 2486.

Craig A. Slingluff died on 06/06/2013, and Walton B. Yoder, Jr., was appointed Administrator of his estate. Letters of Administration were granted to him on 7/22/2013 by the Register of Wills of Montgomery County, No. 46-2013-X2787. Decedent's surviving heir(s) at law and next-of-kin are Christie Slingluff and Stephen Slingluff. Administrator Walton B. Yoder, Jr. died on 10/30/2014. Plaintiff's representative contacted the Register of Wills of Montgomery County and was informed that a new Administrator has not been appointed regarding the estate of Craig A. Slingluff. By executed waivers, Christie Slingluff and Stephen Slingluff waived their right to be named.

Parcel Number: 22-02-01906-00-5.

Location of property: 43 West Reliance Road, Telford, PA 18969-2035.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christie Slingluff, in Her Capacity as Administratrix d/b/n of The Estate of Craig A. Slingluff** at the suit of Wells Fargo Bank, N.A. Debt: \$141,910.23.

Peter Wapner, Attorney. I.D. #318263

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

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

15-01942

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, and State of Pennsylvania, bounded and described according to a recent survey and plan thereof made December 13, 1919, by William T. Muldrew, Civil Engineer, as follows, to wit:

BEGINNING at a point on a certain 20 feet wide street (now called Hilltop Lane) at the distance of 137.92 feet Eastward from the Southeasterly side of Woodland Avenue (50 feet wide); thence extending along said side of said 20 feet wide street, North 77 degrees, 35 minutes East, 85.76 feet a point in line of land of Michael H. Hauser, Estate of which this was a part; thence extending along same South 71 degrees, 15 minutes West, 60.38 feet to a point; thence extending North 12 degrees, 34 minutes West, 92.46 feet to the place of beginning.

BEING the same property conveyed to James K. Rivers who acquired title by virtue of a Deed from James K. Rivers and Nancy M. Rivers, dated May 12, 1981, recorded May 14, 1981, at Deed Book 4624, Page 471, Montgomery County, Pennsylvania records.

Parcel Number: 31-00-14971-00-1.

Location of property: 154 Hilltop Lane, Wyncote, PA 19095.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **James K. Rivers** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, National Association. Debt: \$90,989.24.

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.

15-02632

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, drawn according to a Record Plan/Plan of Subdivision of the "Wolf Tract" for Trefoil Properties, Inc., by Bohler Engineering, Inc. (Project No. P95148), dated 9/5/1995, last revised 1/29/1996 and recorded in Norristown, Pennsylvania in Plan Book A-56, Page 147 through 152, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Melvin Road, said point being a corner of this and Lot No. 46, as shown on said plan, thence extending from said beginning point along Melvin Road, extending the next two following courses and distances, viz: (1) North 13°, 26', 46" East 63.35' to a point of curve; (2) along an arc of a circle, curving to the right, having a radius of 275.00, the arc distance of 8.66' to a point a corner of Lot No. 48; thence extending along Lot No. 48 South 26 degrees, 33', 14" East, 132.00' to a point a corner in line of open space; thence extending along the same South 13 degrees, 33', 10" West, 72.00 to a point a corner of Lot No. 46; thence extending along Lot No. North 76 degrees, 33', 14" West, 132.00 to said beginning point.

BEING Lot No. 47.

TITLE TO SAID PREMISES IS VESTED IN Stephen S. Brittin by Deed from Stephen S. Brittin and Kimberly A. Brittin dated August 15, 2008 and recorded September 8, 2008 in Deed Book 5706, Page 02137.

Parcel Number: 34-00-03409-17-5.

Location of property: 704 Melvin Road, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stephen S. Brittin and Kimberly A. Brittin** at the suit of LSF8 Master Participation Trust c/o Caliber Home Loans, Inc. Debt: \$457,643.40.

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.

15-03551

ALL THAT CERTAIN message and lot of land, known as house and Lot No. 4 in the "Herman and Pool Block," situate formerly in the Township of Hatfield, now in **Lansdale Borough**, in the County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by J. B. Felver, C. E. and by Deed dated 8-21-1928, and recorded in the Office for the Recorder of Deeds, in and for Montgomery County at Norristown, Pennsylvania in Deed Book 1057, Page 326, as follows, to wit:

BEGINNING at a point in the Southeasterly curb line of Third Avenue, at the distance of 47.8 feet Northeasterly from a marble monument set for a corner at the intersection of the Southeasterly curb line of Third Avenue, with a Northeasterly side line of Sixth Street, from; thence extending Northeasterly along said curb line of Third Avenue, 14 feet to a point, a corner of this and land now or late of Clinton Bibighaus, or Lot No. 5; thence extending along the same passing through the middle of the party walls of this and the adjoining house of said now or late Bibighaus, Southeasterly 130 feet to the side of a 20 feet wide alley, previously dedicated to public use forever; thence along the same Southwesterly 14 feet to a point, a corner of this and land now or late of Wellington R. Hedrick, or Lot No. 3; thence extending along the same passing through the middle of the party walls of this and the adjoining house of said now or late Hedrick, Northwesterly 130 feet to the place of beginning.

THE said Third Avenue is now known as Cannon Avenue.

BEING the same property conveyed to Vinod Bagdwal and Frank Sirianni, as Tenants in Common, who acquired title by virtue of a Deed from John V. Gottschall, Administrator of the Estate of Paul E. Gottschall, a/k/a Paul Edward Gottschall, deceased, dated May 19, 2004, recorded May 28, 2004, at Deed Book 5509, Page 1636, Montgomery County, Pennsylvania records.

Parcel Number: 11-00-01192-00-3.

Location of property: 607 Cannon Avenue a/k/a 607 North Cannon Avenue, Lansdale, PA 19446.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Frank Sirianni a/k/a Francis A. Sirianni and Vinod Bagdwal a/k/a Vinod S. Badgwal** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, National Association. Debt: \$151,328.34.

Meredith H. Wooters, Attorney.

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

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

15-04589

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Greenville Borough**, County of Montgomery, and State of Pennsylvania, bounded and described according to a Plan of "Colonial Village" made for Axelrod Construction Company, Urwiler and Walter, Inc., Registered Professional Engineers, dated 02/26/74 and last revised 04/25/74, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Colonial Drive (82 feet wide) said point being at the distance of 101.51 feet measured South 24 degrees, 06 minutes, 10 seconds East along the Northeasterly side of Colonial Drive from its point of intersection with the Southeasterly side of Morris Road (82 feet wide).

CONTAINING in front or breadth Southeastwardly along the Northeasterly side of Colonial Drive 50 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Colonial Drive, 101.51 feet to the middle of the 20 foot wide sanitary sewer easement, the Northwest line thereof running through the middle of another 20 foot wide sanitary sewer easement.

BEING Lot No. 250 as shown on the above mentioned plan.

BEING the same premises which Edwin R. Braxton and Patricia A. Braxton, husband and wife, by Deed dated 9/30/2004 and recorded 10/8/2004 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 05628, Page 1353 and Instrument No. 2004199540, granted and conveyed unto Christopher Pursell.

Parcel Number: 06-00-00972-00-3.

Location of property: 549 Colonial Drive, East Greenville, PA 18041.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Christopher Pursell a/k/a Christopher R. Pursell** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-12. Debt: \$253,262.31.

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.

15-06085

ALL THAT CERTAIN lot or piece of land and semi-detached dwelling known as #826 Glasgow Street, situate on the Southeastly side of Glasgow Street in the Third Ward in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a 3 lot subdivision of lands of William A. S. Heuer and dated 4/18/1988 made by Ralph E. Shaner & Son Engineering Company, Pottstown, PA, as follows, to wit:

BEGINNING at a point on the Southeastly side of Glasgow Street (50 feet wide) said point being a corner of Lot No. 2 and distant along Glasgow Street from the Northerly side of Elm Street (50 feet wide) North 39 degrees, 01 minute East, 163.5 feet; thence along the Southeastly side of Glasgow Street, North 39 degrees, 01 minute East, 20.00 feet to a corner of other lands of William Buckingham and Susan Buckingham, his wife; thence leaving Glasgow Street and passing in part through a joint partition wall of the herein described message and said frame message to the North known as #828 Glasgow Street, South 50 degrees, 59 minute East, 130.00 feet to the Northwesternly side of a 15 foot wide alley; thence along said alley, South 39 degrees, 01 minute West, 20.00 feet to a corner of Lot No. 2; thence along Lot No. 2, North 50 degrees, 59 minutes West, 130.00 feet to the point and place of beginning.

BEING the same premises which Drew Larsen, Agent for John Larsen, by Deed dated 11/09/2012 and recorded 11/13/2012 in Montgomery County Deed Book 5854, Page 00868, granted and conveyed unto Kassandra R. Wilkinson.

Parcel Number: 16-00-11336-00-6.

Location of property: 826 Glasgow Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Kassandra R. Wilkinson** at the suit of U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency. Debt: \$99,872.32 (total amount of judgment).

Leon P. Haller, Attorney, I.D. #15700

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

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

15-06385

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made 5-22-1952 by Donald H. Schultz, R L S, as follows, to wit:

BEGINNING at an iron pin set in the Southeast side of Hamilton Street (66 feet wide) at the distance of 220 feet Southwesterly from the Southwest side of Main Street, (80 feet wide) a point a corner of land now or late of Isabel C. Long; thence extending along said land, South 50 degrees, 13 minutes East, 140 feet to an iron pin set in the Northwest side of an alley (20 feet wide); thence extending along the Northwest side of said alley South 40 degrees, West 20 45 feet to an iron pin a corner of land of Michele Francisco; thence extending along said land the line for a portion of distance through the centerline of the partition wall dividing the house erected on those premises from the one on the adjoining premises North 50 degrees, West 140 feet to a point on the Southwest side of Hamilton Street; thence extending along the said Southeast side of Hamilton Street, 40 degrees East, 19.92 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Victor Tenorio and Merceditas Tenorio, h/w, by Deed from Victor Tenorio and Lily Tenorio, brother and sister, dated 11/19/2003, recorded 12/26/2003 in Book 5487, Page 1406.

Parcel Number: 13-00-14752-00-4.

Location of property: 316 Hamilton Street, Norristown, PA 19401-4324.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Victor M. Tenorio a/k/a Victor Tenorio and Merceditas Tenorio** at the suit of Monument Street Funding-II, LLC. Debt: \$119,151.45.

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

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

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

15-07489

ALL THAT CERTAIN lot or piece of land, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to plan of subdivision prepared for Julio & Jean Ciabattini by Stout, Tacconelli & Associates, Inc. dated 10/26/1989 and recorded in Plan Book A-51, Page 368, as follows, to wit:

BEGINNING at a point on the Northeastly side of Moore Street (50 feet wide), a corner of Lot 2 on said plan; thence from said point of beginning extending along the said Northeastly side of Moore Street, North 76 degrees, 37 minutes, 00 seconds West, 21.00 feet to a point, a corner of lands of Phyllis Bellito, as shown on said plan; thence extending along said lands, North 13 degrees, 23 minutes, 00 seconds East, 100.00 feet to a point, a corner of lands of Philadelphia Electric Company; thence extending along the same, South 76 degrees, 37 minutes, 00 seconds East, 21.00 feet to a point, a corner of Lot No. 2 aforesaid; thence extending along the same, South 13 degrees, 23 minutes, 00 seconds West, 100.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Julio Ciabattini, Jr. by Indenture dated 12/19/2003 and recorded 2/13/2003 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5495, Page 1915 granted and conveyed unto Richard J. Baine and Elizabeth A. Baine, husband and wife.

Parcel Number: 13-00-26616-00-2.

Location of property: 743 Moore Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Elizabeth A. Baine and Richard J. Baine** at the suit of M&T Bank. Debt: \$98,899.51.

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.

15-08265

ALL THAT CERTAIN lot or parcel of ground, situate in **Salford Township**, Montgomery County, Pennsylvania, identified as Lot No. 2 on a plan of subdivision prepared for Wayne L. Post by Herbert H. Metz, Inc., dated June 30, 1971, and being more fully described as follows:

Beginning at a point on the centerline of Ridge Road (TR 563) said point of beginning being North 51 degrees 41 minutes 49 seconds East 629.66 feet from a corner intersection of the centerline of Ridge Road; thence leaving said centerline and extending along this and lands now or late of William R. Compton, Sr., North 29 degrees 53 minutes 12 seconds West 532.83 feet to a point; thence along the same North 43 degrees 58 minutes 10 seconds West 491.34 feet to an iron pin a corner of the same and being also a corner of Lot No. 3 on plan of subdivision prepared for Wayne L. Post of which this was apart; thence extending North 30 degrees 06 minutes 54 seconds East 60.01 feet to a pipe a corner of the same and being also a corner of lands now or late of Julia Zintak; thence along the same North 78 degrees 12 minutes 16 seconds East crossing the Northerly end of a 50 feet right-of-way as shown on said plan 607.32 feet to a stone a corner of this and lands now or late of C. Harold Nordby; thence along the same and being the Easterly side of said 50 feet right-of-way South 22 degrees 56 minutes 17 seconds East 306.48 feet to a pipe a corner of this and Lot No. 1 on said plan; thence along said side of right-of-way South 28 degrees 48 minutes 49 seconds West 13.68 feet to a pipe a corner of the same and lands now or late of William R. Compton, Sr.; thence along the same South 60 degrees 06 minutes 48 seconds West crossing said right-of-way 410.94 feet to a point a corner; thence along the same South 29 degrees 53 minutes 12 seconds East 532.09 feet to a point in the centerline of said Ridge Road; thence along said centerline South 51 degrees 41 minutes 49 seconds West 50.55 feet to the point of beginning.

Also including a 25 foot driveway easement containing:

ALL THAT CERTAIN tract of land situate in **Salford Township**, Montgomery County, Pennsylvania, known as a 25 foot driveway easement through the lands of Douglas EMR being described as follows, to wit: beginning at a point on the centerline of Ridge Road (33 feet wide) said point being the corner of this tract and the lands of now or late Ann J. Miller; thence along said centerline South 60 degrees 10 minutes 13 seconds West 25.00 feet to a point; thence through the lands of EMR North 29 degrees 49 minutes 47 seconds West 530.00 feet to point; thence North 60 degrees 10 minutes 13 seconds East 25.00 feet to a point; thence along the lands of Miller South 29 degrees 49 minutes 47 seconds East 530.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Marc Smith and Jennifer Smith. By deed from Steven McCrorie and Lisa McCrorie dated January 14, 2000 and recorded February 3, 2000 in Deed Book 5305, Page 1474.

Parcel Number: 44-00-01405-00-9.

Location of property: 829 Ridge Road, Telford, PA 18969.

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **Marc Smith and Jennifer Smith** at the suit of Bank of America, N.A. Debt: \$404,362.26.

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.

15-08547

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

BEGINNING at a stake on the Northwestern side of DeKalb Street, at the distance of 120.00 feet Northeastly from Fornance Street; thence extending Northwesternly parallel to Fornance Street 250.00 feet to a point on the Southeastly side of Willow Street; thence extending along said side of said Willow Street, Northeastly 30.00 feet to a point a corner of land now or late of Muscoe M. Gibson; thence extending along said land, Southeastly, parallel to Fornance Street, the line passing through the middle of the partition wall between this and the adjoining house now or late of the said Muscoe M. Gibson, 250.00 feet to the Northwesternly side of DeKalb Street; thence extending along the said side of said DeKalb Street, Southwesterly 30.00 feet to the place of beginning.

BEING the same property conveyed to James C. Heath who acquired title by virtue of a Deed from Gloria A. Linfante and Florence Linfante, dated April 4, 2003, recorded April 15, 2003, at Deed Book 5453, Page 2090, Montgomery County, Pennsylvania records.

Parcel Number: 13-00-10224-00-5.

Location of property: 1413 DeKalb Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Cheryl Heath and Unknown Administrator and/or Heirs of the Estate of James C. Heath** at the suit of U.S. Bank National Association, as Indenture Trustee for SASCO Mortgage Loan Trust 2004-GEL2. Debt: \$91,720.75.

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.

15-08848

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

BEGINNING at a point in the middle of Spring Avenue (forty feet wide) at the distance of one hundred twenty-four and sixty-five one-hundredths feet South twenty-nine degrees, East from the junction of the middle lines of Spring Avenue and Lippencott Avenue; thence from said point of beginning along the middle line of Spring Avenue South twenty-nine degrees, East twenty feet; thence South sixty-one degrees, twelve minutes West, passing through the middle of the partition wall separating the building on the premises hereby granted from the building adjoining on the Southeast ninety and six-tenths feet; thence by land now or late of B.J. Though North twenty-eight degrees, forty-eight minutes West, twenty feet; thence by other land at Frank Salania and Maurica Freed North sixty-one degrees, twelve minutes East, passing through the middle of the partition walls separating the building on the premises hereby granted and building adjoining on the Northwest ninety and fifty-three one-hundredths feet to the place of beginning.

TOGETHER with and reserving the free and common use, right, liberty and privilege of an alley fifteen feet in width extending over the rear of said premises in common with the owners, tenants and occupiers of other lands abutting thereon at all times hereafter, forever.

TITLE TO SAID PREMISES VESTED IN Basil Scott and Janice Scott by Deed from Basil Scott dated December 15, 2006 and recorded on January 12, 2007 in the Montgomery County Recorder of Deeds in Book 5631, Page 00874.

Parcel Number: 40-00-55560-00-2.

Location of property: 60 East Spring Avenue, Ardmore, PA 19003.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Basil Scott and Janice Scott** at the suit of Bayview Loan Servicing, LLC, a Delaware Limited Liability Company. Debt: \$297,372.07.

Robert W. Williams, Attorney.

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

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

15-09371

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **Limerick Township**, Montgomery County, Pennsylvania, and described according to a plan of subdivision prepared as part of 'Evans Brooke' made by Burisch Associates, Inc., dated November 11, 2002 and last revised May 14, 2004 and recorded in Montgomery County in Plan Book 23, Page 433, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Finley Circle which point of beginning is common to this lot and Lot No. 22 as shown on said plan; thence extending from said point of beginning, along Lot No. 22, North 55 degrees, 16 minutes, 05 seconds East, 188.53 feet to a point on the Southwesterly side of Sanatoga Road (S R 4025); thence extending along the same, South 34 degrees, 29 minutes, 11 seconds East, 29.02 feet to a point, a corner of Lot No. 25 as shown on said plan; thence extending along the same, South 29 degrees, 38 minutes, 11 seconds West, 103.77 feet to a point, a corner of Lot No. 24 as shown on said plan; thence extending along the same, South 55 degrees, 16 minutes, 05 seconds West, 94.79 feet to a point on the said Northeasterly side of Finley Circle; thence extending along the same, North 34 degrees, 43 minutes, 55 seconds West, 82.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 23 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN David F. Todd, Jr., by Deed from Heritage-Evansbrooke, L.P., dated 11/23/2005, recorded 12/27/2005 in Book 5584, Page 1321.

Parcel Number: 37-00-00741-05-9.

Location of property: 1505 Finley Circle, Pottstown, PA 19464-3499.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David F. Todd, Jr. and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital I, Inc. Trust 2006-NC2, Mortgage Pass-Through Certificates, Series 2006-NC2. Debt: \$414,520.17.

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

15-09496

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by C. Raymond Weir, Registered Engineer, Ambler, Pennsylvania, dated May 15, 1947, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Blue Bell, Pennlyn and Springhouse Road (33 feet wide) at the distance of 25 feet measured Southwestwardly along said side of Blue Bell, Pennlyn and Springhouse Road, produced, from its intersection with the Southwesterly side of Pershing Road (40 feet wide), produced; thence extending along said Northwesterly side of Blue Bell, Pennlyn and Springhouse Road, South 61 degrees, 15 minutes West, 34.77 feet to a point; thence extending North 51 degrees, 26 minutes West, 146.32 feet to a point a corner of Lot #19; thence extending along said Lot #19, North 61 degrees, 15 minutes East, 116.19 feet to a point on the Southwesterly side of Pershing Road, aforesaid; thence extending along said Southwesterly side of Pershing Road, South 28 degrees, 45 minutes East, 110 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 39.27 feet to the first mentioned point and place of beginning.

BEING Lot #18 of the aforesaid plan.

TITLE TO SAID PREMISES IS VESTED IN Alfred Ellison and Denise Ellison, Tenants by the Entirety, by Deed from Cynthia Jester, dated 09/23/2003, recorded 11/12/2003 in Book 05481, Page 0268.

Parcel Number: 39-00-03259-00-5 Map #39014A062

Location of property: 393 Penllyn Pike, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Alfred Ellison a/k/a Alfred Ellison, Sr. and Denise Ellison** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$139,763.34 plus interest to sale date.

Heather Riloff, Attorney.

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

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

15-09954

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, PA, being known as Lot # 112 on a Plan of Wunderland, made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania dated January 13, 1932, revised February 6, 1952 and recorded in the Office of the Recorder of Deeds of Norristown, in Deed Book 2219, Page 601, more fully described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Turner Avenue, 50 feet wide at the distance of 403.83 feet measured Northwestwardly and Northwardly along the Southwesterly and Westerly side of Turner Avenue from the Northernmost terminus of radial round corner connecting the Westerly side of Turner Avenue with the Northwestery side of Nolen Road, 50 feet wide.

CONTAINING in front or breadth on the said Turner Avenue, 61.00 feet and extending of that width in length Southwestwardly between parallel lines at right angles with the Southwesterly side of Turner Avenue, 130.00 feet.

BEING the same property conveyed to Stanley Houston and Cassandra Houston, husband and wife who acquired title by virtue of a Deed from Mayur Mehta and Nalini Mehta, husband and wife, dated October 22, 2003, recorded January 12, 2004, at Deed Book 5489, Page 2190, Montgomery County, Pennsylvania records.

Parcel Number: 30-00-68204-00-4.

Location of property: 2800 Turner Avenue, Abington, PA 19001.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Stanley Houston a/k/a Stanley J. Houston and Cassandra Houston a/k/a Cassandra M. Houston** at the suit of Wells Fargo Bank, N.A. Debt: \$173,601.01.

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.

15-12216

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Birchwood Terrace Homes, dated 1/11/1978, and last revised 4/10/1978, as recorded in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-32, Page 40, as follows, to wit:

BEGINNING at a point located on the Northwestery side of Maple Leaf Lane (50 feet wide), said point being measured the two following courses and distances from a point of curve on the Southwesterly side of Rose Valley Road (50 feet wide), viz: (1) on the arc of ac circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point; and (2) South 54 degrees, 10 minutes West, 320.00 feet to the point and place of beginning; thence extending from said point of beginning still along the Northwestery side of Maple Leaf Lane South 54 degrees, 10 minutes West, 110.00 feet to a point a corner of this Lot and Lot No. 77; thence extending from said point along Lot No. 77 North 35 degrees, 50 minutes West, 210.91 feet to a point a corner in line of Lot No. 76; thence extending from said point along Lot No. 76 North 60 degrees, 53 minutes East, 110.76 feet to a point, a corner in line of Lot No. 79; and thence extending from said point along Lot No. 79 South 35 degrees, 50 minutes East, 197.92 feet to a point said point being the first mentioned point and place of beginning.

BEING Lot Number 78 as shown on plan.

BEING the same premises which Edwin Douglas, et al by Deed dated 11/18/1988 and recorded 12/2/1988 in Montgomery County in Deed Book 4895. Page 1189 conveyed unto Jay M. Mathias and A. Charlotte Mathias, husband and wife, in fee.

Parcel Number: 60-00-01814-49-3.

Location of property: 191 Mapleleaf Lane, Upper Pottsgrove, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Steven Groff** at the suit of Green Tree Servicing, LLC. Debt: \$232,885.18.

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.

15-13741

ALL THAT CERTAIN lot or piece of ground, with improvements to be made thereon, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania being known as Lot No. 65 as shown on a certain plan entitled Hanover Square, as recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania in Plan Book 28, Pages 22-24.

BEING Lot 39 as shown on said plan.

BEING the same property conveyed to Joseph J. Sullivan, who acquired title by virtue of a Deed from Hanover Square Townhomes, L.P., dated December 13, 2012, recorded February 25, 2013, at Deed Book 5864, Page 2379, Montgomery County, Pennsylvania records.

Parcel Number: 16-00-15856-88-1.

Location of property: 121 South Penn Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Joseph J. Sullivan** at the suit of Wells Fargo Bank, N.A. Debt: \$151,208.63.

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.

15-15360

ALL THAT CERTAIN lot or piece of ground, situate in **West Pottsgrove Township**, County of Montgomery, and Commonwealth of Pennsylvania described in accordance with a Subdivision Plan for Glasgow-Heath, Inc. made by Hut-try S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA dated 5/9/1977 and revised 5/31/1977 and recorded in the Office of the Recorder of Deeds of Montgomery County at Norristown, PA in Plan Book A-30, Page 98, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Pulaski Street (50 feet wide); said point being located North 51 degrees, 17 minutes, 00 seconds West, 12.00 feet along the Northeasterly side of Pulaski Street from a point a corner of lands now or late of Morris J. Nimmerichter; thence extending from said beginning point along the aforementioned Northeasterly side of Pulaski Street North 51 degrees, 17 minutes West, 56.99 feet to a point a corner of Lot No. 2; thence extending along the same North 38 degrees, 43 minutes, 00 seconds East, 225.00 feet to a point in line of other lands now or late of Glasgow-Heath, Inc. (to be dedicated to Township for Future Recreational Area); thence extending along the same the two following courses and distances: (1) South 51 degrees, 17 minutes, 00 seconds East, 56.23 feet to a point a corner; and (2) South 38 degrees, 43 minutes, 00 seconds West, 225.00 feet to the first mentioned point and place of beginning.

BEING shown as Lot No. 3 on said plan.

Parcel Number: 64-00-03892-06-7.

Location of property: 136 Pulaski Street, Stowe, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Gregory S. Boice and Jeanette L. Boice** at the suit of Pottsgrove School District. Debt: \$5,523.15.

Diane M. Boehret, Attorney.

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

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

15-15494

ALL THAT CERTAIN parcel of land, situated in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, being known and designated as Lot 3, described in accordance with a Subdivision of Property of Nemeth Construction Company, made by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, PA, dated 06/07/1917 and last revised 04/14/1978, as follows:

BEGINNING at a point on the Southwesterly side line of Montgomery Avenue (75 feet wide), which point being measured along the Southwesterly side line of Montgomery Avenue the two following courses and distances from its intersection with the Southeasterly side line of Penn Street: (1) in a Southeasterly direction 925 feet to an existing marble stone; and (2) South 54 degrees, 30 minutes East, 121.76 feet to a point, the place of beginning; thence from said place of beginning, still along the Southwesterly side line of Montgomery Avenue South 54 degrees, 30 minutes East, 62.64 feet to a stone within the bounds of a 30 feet wide permanent sanitary sewer easement, a corner of property now or late of Frances L. Kennedy; thence along the same and a wire fence and leaving the aforesaid easement South 35 degrees, 30 minutes West, 200 feet to an iron pin, a corner of Lot No. 2; thence along Lot No. 2, the three following courses and distances: (1) North 54 degrees, 30 minutes West, 56.20 feet to a point; (2) North 35 degrees, 30 minutes East, 126.40 feet to a point, within the aforesaid 30 feet wide sanitary sewer easement; and (3) leaving the last mentioned easement North 30 degrees, 30 minutes East, 73.88 feet to a point and place of beginning.

BEING the same premises which Mina Grey, widow by her Power of Attorney, Jane Nemeth by Deed Dated 12/6/1995 and Recorded 1/31/1996 in the County of Montgomery in Deed Book 5138. Page 2026 conveyed unto Bertram H. Forman and Iris Forman, husband and wife.

Parcel Number: 40-00-38882-00-3.

Location of property: 524 West Montgomery Avenue, Lower Merion, PA 19041.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Iris Forman and Bertram H. Forman** at the suit of PNC Bank, National Association, Successor by Merger to National City Bank, Successor by Merger to National City Mortgage Company. Debt: \$495,479.40.

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

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

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

15-20182

BEGINNING at a point on the Northeasterly side of Warner Road, situate in **Worcester Township**, (50 feet wide) which point of beginning is common to this Lot and No. 32 as shown on said plan; thence extending from said point of beginning, along Lot No. 32, North 45 degrees, 18 minutes, 30 seconds East, 223.49 feet to a point on the Southwesterly side of Morris Road (40 feet wide); thence extending along the same, the two following courses and distances: (1) South 45 degrees, 35 minutes, 04 seconds East, 62.42 feet to a point; and (2) South 45 degrees, 31 minutes, 09 seconds East, 36.69 feet to a point, a corner of Lot No. 34 as shown on said plan; thence extending along the same, South 44 degrees, 28 minutes, 51 seconds West, 224.91 feet to a point on the said Northeasterly side of Warner Road; thence extending along the same, the two following courses and distances, viz: (1) North 45 degrees, 31 minutes, 9 seconds West, 14.08 feet to a point; and (2) North 44 degrees, 41 minutes, 30 seconds West, 88.27 feet to the first mentioned point and place of beginning.

BEING Lot No. 33 as shown on said plan.

The derivation of same being:

THE SAME being property conveyed by T and S Development Company, a PA General Partnership to James B. Sherman and Marjorie Sherman, as Tenants by the Entireties, on 6-27-1996, as recorded on 7-11-1996 at Book/Liber 5153, Page/Folio 2290, Instrument No. 010582 in the land records of Montgomery County.

Parcel Number: 67-00-03842-43-8.

Location of property: 2277 Warner Road, Worcester Township, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Marjorie Sherman and James B. Sherman** at the suit of Deutsche Bank National Trust Company as Trustee for Morgan Stanley ABS Capital I Inc., Trust 2007-NC3 Mortgage Pass-Through Certificates, Series 2007-NC3. Debt: \$455,739.16.

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

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

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

15-21671

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, described according to a plan thereof made by George B. Mebus, Registered Professional Engineers, Glenside, PA, dated 3/21/1945 and revised 8/27/1946, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Arbor Road (40 feet wide), at the distance of 68 feet from a point of curve, which point of curve is at the distance of 15.71 feet, measured on the arc of a circle with a radius of 10 feet to a point of tangent on the Southeasterly side of Halden Road (40 feet wide); thence extending, North 39 degrees, 15 minutes East, 125 feet to a point; thence extending, South 51 degrees, 45 minutes East, 55.50 feet to a point; thence extending, South 38 degrees, 15 minutes West, 125 feet to a point on the said Northeasterly side of Arbor Road; thence extending along the same, North 51 degrees, 45 minutes West, 55.50 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED TN Keith E. Bradford and Kimberly R. Bradford, husband and wife, by Deed from Kenneth Carlin and Dolores Carlin, husband and wife, dated 10/31/2000, recorded 11/14/2000, in Deed Book 5338, page 282.

Parcel Number: 31-00-00223-00-7.

Location of property: 527 Arbor Road, Cheltenham, PA 19012-1601.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Keith E. Bradford and Kimberly R. Bradford** at the suit of Wells Fargo Bank, N.A. Debt: \$209,032.77.

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.

15-24559

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

BEGINNING at a point on the Southeasterly side of Powell Street, at the distance of one hundred seventy-five feet, six inches Northeastwardly from the Easterly corner of Powell and Fornace Streets a corner of this land now or late of Thomas J. McCabe; thence extending Southeastwardly at right angles to Powell Street and running through the middle of the partition wall between this house and house on land now or late of Thomas McCabe, one hundred sixty feet more or less to a twenty feet wide alley; thence along the Northwestwardly side of said alley, Northeastwardly parallel with Powell Street, twenty-four feet, six inches to a point, a corner of land now or late of Clarence Moore; thence extending Northwestwardly parallel with the first course, and along line of land now or late of said Clarence Moore, one hundred sixty feet more or less to the Southeasterly side of said Powell Street, and along said side of said Street. Southwestwardly twenty-four feet six inches to the place of beginning.

BEING the same premises which 2 D Development, LLC, by Deed dated May 17, 2010 and recorded May 28, 2010 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5768, Page 1035, granted and conveyed unto Michelle D. Myler.

Parcel Number: 13-00-31068-00-5.

Location of property: 1416 Powell Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michelle D. Myler** at the suit of Wells Fargo Bank, N.A. Debt: \$127,339.65.

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

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

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

15-24620

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

BEGINNING at a point on the Northwest side of Arch Street sixteen and forty-two one-hundredths feet Northeast from Chestnut Street, a corner of lot now or late of Albert Longaker and Rebecca A. Weidner; thence by said land the line passing through the middle of the partition wall between the houses Northwest parallel to Chestnut Street seventy-five and sixty-nine one-hundredths feet to the said side of an alley laid out three feet, six inches wide; thence along said alley parallel to Arch Street North fifteen and forty-five one-hundredths feet to land late of the Estate of Albert Longaker; thence by said last mentioned land parallel to the first line Southeast the line passing through the middle of the partition wall between the houses seventy-five and sixty-nine one hundredths feet to the Northwest side of Arch Street, and along said side of Arch Street, at the distance of one foot Southeast from the line of the buildings erected Southwest fifteen and forty five one-hundredths feet to the place of beginning.

Parcel Number: 13-00-02304-00-5.

Location of property: 703 Arch Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Craft** at the suit of James B. Nutter & Company. Debt: \$63,329.17.

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

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

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

15-24794

ALL THAT CERTAIN message and tract of land, situate in the Third (formerly Ninth) Ward, **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner and Son Engineering Company, as follows, to wit:

BEGINNING at a corner of lands being on the Northerly property line of West Fourth Street (50 feet wide) and distant along the same from a point marking the Northwesterly property line intersections of said Fourth Street and Johnson Street (40 feet wide) North 54 degrees, 53minutes West, 240.29 feet; thence from said point of beginning continuing along the Northerly side of West Fourth Street North 54 degrees, 53 minutes West, 21 feet to a corner; thence along the same North 35 degrees, 07 minutes East, 140.0 feet, 0 inches to a corner on the Southerly side of a given 20 feet wide alley; thence along the same South 54 degrees, 53 minutes East, 21 feet, 0 inches to a corner; thence along the same on a course passing through the middle of a joint brick partition wall of a double brick dwelling South 35, degrees 07 minutes West, 140 feet, 0 inches to a corner on the Northerly property line of West Fourth Street and place of beginning.

BEING the same premises which Guillermo Carattini, by Deed dated May 30, 2006 and recorded July 6, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5606, Page 2815, granted and conveyed unto Dorisann Yosko.

Parcel Number: 16-00-09992-00-9.

Location of property: 25 West 4th Street a/k/a 25 W. 4th Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dorisann Yosko** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$103,726.40.

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

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

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

15-24846

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled 'The Hamlet' now known as 'Waterford Greene', drawn by Carroll Engineering Corporation, Consulting Engineers, Warrington, PA dated 8/18/1989, last revised 7/7/1992 and recorded in Plan Book A-53, Page 373-378, and Phasing Plan entitled, 'Waterford Greene' dated 12/11/1995, last revised 2/19/1996 and recorded in Plan Book A-56, Page 135, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Prince Court, said point of beginning is being at a point a corner of Lot No. 201 as shown on said plan; thence extending from said point of beginning and extending along the said Northwesterly side of Prince Court, South 06 degrees, 51 minutes, 44 seconds West, 12.00 feet to a point

a corner of Lot No. 199 and also being in the bed of an undefined easement, both as shown on said plan; thence extending along the line of said Lot No. 199 and also extending through the bed of said easement, South 33 degrees, 25 minutes, 38 seconds West, 26.83 feet to a point in line of Open Space Area as shown on said plan; thence extending along the line of said Open Space Area the two following courses and distances, viz: (1) North 83 degrees, 08 minutes, 16 seconds West, 76.00 feet to a point; and (2) North 06 degrees, 51 minutes, 44 seconds East, 36.00 feet to a point a corner of Lot No. 201, aforesaid; thence extending along the line of said Lot No. 210, South 83 degrees, 08 minutes, 16 seconds East, 88.00 feet to a point on the Northwesterly side of Prince Court, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 200 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Cindy A. Yi, by Deed from Nikki A. King and Gregory E. King, w/h, dated 05/28/2009, recorded 06/03/2009 in Book 5732, Page 487.

Parcel Number: 37-00-03482-28-8.

Location of property: 1701 Prince Court, Royersford, PA 19468-1365.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cindy A. Yi** at the suit of Wells Fargo Bank, N.A. Debt: \$229,022.69.

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

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

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

15-25947

LAND REFERRED to in this commitment is described as all that certain property, situated in **Cheltenham Township**, in the County of Montgomery, and State of Pennsylvania and being described in a Deed dated 06/11/2008 and recorded 06/30/2008 in Book 5698, Page 658 among the land records of the County and State set forth above, and referenced, 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 thereof made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on the 20th Day of September, 1995, described, as follows, to wit:

BEGINNING at a point on the North side of Harrison Avenue (50 feet wide), which point is measured on the arc of a circle curving to the left having a radius of 345 feet to the arc distance of 16.38 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 485 feet the arc distance of 169.30 feet from point, which point is measured North 89 degrees, 9 minutes, 30 seconds East, 225 feet from a point which point is measured on the arc of a circle curving to the left having a radius of 125 feet the arc distance of 87.9 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet from a point on the Southeast side of Waverly Road (41.5 feet wide); thence extending North 0 degrees, 50 minutes, 30 seconds West, 184.46 feet to a point; thence extending North 89 degrees, 9 minutes, 30 seconds East, 90.96 feet to a point; thence extending South 14 degrees, 5 minutes, 0 seconds West, 59.48 feet to a point; thence extending North 84 degrees, 43 minutes, 10 seconds East, 11.40 feet to a point; thence extending South 6 degrees, 35 minutes, 57 seconds West, 142.99 feet to a point on the North side of Harrison Avenue; thence extending along the North side of Harrison Avenue along the arc of a circle curving to the right having a radius of 345 feet the arc distance of 70 feet to the first mentioned point and place of beginning.

BEING the same premises which Heather Samit by Deed dated 06/11/2008 and recorded 06/30/2008 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5698, Page 00658 granted and conveyed unto Jonathan Hodes and Jocelyn Hodes, husband and wife.

Parcel Number: 31-00-13447-00-4.

Location of property: 435 Harrison Avenue, Cheltenham, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jocelyn B. Hodes a/k/a Jocelyn Hodes and Jonathan S. Hodes a/k/a Jonathan Hodes** at the suit of Bank of America, N.A. Debt: \$338,954.85.

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.

15-26334

ALL THAT CERTAIN tract or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey made May 12, 1967, by A. G. Newbold, Registered Engineer, as follows:

BEGINNING at an iron pipe in the Westerly right-of-way line of Route 100, limited access highway, said pipe marking a corner of lands now or late of Robert S. Smith; thence by said right-of-way line South 0 degrees, 05 minutes, 960.48 feet to a point; thence by lands now or late of Lincoln K. P. Buchanan and passing through an iron pipe on line South 39 degrees, 56 minutes West, 86.07 feet to an iron pipe; thence by lands about to be conveyed to Gerald E. Dotterer North 46 degrees, 11 minutes, 40 seconds West, 714.49 feet to an iron pipe; thence by Robert S. Smith and party along a right-of-way North 47 degrees, 05 minutes, 40 seconds East, 781.30 feet to the place of beginning containing 7,005 acres more or less.

TITLE TO SAID PREMISES IS VESTED IN Paul D. Mizic and Wendy L. Mizic, husband and wife by Deed from Kenneth Gephart and Virginia M. Gephart, husband and wife by Deed dated January 5, 2006, Recorded January 24, 2006 in Book #05587, Page #2461.

Parcel Number: 60-00-02269-00-2.

Location of property: 97 Hillside Drive, Boyertown, PA 19512-8231.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul D. Mizic, Jr. and Wendy L. Mizic** at the suit of Tri County Area Federal Credit Union. Debt: \$154,990.59.

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.

15-26520

ALL THAT CERTAIN unit, designated as Unit Number 905, being a unit in Middleton Place Townhomes Condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of; Middleton Place Townhomes Condominium bearing date the 6th day of January A.D. 1982 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 7th day of January A.D. 1982 in Deed Book 4674, Page 1029, etc. and plats and plans for Middleton Place Townhomes Condominium bearing date the 6th day of January A.D. 1982 and recorded as exhibit "C" of the Declaration of Condominium of Middleton Place Townhomes Condominium, in Deed Book 4674, Page 1029.

TOGETHER with all right, title and interest being a 0.86957 undivided interest of in and to the common elements as set forth in the aforesaid Declaration of Condominium.

BEING the same premises that Charles J. Garis and Darlene Garis, husband and wife, by Deed dated 8/13/2005 and recorded on 10/11/2005 in the Office of Recorder of Deeds in and for Montgomery County, at Book 05574, Page 1827 and Instrument No. 200514 7028, conveyed unto Krystle Weller and Christopher M. Myers, Grantee herein.

Parcel Number: 63-00-05211-04-5.

Location of property: 905 Middletown Place, Norristown, PA 19403.

The improvements thereon are: Condominium Townhouse.

Seized and taken in execution as the property of **Christopher M. Myers and Krystle Weller** at the suit of LSF9 Master Participation Trust. Debt: \$151,049.85.

Bradley J. Osborne, Attorney.

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

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

15-27527

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the 10th Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by George F. Shaner, Registered Engineer, dated January 19, 1948 and known as Brookside Homes, Inc., which said plan is recorded at Norristown, Pennsylvania, in Deed Book 1898, Page 400, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Adams Street (50 feet wide) at the distance of one hundred seventy-nine feet, three and one-quarter inches Northeastwardly from a point of tangent in the said side of Warren Street, which said point of tangent is at the distance of twenty-four feet, nine inches measured on the arc of a circle curving to the left having a radius of twenty feet from a point of curve on the Northeasterly side of Wilson Street (forty feet wide); thence from said point of beginning along Lot #84, North twenty-eight degrees, eighteen minutes West, one hundred feet to a point in the center line of a certain ten feet wide utility easement; thence extending along the center line of same North sixty-one degrees, forty-two minutes East, fifty feet to a point; thence extending along Lot #86, South twenty-eight degrees, eighteen minutes East, one hundred feet to a point on the said Northwesterly side of Adams Street; thence extending along the same, South sixty-one degrees, forty-two minutes West, fifty feet to the first mentioned point and place of beginning.

BEING Lot #85 on the above mentioned plan.

BEING the same property conveyed to Bruce Parkinson and Breelyn Parkinson, brother and sister who acquired title by virtue of a Deed from Richard F. Weiser and Joan W. Weiser, husband and wife, dated June 7, 2010, recorded June 15, 2010, at Instrument Number 2010048591, Montgomery County, Pennsylvania records.

Parcel Number: 16-00-00260-00-3.

Location of property: 825 North Adams Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Breelyn Parkinson and Bruce M. Parkinson** at the suit of Wells Fargo Bank, N.A. Debt: \$136,960.95.

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.

15-27546

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Greenville Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to an "As Built" Plan made for Colonial Village by Urwiler and Walter, Inc., Registered Professional Engineers, dated October 29, 1973, as follows, to wit:

BEGINNING at a point on the Northeastly side of Colonial Drive (eighty-two feet wide), said point being at the distance of four hundred thirty-three and fifty one-hundredths feet measured North twenty-four degrees, six minutes, ten seconds West along the Northeastly side of Colonial Drive from its point of intersection with the Northwestly side of Hamilton Road (eighty-two feet wide).

CONTAINING in front or breadth Northwestwardly along the Northeastly side of Colonial Drive thirty-two feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Colonial Drive, one hundred one and fifty one-hundredths feet.

BEING Lot No. 162 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Justin D. Glebe and Michele K. Walsh, as Joint Tenants With the Right of Survivorship, by Deed from Michael R. Wiebe and Stacy J. Wiebe, h/w, dated 03/12/2012, recorded 04/05/2012 in Book 5831, Page 2530.

Parcel Number: 06-00-01092-00-9.

Location of property: 445 Colonial Drive, East Greenville, PA 18041-1718.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Justin D. Glebe and Michelle K. Walsh** at the suit of Wells Fargo Bank, N.A. Debt: \$146,245.86.

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

15-28083

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 thereof made by William T. Muldrew Civil Engineer, dated the 29th day of June A. D. 1926, as follows, to wit:

BEGINNING at a point in the middle of New Second Street (thirty-three feet wide) which point is at the distance of twenty-one and thirty-six one-hundredths feet Northeastly from a point formed by the intersection of the middle line of the said New Second Street, and the middle line of Oak Lane Avenue (thirty-three feet wide); thence extending along the Northeastly side of Sunnysbrook Avenue (a forty foot wide street about to be laid and opened) North twenty-two degrees, thirty minutes West, two hundred and seventy feet to a stone in the Southeastly side of Third Street (a forty foot wide street about to be laid out and opened); thence along the Southeastly side of said Third Street North forty-three degrees, twenty-nine minutes East, one hundred twenty-eight and fifty-seven one-hundredths feet to a point in the Southeastly side of Third Street; thence South twenty-eight degrees, fifty-six minutes East, two hundred thirty-two and twelve one-hundredths feet to a point in the middle line of said New Second Street; and thence along the middle line of said New Second Street South thirty-four degrees, fifty-five minutes West, one hundred seventy and twenty-four one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Emma Muller by Deed from Michael F. Traynor and Philomena A. Traynor, his wife dated 05/10/1972 recorded 05/12/1972 in Deed Book 3751, Page 93.

Parcel Number: 31-00-20473-00-7.

Location of property: 7500 New Second Street, Elkins Park, now known as Melrose Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **America Muller, Known Heir of Emma Muller also known as Emma H. Mueller, Ava Lippek, Known Heir of Emma Muller also known as Emma H. Mueller, Carrie Ann Lippek Known Heir of Emma Muller also known as Emma H. Mueller, Estate of Emma Muller also known as Emma H. Mueller, Frank Neumayer, Co-Personal Representative of The Estate of Emma Muller also known as Emma H. Mueller, Kristy Knox, Known Heir of Emma Muller also known as Emma H. Mueller, Nicholas Muller, Known Heir of Emma Muller also known as Emma H. Mueller, Stefan Muller, Known Heir and Co-Personal Representative of The Estate of Emma Muller also known as Emma H. Mueller, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Emma Muller also known as Emma H. Mueller** at the suit of Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS6. Debt: \$209,972.54.

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

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

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

15-28136

ALL THAT CERTAIN lot or tract of land, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made 3/6/1954, by Charles F. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania, as follows:

BEGINNING at a point in the center line of Madison Avenue (40 feet wide) at the distance of 125.02 feet Southwestwardly from the intersection which the center line of Madison Avenue with the original center line of Susquehanna Avenue (41.50 feet wide, as widened from its original width of 33 feet by the addition of 8.50 feet on the Southwestly side); thence along the center line of Madison Avenue, South 46 degrees, 35 minutes West, 35.11 feet to an angle point; thence still along the center line of Madison Avenue, North 76 degrees, 16 minutes West, 147.66 feet to a point; thence North 46 degrees, 35 minutes East, 119.89 feet to a point; thence South 41 degrees, 15 minutes East, 124.13 feet to a point in the aforementioned center line of Madison Avenue and place of beginning.

BEING Lot "H" on the aforementioned plan and also being a portion of Lot No. 2354 on additional Lot Layout Plan of Fergusons North Glenside.

BEING the same premises which Alice Bernadette Hennessy May by Indenture dated 4/5/2010 and recorded 4/6/2010 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5763, Page 636, granted and conveyed unto Charles May and Kelly May, husband and wife, in fee.

Parcel Number: 30-00-40228-00-8.

Location of property: 2915 Madison Avenue, Abington, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Charles May and Kelly May** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$197,273.47.

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

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

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

15-28398

ALL THAT CERTAIN parcel of land, situate in **Abington Township**, County of Montgomery, and Commonwealth of Pennsylvania being known and designated, as follows:

DESCRIBED according to a certain Plan of Property made for Ernest W. McCoy and Ethel M. McCoy by Charles E. Shoemaker, Registered Professional Engineer, dated 07/03/1964 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County of Norristown, PA in Plan Book C-3, Page 126, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cadwalader Avenue (50 feet wide) said point being at the distance of 434.79 feet measured Southwestwardly along the Southeasterly side of Cadwalader Avenue from its point of intersection with the Southwestwardly side of Jenkintown Road (33 feet wide); thence extending from said point of beginning South 28°, 41' East, 100 feet to a point; thence extending South 61°, 19' West, 60 feet to a point; thence extending North 28°, 41' West 100 feet to a point on the Southeasterly side of Cadwalader Avenue aforesaid; thence extending North 61°, 19' East along the Southeasterly side of Cadwalader Avenue 60 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Andrew Tighe and Joseph Tighe by Deed from Andrew Tighe dated September 20, 2013 and recorded October 17, 2013 in Deed Book 5892, Page 02531.

Parcel Number: 30-00-06152-00-1.

Location of property: 233 Cadwalader Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Andrew Tighe and Joseph Tighe** at the suit of Lakeview Loan Servicing, LLC. Debt: \$184,614.39.

Joseph I. Foley, Attorney.

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

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

15-28457

ALL THAT CERTAIN unit in the property known, named and identified as Montgomery Brook, a Condominium, located in **Limerick Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the Recording in the Montgomery County Department of Records of a Declaration recorded in Deed Book 4860, Page 1162, an Amendment thereto recorded in Deed Book 4863, Page 651; Amendment thereto recorded in Deed Book 4872, Page 792; Amendment thereto recorded in Deed Book 4881, Page 1409; Amendment thereto recorded in Deed Book 4891, Page 1218; Amendment thereto recorded in Deed Book 4895, Page 2463; Amendment thereto recorded in Deed Book 4905, Page 1362; Amendment thereto recorded in Deed Book 4912, Page 324; Amendment thereto recorded in Deed Book 4918, Page 1836; Amendment thereto recorded in Deed Book 4927, Page 206; Amendment thereto recorded in Deed Book 4932, Page 982; Amendment thereto recorded in Deed Book 4946, Page 2006; Amendment thereto recorded in Deed Book 4957, Page 1481; Amendment thereto recorded in Deed Book 4977, Page 770; Amendment thereto recorded in Deed Book 4985, Page 2371; Amendment thereto recorded in Deed Book 5003, Page 1579; Amendment thereto recorded in Deed Book 5003, Page 2317; Amendment thereto recorded in Deed Book 5011, Page 289; Amendment thereto recorded in Deed Book 5019, Page 2148; Amendment thereto recorded in Deed Book 5045, Page 20; Amendment thereto recorded in Deed Book 5059, Page 843; Amendment thereto recorded in Deed Book 5103, Page 1302; and the By-Laws for said Condominium, dated December 10, 1987 and the Declaration Plan dated December 1, 1987 and recorded as part of the Declaration.

BEING designated as Unit No. 814 together with a proportionate undivided interest in the Common Elements (as defined in such declaration).

BEING the same premises which George W. Foley, IV by Indenture dated October 17, 2002 and recorded December 28, 2002 at Norristown in the Office for the Recorder of Deeds in and for Montgomery County in Deed Book 5439, Page 1488, granted and conveyed unto James F. Magee, in fee.

TITLE TO SAID PREMISES IS VESTED IN Kristen R. Zampino, by Deed from James F. Magee, dated 04/20/2007, recorded 05/01/2007 in Book 5645, Page 00635.

Parcel Number: 37-00-00744-54-3, Map #37052A126.

Location of property: 814 Foxmeadow Drive, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kristen R. Zampino f/k/a Kristen R. Hayes** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$174,318.67 plus interest to sale date.

Martha 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.

15-28550

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described according to a Subdivision Plan "Camp Hill 'Woods'" Prepared for Willow Grove Construction Company, Inc., by C. Raymond Weir, Associates , Inc., Civil Engineers and Surveyors, Ambler, Pennsylvania, dated December 24, 1969 and last revised February 25, 1970 and recorded in the Office for the Recording of Deeds at Norristown, Montgomery County, Pennsylvania, in Plan Book C-10, Page 55, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Camp Hill Road (50 feet wide) said point being at the distance of 307.25 feet measured South 37 degrees, 9 minutes, 45 seconds West, along the Northwesterly side of Camp Hill Road from its point of intersection with lands now or late of Upper Dublin Township Authority Sewer pumping Station; thence extending from said point of beginning South 37 degrees, 9 minutes, 45 seconds West, along the Northwesterly side of Camp Hill Road 25 feet to a point; thence extending North 52 degrees, 50 minutes, 15 seconds West, crossing the bed of a Certain 10 feet wide permanent Sanitary Sewer Easement and also crossing the bed of a creek and partly along the Northeasterly side of the aforesaid Easement 185.89 feet to a point; thence extending South 37 degrees, 9 minutes, 45 seconds West crossing the bed of the aforesaid Easement 38.52 feet to a point; thence extending North 52 degrees, 50 minutes, 15 seconds West, recrossing the aforesaid Easement 169.07 feet to a point; thence extending North 37 degrees, 9 minutes, 45 seconds East, partly along the Northwesterly side of the aforesaid Easement 63 feet to a point; thence extending North 8 degrees, 39 minutes, 15 seconds West, 28.10 feet to a point on the Southeasterly side of Pennsylvania Railroad Trenton Cut-Off Right-of-Way; thence extending North 81 degrees, 20 minutes, 45 seconds East, along the aforementioned Right-of-Way, 169.39 feet to a point; thence extending South 52 degrees, 50 minutes, 15 seconds East, 69.17 feet to a point; thence extending South 37 degrees, 9 minutes, 45 seconds West, 140.55 feet to a point; thence extending South 52 degrees, 50 minutes, 15 seconds East, recrossing the aforementioned Creek 187 feet to the first mentioned point and place of beginning.

CONTAINING 34,317.82 square feet, more or less, as shown on the above mentioned plan.

BEING Lot Number 13, as shown on the above mentioned plan.

BEING the same premises which John C. Endicott and Judith G. Endicott, his wife by Deed dated the 1st day of September 1987 and recorded September 3rd 1987 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, granted and conveyed unto Stephen Atkins, unmarried, in fee.

TOGETHER with the free and common use, right liberty and privilege of a certain driveway between Lot No. 3 and Lot No. 13.

SUBJECT to the proportionate share of the cost and expense in maintaining said driveway and repair.

Parcel Number: 54-00-03589-04-7.

Location of property: 376 Camp Hill Road, Upper Dublin Township, PA 19034.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Stephen Atkins** at the suit of JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC. Debt: \$189,284.14.

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.

15-28942

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 survey and plan thereof made by Milton R. Yerkes, C.E., Bryn Mawr, Pennsylvania, August 19, 1939, as follows, to wit:

BEGINNING at a point in the middle line of Simpson Road (forty feet wide) at the distance of one hundred forty-three feet and sixty-eight one-hundredths of a feet measured North sixty-three degrees, thirty minutes East along the middle line of said Simpson Road from its intersection with the middle line of County Line Road (fifty feet wide); thence leaving the middle line of said Simpson Road and extending North twenty-six degrees, thirty minutes West, one hundred thirty feet to a point; thence extending North sixty-three degrees, thirty minutes East along a brick wall twenty-two feet and thirty-seven one-hundredths of a foot to a point; thence extending South twenty-seven degrees, eight minutes East passing through the middle of a partition wall separating the house on these premises from the house adjoining to the Northeast one hundred thirty feet to a point in the middle line of Simpson Road; thence extending along the middle line of Simpson Road South sixty-three degrees, thirty minutes West, twenty-three feet and seventy-nine one-hundredths of a foot to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Evelyn P. Alexis Ogunsola by Deed from Fitzstanley Jones and Viola Jones, his wife dated 06/30/2014 recorded 07/09/2014 in Deed Book 5919, Page 02368.

Parcel Number: 40-00-54936-00-5.

Location of property: 222 Simpson Road, Ardmore, PA 19003

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of Estate of Evelyn P. Ogunsola a/k/a Evelyn P. Alexis Ogunsola, John Alexis as Known Heir and as Co-Personal Representative of the Estate of Evelyn P. Ogunsola a/k/a Evelyn P. Alexis Ogunsola, Juliana A. James, as Known Heir and as Co-Personal Representative of the Estate of Evelyn P. Ogunsola a/k/a Evelyn P. Alexis Ogunsola, Martin Alexis, Individually, and as Known Heir and as Co-Personal Representative of the Estate of Evelyn P. Ogunsola a/k/a Evelyn P. Alexis Ogunsola and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Evelyn P. Ogunsola a/k/a Evelyn P. Alexis Ogunsola at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Indenture Trustee on Behalf of the Noteholders and the Note Insurer of ABFS Mortgage Loan Trust 2000-1. Debt: \$44,397.24.

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.

15-29227

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, County of Montgomery and State of Pennsylvania, described according to a subdivision plan (The Meadows) made by Alon Engineering Associates, Inc. Warminster, PA dated 7/8/1987 and last revised 3/18/1988 and recorded in Plan Book A-49, Page 324 described, as follows, to wit:

BEGINNING at a point on the Southeasterly ultimate right-of-way line of Wissahickon Avenue (50 feet wide) a corner of Lot 3 on said plan; thence extending from said point of beginning and leaving Wissahickon Avenue and along Lot 3 on said plan South 40 degrees, 45 minutes, 00 seconds East and crossing a 20 feet wide sanitary sewer easement 213.46 feet to a point on the Northwesterly side of a 20 feet wide water right-of-way; thence along the same South 84 degrees, 45 minutes, 00 seconds West, 73.70 feet to a corner of Lot 5 on said plan; thence along the same recrossing the aforesaid 20 feet wide sanitary sewer easement and along Lot 5 on said plan North 40 degrees, 45 minutes, 00 seconds West, 170.66 feet to a point on the Southeasterly ultimate right-of-way line of Wissahickon Avenue; thence along the same North 49 degrees, 15 minutes, 00 seconds East, 60.00 feet to a point being the first mentioned point and place of beginning.

CONTAINING in area 11,523 square feet.

BEING Lot No. 4 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jose Montes and Rhonda Montes, as Tenants by the Entirety by Deed from Diane J. Mock dated 10/11/2002 recorded 10/29/2002 in Deed Book DB5431, Page 2212.

Parcel Number: 52-00-18880-70-6.

Location of property: 60 West Wissahickon Avenue, Flourtown, PA 19031.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jose Montes a/k/a Jose A. Montes and Rhonda Montes a/k/a Rhonda Yancy** at the suit of Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, as Indenture Trustee for GMACM Home Equity Loan Trust 2002-HE3. Debt: \$15,485.81.

John Eric Kishbaugh, Attorney.

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

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

15-29720

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Valley Forge Tower South Condominium, 1000 Valley Forge Circle, King of Prussia, Pennsylvania in **Upper Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office for the Recording of Deeds in and for Montgomery County, Pennsylvania, the Declaration of Valley Forge Tower South Condominium dated April 10, 1974 and recorded April 10, 1974 in Deed Book 3933, Page 465, and Amendment thereto dated July 10, 1974 and recorded in Deed Book 3959, Page 132, and First Amendment thereto dated August 22, 1979 and recorded in Deed Book 4461, Page 28 and Second Amendment thereto dated March 19, 1980 and recorded in Deed Book 4513, Page 407, and Third Amendment thereto dated September 14, 2009 and recorded in Deed Book 5757, Page 2927 and the Declaration Plan of Valley Forge Tower South Condominium dated April 10, 1974 and recorded April 10, 1974 in Condominium Plan Book 2, Page 93 and the Code of Regulations of Valley Forge Tower South Condominium dated April 10, 1974 and recorded April 10, 1974 in Deed Book 3933, Page 510, and Amendment thereto dated June 24, 1977 and recorded in Deed Book 4221, Page 142, and Second Amendment thereto dated March 19, 1980 and recorded in Deed Book 4513, Page 411, Third Amendment thereto dated April 7, 1985 and recorded in Deed Book 4617, Page 165, and a Fourth Amendment thereto dated May 8, 1985 and recorded in Deed Book 4769, Page 1105, and a Fifth Amendment thereto dated December 17, 1977 and recorded in Deed Book 5222, Page 1530, and a Sixth Amendment thereto dated April 29, 1998 and recorded in Deed Book 5224, Page 757, and a Seventh Amendment thereto dated September 14, 2009 and recorded in Deed Book 5757, Page 2903, being designated in such Declaration Plan as Unit 611, as more fully described in such Declaration Plan and Declaration, together with a Proportions Undivided Interest in the Common Elements as defined in such Declaration of 0.398%. The unit, together with its Proportionate Undivided Interest, is sometimes hereinafter referred to collectively as the "Premises".

BEING the same premises which H. Scott Newman, Jr. and Eileen M. Newman, his wife by Deed dated 9/27/79 and recorded 10/05/79 in Montgomery County in Deed Book 4460, Page 418 granted and conveyed unto Ralph Spangler and Geri Spangler, his wife, in fee.

Parcel Number: 58-00-19301-06-3.

Location of property: 10611 Valley Forge Circle, Unit 611, King of Prussia, PA 19406.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Ralph Spangler and Geri Spangler** at the suit of Valley Forge Towers South Condominium Association. Debt: \$33,735.45.

Jay E. Kivitz, Attorney. I.D. #26769

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

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

15-29891

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the **East Greenville Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of "Colonial Village" made for Axelrod Construction Company, by Urwiler and Walter, Inc., Registered Professional Engineers, dated February 26, 1974 and last revised April 25, 1974 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Colonial Drive (eighty-two feet wide) said point being measured at the distance of one hundred fifty-six and fifty one-hundredths feet measured North twenty-four degrees, six minutes, ten seconds West along the Southwesterly side of Colonial Drive from its point of intersection with the Northwesterly side of Valley Road (eighty-two feet wide).

CONTAINING in front or breadth Northwestwardly along the Southwesterly side of Colonial Drive twenty feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Colonial Drive one hundred one and fifty one-hundredths feet.

BEING Lot No. 234 as shown on the above mentioned plan.

BEING the same premises which A. Celestine Jett, by Deed dated February 28, 2003 and recorded March 13, 2003 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5449, Page 1520, granted and conveyed unto Amanda M. Karver n/k/a Amanda M. Donofrio.

Parcel Number: 06-00-00916-00-5.

Location of property: 514 Colonial Drive, East Greenville, PA 18041.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Amanda M. Donofrio f/n/a Amanda M. Karver** at the suit of JPMorgan Chase Bank, National Association Successor by Merger to Chase Home Finance, LLC Successor by Merger to Chase Manhattan Mortgage Corporation. Debt: \$80,446.81.

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.

15-29905

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Ford's Edge Townhouses, a Condominium, located at Sixth Avenue in **Upper Providence Township**, Montgomery County, Pennsylvania, which heretofore has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3rd, 1963, P.L. 196 by the recording in the Office for the Recording of Deeds in and for Montgomery County, Pennsylvania, of Declaration of Condominium dated December 18, 1972 and recorded on December 18, 1972 in Deed Book 3814, Page 48 and amendment thereto dated January 20, 1976 and recorded February 17, 1976 in Deed Book 4088, Page 5 a Declaration Plan dated October 10, 1972 and last revised November 13, 1972 and recorded December 18, 1972 in Condominium Plan Book 1, Page 24 and amended in Condominium Plan Book 1, Page 74 and Code of Regulations dated December 18, 1972 and recorded December 18, 1972 in Deed Book 3814, Page 64 being designated on such Plan as Building D Unit No. 27, as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the common elements as defined in such Declaration and amendment thereto.

TITLE TO SAID PREMISES IS VESTED IN Cynthia L. Barndt, as sole tenant given by Barbara S. Moyer dated April 27, 2007 Recorded: May 9, 2007 Book/Page or Instrument # (Book) 5646 and (Page) 01222.

Parcel Number: 61-00-04739-14-1.

Location of property: 27 Fords Edge f/k/a 700 Sixth Avenue, Unit 27, Royersford, PA 19468-2665.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cynthia L. Barndt** at the suit of Tri County Area Federal Credit Union. Debt: \$115,685.42.

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

15-29940

ALL THAT CERTAIN message and parcel of land, situate in the 9th Ward of **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan of Lots known as Pottsgrove Manor, Inc., as laid out by George F. Shaner, Registered Engineer, as follows, to wit:

BEGINNING at the Northeast corner of Lot No. 107, said point being on the Southerly property line of West Chestnut Street (50 feet wide) and distant along the same from a point marking the Southeastly property line intersection of Potts Drive and the aforesaid West Chestnut Street, as projected, South 77 degrees, 35 minutes East, 275 feet; thence from said point of beginning continuing along the Southerly property line of West Chestnut Street, South 77 degrees, 35 minutes East 45.54 feet to a point of deflection and continuing along the same, South .91 feet to a corner of Lot No. 105; thence along the same, South 26 degrees, 21 minutes West, .01 feet to a point of deflection and corner of Lot No. 67; thence continuing along Lot No. 67, South 77 degrees, 35 minutes West, 33.32 feet to a corner of Lot No. 147; thence along the same, North 12 degrees, 25 minutes East, 100 feet to the place of beginning.

BEING Lot No. 106 on said Plan.

BEING the same premises which Edgar L. Stevens and Linda Stevens, husband and wife, by Indenture bearing date May 11, 2002 and recorded May 31, 2004 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5410 page 1604 etc., granted and conveyed unto Edgar L. Stevens and Linda Stevens, husband and wife, in fee.

And the said Edgar L. Stevens and Linda Stevens by Deed dated 5/27/2004 and recorded 6/18/2004 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5513 page 1124 granted and conveyed unto Joel T. Stevens, in fee.

RESERVING thereout and therefrom onto the owners, tenants and occupiers of the adjoining premises to the West, the free and unobstructed use, right, liberty and privilege of entrance and exit of a width of five feet into and from the garage erected or to be erected on the within described 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 garage now or hereafter to be erected on each of the 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 uses shall be abolished by the then owners of both said premises, but not otherwise, each owner to any one-half of their proper charges, costs and expenses of keeping 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 ten feet.

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

Parcel Number: 16-00-06540-00-5.

Location of property: 360 West Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joel T. Stevens** at the suit of First Niagara Bank, N.A. s/b/m Harleysville National Bank and Trust Company. Debt: \$72,324.85.

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

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

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

15-30113

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in **West Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described in accordance with a survey prepared by Ralph E. Shaner & Son Engineering Company, dated 6/2/65, as follows, to wit:

BEGINNING at a point on the Northwest side of Vine Street (50 feet wide), said point being a distance of 108 feet from the Northeast side of School Lane (28 feet wide); thence from said point of beginning North 50 degrees, 34 minutes West, 30 feet to a point; thence South 39 degrees, 26 minutes West, 3 feet to a point; thence North 50 degrees, 34 minutes West, 110 feet to a point on the Southeast side of a 20 feet wide alley; thence along the side of said 20 feet wide alley North 39 degrees, 26 minutes East, 45 feet to a point; thence South 50 degrees, 34 minutes East, 140 feet to a point on the Northwest side of Vine Street, aforementioned; thence South 39 degrees, 26 minutes West, 42 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Tara L. Barnes, Individually who acquired title by virtue of a Deed from Robert J. Barnes and Tara L. Barnes, husband and wife, and Lucy E. Kaas, no marital status shown, dated July 13, 2000, recorded July 18, 2000, at Deed Book 5323, Page 1593, Montgomery County, Pennsylvania records.

Parcel Number: 64-00-05197-00-4.

Location of property: 511 East Vine Street, Stowe, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Robert J. Barnes and Tara L. Barnes a/k/a Tara L. Kauffman and Lucy E. Kaas** at the suit of Wells Fargo Bank, N.A. Debt: \$66,880.17.

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.

15-30186

ALL THAT CERTAIN parcel or tract of land, situated in **Lower Pottsgrove Township**, County of Montgomery, Pennsylvania, known as Lot #23 from a plan of lots known as Woodgate Development as described by a plan of Ralph E. Shaner, Engineering Company, dated 4/27/1973 being more fully bounded and described, as follows, to wit:

BEGINNING at a point, the intersection of the Westerly side of Shire Drive (50 feet wide) and the Northerly side of Tanglewood Court (50 feet wide); thence from the place of beginning along the Northerly side of Tanglewood Court South 63 degrees, 30 minutes West, 15.81 feet to a point; thence on a curve to the right, having a radius of 275.00 feet an arc distance of 150.64 feet to a point, a corner of Lot #22; thence along the same North 13 degrees, 30 minutes East, 166.31 feet to a point in line of lands of Lot #24; thence along the same North 76 degrees, 30 minutes East, 59.80 feet to a point in the Westerly side of Shire Drive; thence along the same on the curve to the right having a radius of 975.00 feet, an arc distance of 29.91 feet to a point; thence South 26 degrees, 30 minutes East, 116.44 feet to the place of beginning. Meaning and intending to describe the same premises as conveyed to Derek N. Hairston and Dawn F. Hairston, last Deed filed October 7, 2008 and recorded in Deed Book 5710, Page 402 of the Montgomery County, Pennsylvania Records.

BEING the same premises which Robert M. Gomboc, II and Lora A. Gomboc, husband and wife, by Deed dated 9/25/2008 and recorded 10/7/2008 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5710, Page 402 and Instrument #2008099667, granted and conveyed unto Derek N. Hairston and Dawn F. Hairston.

Parcel Number: 42-00-04556-15-4.

Location of property: 2886 Shire Drive, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Derek N. Hairston and Dawn F. Hairston** at the suit of JPMorgan Chase Bank, National Association. Debt: \$218,284.72.

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.

15-30485

ALL THAT CERTAIN improved unit in the property known, named and identified in the Declaration referred to below as "Providence View Condominium", located on Langford Road, in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 PA C.S. 310) et seq. ("Act"), by the recording in the Recorder of Deeds Office of Montgomery County, at Norristown, Pennsylvania, of Condominium Declaration of Providence View Condominium, dated November 4, 1996, recorded November 6, 1996, in Deed Book 5166, Page 1932 &c., the By-Laws for said Condominium referred to therein, and the Plats and Plans attached thereto as an "Exhibit", and pursuant to the provisions of Article 7 of the Declaration and 3211 of the Act, the aforesaid Declaration and the Plats and Plans thereto have since been amended by a First Amendment thereto dated December 20, 1996, recorded January 14, 1997, in Deed Book 5174, Page 797 &c., a Second Amendment thereto dated February 21, 1997, recorded February 27, 1997, in Deed Book 5178, Page 643 &c., a Third Amendment thereto dated May 6, 1997, recorded May 12, 1997, in Deed Book 5185 Page &c., a Fourth Amendment thereto dated July 15, 1997, recorded July 31, 1997, in Deed Book 5194, Page 639 &c., a Fifth Amendment thereto dated August 29, 1997, recorded September 4, 1997, in Deed Book 5198, Page 1381, &c., a Sixth Amendment thereto dated November 1, 1997, recorded November 18, 1997, in Deed Book 5207, Page 91 &c., a Seventh Amendment thereto dated April 2, 1998, recorded April 12, 1998 in Deed Book 5220, Page 2465, &c., an Eighth Amendment thereto dated May 15, 1998, recorded May 19, 1998 in Deed Book 5226, Page 385, &c., with a Revised Eighth Amendment thereto dated May 12, 1998, recorded May 28, 1998, in Deed Book 3227, Page 398, &c., a Ninth Amendment thereto dated July 10, 1998, recorded July 17, 1998 in Deed Book 5233, Page 969, &c., a Tenth Amendment thereto dated October 14, 1998, recorded October 22, 1998, in Deed Book 5245, Page 1421 &c., an Eleventh Amendment thereto dated January 21, 1999 recorded January 22, 1999, in Deed Book 5256, Page 1898, &c., a Twelfth Amendment thereto dated April 5, 1999, recorded April 5, 1999, in Deed Book 5265, Page 1548, &c., a Thirteenth Amendment thereto dated June 29, 1999, recorded July 1, 1999, in September 2, 1999, in Deed Book 5286, Page 1097, &c., being and designated in the aforementioned Thirteenth Amendment of such Declaration as Unit 218 and together with that certain proportionate undivided Common Elements interest and Common Expense Liability (both as defined in such Declaration and the aforementioned Amendment thereto).

BEING the same premises which Granor Price Homes at Providence View L.P. a Pennsylvania Limited Partnership, acting herein by and through its sole general partner, GPH Upper Providence Corporation, a Pennsylvania Corporation by Deed dated 9/30/1999 and recorded 10/19/1999 in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Deed Book 5293, Page 0573 granted and conveyed unto Kimberly D. Moore, in fee.

Parcel Number: 61-00-00911-24-4.

Location of property: 817 Dilworth Lane, Upper Providence Township, PA 19426.

The improvements thereon are: Residential - condominium townhouse.

Seized and taken in execution as the property of **Kimberly D. Moore** at the suit of Lakeview Loan Servicing, LLC. Debt: \$195,651.57.

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

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

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

15-31700

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Francis W. Wack, Registered Surveyor, dated May 9th, 1946, as follows, to wit:

BEGINNING at a point in the Middle of Centennial Street, extended from the Borough of Schwenksville, a corner of this and other land of Clarence W. and Ruth B. Tyson; thence by said land, North nine degrees, forty-five minutes West, two hundred fifty-five feet to a point in Mine Run Road, also known as Smith Road, leading from Mine Run to Limerick; thence in a thorough said Smith Road by land of Fred B. Smith, North forty-three degrees, forty-five minutes East, one hundred fifty-two and four-tenths feet to a point; thence by other land of Frank J. and Bessie Rennenger of which this was a part, South nine degrees, forty-five minutes East, three hundred forty-five and six-tenths feet to a point in the middle of Centennial Street aforesaid; thence in a through middle of said street, South eighty degrees, fifteen minutes West one hundred twenty-three feet to the place of beginning.

BEING the same premises which Michael English by Deed dated 10/12/2005 and recorded 10/12/2005 at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5574, Page 1816 granted and conveyed unto Thomas M. Tannozzini and Patricia Tannozzini, his wife, in fee.

Parcel Number: 38-00-00124-00-9.

Location of property: 609 Centennial Street, Lower Frederick Township, PA 19473.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Patricia Tannozzini and Thomas M. Tannozzini** at the suit of PNC Bank, National Association. Debt: \$216,874.38.

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

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

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

15-32034

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

SITUATE on the northwest side of Haws Avenue (No. 831) at the distance of fifty-one and forty-one hundredths feet Southwest of Beech Street as laid out and proposed but unopened.

CONTAINING in front or breadth on said Haws Avenue sixteen and thirteen hundredths feet and extending of that width in length or depth North forty-nine degrees, West one hundred ninety feet to a certain proposed twenty foot wide alley.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alley as and for a passageway and water course at all times hereafter forever.

BEING the same premises which Philip H. Piazza, Jr., Executor of the Estate of Philip H. Piazza, deceased, by Deed execution dated 06/27/2005 and recorded 07/06/2005 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 05560, Page 2824, Instrument No. 2005092867, granted and conveyed unto Denita P. Fisher.

Parcel Number: 13-00-16656-00-8.

Location of property: 831 Haws Avenue, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Denita P. Fisher** at the suit of U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC1. Debt: \$126,602.61.

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.

15-32314

ALL THAT CERTAIN brick dwelling house and the lot or piece of ground, on which the same is erected, situated on the Northerly side of Spruce Street, Eastward of Diamond Street, being No. 845 Spruce Street, in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, more fully bounded and described in accordance with a survey thereof made by Ralph E. Shaner & Son on October 24, 1942, as follows, to wit:

BEGINNING at a point on the Northern lot line of said Spruce Street (fifty feet wide) Eastward a distance of seventeen feet and forty-two hundredths of one foot from the intersection of the Northern lot line of Spruce Street with the Northeastern lot line of Diamond Street; thence along property now or late of Diamond Court, Inc., and passing through a party wall North twenty-five degrees, twenty-two minutes West, one hundred four feet to a point in line of a public alley; thence along the same North sixty-four degrees, thirty-eight minutes East, twenty feet to a point in line of property now or late of Diamond Court, Inc.; thence along the same and passing through a party wall South twenty-five degrees, twenty-two minutes East, one hundred four feet to a point on the Northern lot line of Spruce Street; thence along the same South sixty-four degrees, thirty-eight minutes West, twenty feet to the place of beginning.

TOGETHER with the free and common use, right, liberty, and privilege of the aforesaid driveway as and for a driveway, passageway and water course 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 Emma J. Gricar, by Deed from Jay W. Kratz, Trustee of DDTJ Irrevocable Trust under Trust Agreement dated December 31, 1996, dated 10/23/2007, recorded 11/26/2007 in Book 5673, Page 17.

Parcel Number: 16-00-28272-00-8.

Location of property: 845 Spruce Street, Pottstown, PA 19464-4249.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Emma J. Gricar** at the suit of JP Morgan Chase Bank, N.A. Debt: \$102,299.74.

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.

15-32531

ALL THAT CERTAIN unit in the property known, named and identified as Montgomery Brook, a condominium, located in **Limerick Township**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C. S. 3101 et seq. by the recording in the Office of the Recorder of Deeds in and for Montgomery County of a Declaration of Condominium dated December 10, 1987 and recorded in Deed Book 4860 Page 1162, and Amendment to Declaration of Condominium dated January 15, 1988

and recorded in Deed Book 4863, Page 651; another Amendment thereto dated April 28, 1988 and recorded in Deed Book 4872, Page 792, another Amendment thereto dated July 27, 1988 and recorded in Deed Book 4881 Page 1409, another Amendment thereto dated October 6, 1988 and recorded in Deed Book 4891 Page 1218, another Amendment thereto dated November 30, 1988 and recorded in Deed Book 4895, Page 2463, another Amendment thereto dated March 9, 1989 and recorded in Deed Book 4905, Page 1362, another Amendment thereto dated May 5, 1989 and recorded in Deed Book 4912, Page 324, another Amendment thereto dated July 21, 1989 and recorded in Deed Book 4927, Page 206; another Amendment thereto dated October 2, 1989 and recorded in Deed Book 4927, Page 211; another Amendment to Declaration dated December 1, 1989 and recorded in Deed Book 4932 Page 982, an Amendment to Declaration dated May 12, 1990 and recorded in Deed Book 4946, Page 2006, an Amendment to Declaration dated September 1, 1990 and recorded in Deed Book 4957, Page 1481, an Amendment to Declaration dated August 26, 1991 and recorded in Deed Book 4985, Page 2371, an Amendment to Declaration dated April 10, 1992 and recorded in Deed Book 5003, Page 1579, an Amendment to Declaration dated March 6, 1992 and recorded in Deed Book 5003, Page 2317, an Amendment to Declaration dated March 6, 1992 and recorded in Deed Book 5003, Page 2366, an Amendment to Declaration dated June 9, 1992 and recorded in Deed Book 5011, Page 289, an Amendment to Declaration dated August 14, 1992 and recorded in Deed Book 5019, Page 2148, an Amendment to Declaration dated November 30, 1992 and recorded in Deed Book 5032, Page 2438, an Amendment to Declaration dated May 7, 1993 and recorded in Deed Book, 5045 Page 20, an Amendment to Declaration dated September 27, 1992 and recorded in Deed Book 5059, Page 843, and an Amendment dated March 28, 1994 and recorded in Deed Book 5075, Page 10, and an Amendment dated July 7, 1994 and recorded in Deed Book 5085, Page 93; and an Amendment dated December 22, 1994 and recorded in Deed Book 5103, Page 1302. Being and designated as Unit 616 together with an undivided interest in the common elements as set forth in the Declaration of Condominium of Montgomery Brook. TITLE TO SAID PREMISES IS VESTED IN E. Anthony Troncelliti by Deed from Primacy Closing Corporation, a corporation dated 01/09/2007 recorded 04/18/2007 in Deed Book 5643, Page 01548.

Parcel Number: 37-00-00744-23-6.

Location of property: 616 Foxmeadow Drive a/k/a 616 Foxcroft Circle, Building 6, Condominium 616, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **E. Anthony Troncelliti** at the suit of Deutsche Bank National Trust Company, as Trustee for Securitized Asset Backed Receivables, LLC Trust 2007-BR3, Mortgage Pass-Through Certificates, Series 2007-BR3. Debt: \$158,253.54.

Elizabeth Wassall, 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.

15-32580

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

BEGINNING at a point, the Northwesterly corner of Lot No. 119, being five and forty-five one-hundredths feet from the corner of Lot No. 118 and five feet from the front of the building erected thereon; thence from the point of beginning, North eighty-seven degrees, seventeen minutes, twenty-eight seconds East, twenty and fifty-nine one-hundredths feet, (the breadth or front of the lot), to a point, a corner; thence along land of Lot No. 120 and through the party wall (the depth of Lot No. 119) the three following courses and distances: (1) South two degrees, forty-two minutes, thirty-two seconds East, ten and forty-five one-hundredths feet to the front of the unit; (2) South eighty-seven degrees, seventeen minutes, twenty-eight seconds West, fifty-five one-hundredths feet to a point; (3) South two degrees, forty-two minutes, thirty-two seconds East, fifty-nine and forty-six one-hundredths feet to a point, a corner; thence extending South eighty-seven degrees, seventeen minutes, twenty-eight seconds West, twenty and twelve one-hundredths feet to a point, (the breadth or back of the lot), a corner; thence along land of Lot No. 118 and through the party wall (the depth of Lot No. 119) the four following courses and distances: (1) North two degrees, forty-two minutes, thirty-two seconds West, twenty-five feet to a point, (the back of the unit); (2) North two degrees, forty-two minutes, thirty-two seconds West, thirty-four and forty-six one-hundredths feet to a point, (the front of the unit); (3) North eighty-seven degrees, seventeen minutes, twenty-eight seconds East, eight one-hundredths feet to a point; (4) North two degrees, forty-two minutes, thirty-two seconds West, ten and forty-five one-hundredths feet to a point and place of beginning.

CONTAINING 0.03240 acres.

BEING the same premises that was conveyed unto Thomas Rivera and Betty Rivera, his wife warranty Deed from John Scott Drenning and Lorraine Carola Drenning dated October 14th, 1983 and recorded March 5th, 1984 at Deed Book 4720 and Deed Page 2055 in the records of Montgomery County Recorder's Office, State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Thomas Rivera and Betty Rivera, his wife, by Deed from John Scott Drenning and Lorraine Carola Drenning, his wife, dated 10/14/1983, recorded 10/15/1983 in Book 4720, Page 2055. By virtue of the death of Thomas Rivera on or about 05/09/2014, still living owner, Betty Rivera became the sole owner of the premises as Surviving Tenant by the Entirety.

Parcel Number: 48-00-01417-35-3.

Location of property: 84 Salem Road, Schwenksville, PA 19473-1206.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Betty Rivera** at the suit of Pennymac Loan Services, LLC. Debt: \$168,546.02.

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

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

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

15-32589

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, on April 13, 1956, described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Washington Lane (46.5 feet wide), which point is measured North 44 degrees, 11 minutes, 30 seconds East, 332.60 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 20 feet, the arc distance of 39.78 feet from a point on the Northeasterly side of Herbert Road (50 feet wide) (formerly Twining Road).

CONTAINING in front or breadth on said Washington Lane 100 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said Washington Lane 150 feet.

TITLE TO SAID PREMISES IS VESTED IN Heon Jung Jo and Eun Hye Jo, by Deed from Gary B. Hershman and Harra I. Hershman, h/w, dated 11/19/2004, recorded 12/29/2004 in Book 5538, Page 1076.

Parcel Number: 30-00-70864-00-8.

Location of property: 1833 Washington Lane, Jenkintown, PA 19046-1135.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Heon Jung Jo and Eun Hye Jo** at the suit of Wells Fargo Bank, N.A. Debt: \$187,979.22.

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

15-32690

ALL THAT CERTAIN brick dwelling, shop, stable, and lot or land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING on the Western side of Evans Street at a corner of lot of John S. Bradford; thence along said street, Southward 22 feet more or less, to a corner of lot now or late of Catharine Dearolf; thence Westward through the middle of a double brick dwelling house, kitchen, well, garden and out-house, dividing both houses, well, etc., in the center (each party to keep his or her own side of the same in order and repair) 120 feet to the Eastern side of a 20 feet wide alley, intended to be opened; thence along the said side of said alley Northwardly 22 feet, more or less, to lot of John S. Bradford, as aforesaid; thence along the line of the same Eastward 120 feet to the place of beginning.

BEING the same premises which Timothy J. Dobbs and Donna J. Dobbs, as husband and wife, by Deed dated 11/25/2002 and recorded 12/26/2002 in and for the County of Montgomery and Commonwealth of Pennsylvania in Deed Book 5439, Page 2247 granted and conveyed unto Megan Hildebeitel.

Parcel Number: 16-00-08656-00-4.

Location of property: 71 South Evans Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Megan Hildebeitel** at the suit of First Niagara Bank, N.A. s/b/m Harleysville National Bank and Trust Company. Debt: \$105,391.69.

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

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

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

15-32743

ALL THAT CERTAIN tract or parcel of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, and being shown as Parcel B on a Plan of Property prepared for Charles P. Lewis by Herbert H. Metz, Inc., Civil Engineers and Surveyors, Lansdale, PA, dated January 14, 1988 and being more fully described, as follows:

BEGINNING at a point marking the intersection of the Southeast line of Franconia Avenue (40 feet wide) with the Southwest line of Fifth Street (48 feet wide); thence from said point of beginning and extending along the Southwest line of Fifth Street (48 feet wide) South 44 degrees, 37 minutes, 53 seconds East, 570.42 feet to a point, a corner of land now or late of William H. Allen; thence along lands of said Allen and land of Michael E. and Mary Antonowski and crossing the terminus of a 20 feet wide alley, South 45 degrees, 22 minutes, 07 seconds West, 330.00 feet to a point, a corner in land formerly West Fourth Street, now vacated; thence along said land the following nine courses: (1) North 44 degrees, 37 minutes, 53 seconds West, 30.00 feet; (2) South 45 degrees, 22 minutes, 07 seconds West, 28.00 feet; (3) South 44 degrees, 37 minutes, 53 seconds East, 28.63 feet; (4) on a line curving to the right, having a radius of 19.00 feet, the arc distance of 1.37 feet; (5) South 45 degrees, 22 minutes, 07 seconds West, 9.95 feet; (6) South 44 degrees, 37 minutes, 53 seconds East, 15.36 feet; (7) on a line curving to the right having a radius of 19.00 feet the arc distance of 8.94 feet; (8) South 45 degrees, 22 minutes, 07 seconds West, 21.00 feet; (9) South 44 degrees, 37 minutes, 53 seconds East, 28.00 feet to a point, a corner of land now or late of Levi B. and Jean Hackman; thence along land of said Hackman South 45 degrees, 22 minutes, 07 seconds West, 120.00 feet to a point on the Northeast line of a 20 feet wide alley; thence along the Northeast line of said alley North 44 degrees, 37 minutes, 53 seconds West, 420.41 feet to a point in the Southeast line of lands now or late of David J. and Charlotte Christensen; thence along lands of said Christensen, Robert Acuff and partly along land of Joseph P. and Catherine R. McCann, North 37 degrees, 21 minutes, 07 seconds East, 111.18 feet to a point on the Northwest line

of a 15 feet wide alley; thence crossing the terminus of said alley, South 44 degrees, 37 minutes, 53 seconds East, 15.15 feet to a point on the Southeast line of the aforesaid alley; thence extending along the Southeast line of said alley and crossing formerly West Fourth Street, now vacated, North 37 degrees, 21 minutes, 07 seconds East, 274.79 feet to a point; thence crossing the terminus of the aforesaid 15 feet wide alley and extending along the Northeast line of land of David Pino, North 52 degrees, 38 minutes, 53 seconds West, 136.50 feet to a point on the Southeast line of Franconia Avenue; thence along the Southeast line, North 37 degrees, 21 minutes, 07 seconds East, 155.94 feet to the point of beginning.

CONTAINING 5.3216 acres of land area, be the same, more or less.

EXCEPTING THEREOUT AND THEREFROM the bed of a 20 feet wide alley extending from the Southeasterly side of premises above described in a Northwesterly direction for approximately 280 feet and the bed of a 15 feet wide alley extending from the Southwesterly side of premises above described along the Northwesterly side of premises in a Northeasterly direction approximately 111 feet and the bed of same 15 feet wide alley extending from the Northeasterly side of the premises above described along the Northwesterly side of premises in a Southwesterly direction approximately 140 feet.

TITLE TO SAID PREMISES is vested in Edward J. Rinks, his heirs and assigns by Deed from First American Savings, F.A., a Federally Chartered Savings and Loan Association dated 8/21/1992 and recorded 8/24/1992 in Deed Book 5016, Page 1466.

Parcel Number: 11-00-05509-00-6.

Location of property: 864 West 5th Street, Lansdale, PA 19446.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Edward J. Hinks and June R. Hinks and Architectural Steel & Associated Products, Inc., et al** at the suit of Santander Bank, N.A., formerly Sovereign Bank, N.A. Debt: \$242,649.60 plus costs.

Daniel P. Mazo, Attorney. I.D. #52627

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-33068

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

Beginning at an iron pin set for a corner at the intersection of the Northwest side of a public road, with the center line of another public road, each of said public roads being 40.00 feet in width; thence extending along the center line of the second mentioned public road, North 24 degrees 15.00 feet to a point, a corner; thence extending along land now or late of J. Monroe Shellenberger, North 65 degrees 45 minutes East, 58.09 feet to a point, a corner of land now or late of George Alexander and Annie D., his wife; thence extending along said land now or late of the said George Alexander and Annie D., his wife, and passing through the middle of the partition wall of the dwelling erected on this lot and said adjoining lot, South 30 degrees 24 minutes East, 165.91 feet to a point, a corner on the Northwest side of said first mentioned public road; thence extending along Northwest side of the same, South 59 degrees 30 minutes West 76.3 feet to the place of beginning.

Bounded on the Northeast by land now or late of the said George Alexander and Annie D., his wife, on the Southeast by a public road, on the Southwest by a public road, and on the Northwest by land now or late of J. Monroe Shellenberger.

BEING the same premises which Michael K. Godown and Colleen V. Godown, husband and wife, by indenture dated 10/4/2007 and recorded 10/17/2007 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5668, Page 2426, granted and conveyed unto Colleen V. Godown, a married woman and her sister Maureen Sivtak, a married woman, as joint tenants.

SUBJECT TO restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

Parcel Number: 35-00-10909-00-9.

Location of property: 2620 West Walnut Street a/k/a 2620 Walnut Street, Hatfield Township, PA 18915.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Colleen V. Godown and Maureen Sivtak a/k/a Maureen Sivtak** at the suit of New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$229,417.48.

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

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

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

15-33116

ALL THAT CERTAIN message and lot or piece of land, situate in **Lansdale Borough**, in the County of Montgomery and State of Pennsylvania and more particularly bounded and described according to a survey made thereof by Herbert H. Metz, Registered Engineer and Land Surveyor, Lansdale, Pennsylvania, being part of Lots Nos. 88 and 89, on Plate 2, of Elm Terrace, as follows, to wit:

BEGINNING at a point, a corner on the Southwest side of Seventh Street as laid out in the Borough of Lansdale forty-eight feet wide, at the distance of one hundred and fifty feet and sixty-eight one-hundredths of a foot Northwest of the Northwest side of Ridge Street as laid out in the Borough of Lansdale forty-eight feet wide; being a corner of land now or late of Daub, Metz, and Swartley; thence extending along said land now or late of Daub, Metz and Swartley, and passing through the middle of the partition wall of the building erected on this lot and said adjoining

lot South thirty-six degrees, five minutes West, two hundred and three feet and thirty-four one-hundredths of a foot to a point, a corner on the Northeast side of a twenty feet wide alley; thence extending along the Northeast side of said twenty feet wide alley North forty-seven degrees, thirty-five minutes West, fifty-four feet and three-tenths of a foot to a point, a corner of land now or late of Daub, Metz, and Swartley; thence along the same North thirty-six degrees, five minutes East, one hundred and ninety-seven feet and thirty-four one-hundredths of a foot to a point, a corner on the Southwest side of Seventh Street, aforesaid; thence extending along said Southwest side of Seventh Street South fifty-three degrees, fifty-five minutes East, fifty-four feet to the place of beginning.

UNDER AND SUBJECT to restrictions as of record.

BEING the same premises which Warren H. Badger and Lorraine S. Badger, husband and wife by Indenture dated 9/27/2002 and recorded 10/3/2002 in the Office for the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5428, Page 66 granted and conveyed unto Kip Nuesch and Lisa Romano-Nuesch, husband and wife, in fee. Parcel Number: 11-00-14788-00-6.

Location of property: 116 East Seventh Street, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kip Nuesch and Lisa Romano-Nuesch a/k/a Lisa M. Romano** at the suit of First Niagara Bank, N.A. s/b/m Harleysville National Bank and Trust Company. Debt: \$15,153.43.

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.

16-00273

ALL THAT CERTAIN brick dwelling, No. 424 Church Street, being the Northeasterly 1/2 of a double brick dwelling and the lot or piece of land thereunto belonging.

SITUATE upon the Southeasterly side of Church Street, in **Royersford Borough**, County of Montgomery and State of Pennsylvania bounded and described, as follows, viz:

BEGINNING at a mark cut in the curb of said street, in line with the center line of the middle of party well dividing House Nos. 424 and 422, being 428 feet Southwesterly from the center line of Fifth Avenue; thence by land now or late of H.R. Willi, by a line running along on the center line of the middle or party wall between House Nos. 424 and 422, South 42 degrees, 20 minutes East, 149 feet to a stake; thence still by lands of the same along a driveway North 48 degrees, 50 minutes East, 23 feet to a stake; thence still by lands of the same North 41 degrees, 10 minutes West, 149 feet to the curb line of Church Street; thence on the curb line of Church Street South 48 degrees, 50 minutes West, 23 feet to the place of beginning.

AND it is hereby understood that the owners or occupiers of the above described property shall have the use of a driveway 10 feet in width by 158 feet in depth from the curb line of Church Street along the Southwesterly side of property to be conveyed to John E. Bisbing and the use of the driveway 9 feet in width at the rear of the above described property to where it meets the 10 foot driveway, which driveways are for the use of the owners or occupiers of this property in common with the owners or occupiers of properties Nos. 422, 428 and 430 Church Street and the John F. Bisbing property and are to be kept open at all times hereafter for the free passage of vehicles and individuals and the owners making use of this right of way shall contribute to the upkeep thereof.

TITLE TO SAID PREMISES IS VESTED IN Timothy J. Ballentine, by Deed from Mel Martinez, Secretary of Housing and Urban Development of Washington D.C., by their attorney in fact, Lewis Arnold Carlson, dated 09/03/2002, recorded 09/24/2002 in Book 5425, Page 2171.

MORTGAGOR Timothy J. Ballentine died on 09/26/2014, and upon information and belief, her surviving heirs are Kimberly Ballentine and Cheryl Ballentine.

Plaintiff's representative contacted the Register of Wills of Montgomery County and was informed that no estate has been raised on behalf of the decedent mortgagor.

BY EXECUTED WAIVERS, Cheryl Ballentine and Kimberly Ballentine waived their right to be named as a defendant in the foreclosure action.

Parcel Number: 19-00-00524-00-6.

Location of property: 424 Church Street, Royersford, PA 19468.

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 Timothy J. Ballentine, Deceased** at the suit of Citimortgage, Inc. Debt: \$71,644.50.

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

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

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

16-00278

ALL THOSE TWO CERTAIN pieces of land, with the message or tenement thereon erected, situate in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Lot Number 42 and the adjoining one-half of Lot Number 41 in a plan of lots laid out for the late David Reeves, in said borough, bounded and described as one lot, as follows, to wit:

BEGINNING at a point on the Southwest side of Spring Mill Avenue, at the distance of five hundred feet Northwesterly from Poplar Street, a corner of this and Lot Number 43; thence along the line of said Lot Number 43 and parallel to said Poplar Street, Southwesterly one hundred twelve feet to the Northeast side of a sixteen feet wide alley; thence along said side of said alley, Northwesterly thirty feet to the middle of the rear boundary line of Lot Number 41; thence Northeasterly parallel to the first line through the middle of said Lot Number 41, one hundred twelve feet to Spring Mill Avenue aforesaid and along the Southwesterly side thereof, Southeasterly thirty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Charles W. Henik, Jr. and Doris M. Henik, his wife, by Deed from William J. Hooper and Margaret Ann Hooper, his wife, dated 07/13/1971, recorded 07/13/1971 in Book 3679, Page 140.

Doris M. Henik was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Doris M. Henik's death on or about 02/10/2007, her ownership interest was automatically vested in the Surviving Tenant by the Entirety.

MORTGAGOR Charles W. Henik, Jr. died on 07/13/2015, and upon information and belief, his surviving heirs are Charles J. Henik, Donna Demedio, Theresa Schanfarber, Mary Henik, Karl J. Henik, Christopher P. Henik, and Josef C. Henik.

Charles J. Henik died on 02/04/2013, and upon information and belief, his heirs or devisees, and personal representative, are unknown.

Parcel Number: 05-00-09376-00-6.

Location of property: 209 Spring Mill Avenue, Conshohocken, PA 19428-2037.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donna Demedio, in Her Capacity as Heir of Charles W. Henik, Jr., Deceased, Christopher P. Henik, in His Capacity as Heir of Charles W. Henik, Jr., Deceased, Josef C. Henik, in His Capacity as Heir of Charles W. Henik, Jr., Deceased, Karl J. Henik, in His Capacity as Heir of Charles W. Henik, Jr., Deceased, Mary Henik, in Her Capacity as Heir of Charles W. Henik, Jr., Deceased, Theresa Schanfarber, in Her Capacity as Heir of Charles W. Henik, Jr., Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Charles W. Henik, Jr., Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$181,907.95.

Peter Wapner, Attorney, I.D. #318263

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

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

16-00408

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a survey and plan made of part of "Roslyn Heights", made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on 11-12-1959 and revised 2-20-1960, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Birchwood Avenue (50 feet wide), which point is measured North 44 degrees, 00 minutes East, 507 feet from a point, which point is measured on the arc of a circle, curving to the left having a radius of 10 feet, the arc distance of 15.70 feet from a point on the Northeasterly side of Patane Avenue (50 feet wide).

CONTAINING IN FRONT OR BREADTH on said Birchwood Avenue 39.75 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Birchwood Avenue 110 feet, the Southwesterly line thereof partly passing through the party wall between this premises and the premises adjoining on the Southwest.

BEING HOUSE No. 1544 (Lot No. 227A, also being a part of Lot No. 54, all of Lot No. 55 and part of Lot No. 56, Block "J" as shown on a Plan of Roslyn Heights.

TITLE TO SAID PREMISES IS VESTED IN David B. Jackson and Andrea R. Jackson, his wife, as tenants by the entireties, by deed from Stephen Mitros, Jr. and Joan B. Mitros, his wife, dated 10/26/1999 recorded 11/26/1999 in Deed Book 5298, Page 0393.

Parcel Number: 30-00-04376-00-4.

Location of property: 1544 Birchwood Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **Andrea Jackson a/k/a Andrea R. Jackson and David Jackson a/k/a David B. Jackson** 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: \$212,687.43.

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.

16-00798

ALL THAT CERTAIN lot or piece of ground, situate **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan Subdivision made by Arthur J. Schwartz, Inc., by Boucher and James, Inc., Engineers, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County, Norristown, Pennsylvania on 4/2/1964 in Plan Book B-9, Page 61, as follows, to wit:

BEGINNING at a point on the Northwesterly side of a cul-de-sac (of irregular width) at the end of Hawthorne Lane said point being the 4 following courses and distances from a point of reverse curve on the Northeasterly side of Church Road (60 feet wide): (1) leaving Church Road on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 28.77 feet to a point of tangent on the Northwesterly side of Hawthorne Lane (50 feet wide); (2) Northeastwardly along the Northwesterly side of Hawthorne Lane 251.21 feet to a point of curve on the same; (3) Northeastwardly and Northwardly partly along the Northwesterly and Westerly sides of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 30.00 feet the arc distance of 24.38 feet to a point reverse curve on the same; and (4) Northwardly and Northeastwardly partly along the Westerly and Northwesterly sides of the aforesaid cul-de-sac on the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 67.61 feet to the point of beginning; thence extending from said point of beginning North 16 degrees, 16 minutes West, 201.02 feet to a point; thence extending South 51 degrees, 58 minutes East, 216.12 feet to a point; thence extending

South 51 degrees, 58 minutes East, 216.12 feet to a point; thence extending; thence extending South 42 degrees, 49 minutes West, 97.00 feet to a point on the Northeasterly side of the aforesaid cul-de-sac; thence extending Northwestwardly and Southwestwardly partly along the Northeasterly and Northwesterly sides of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 50.0 feet the arc distance of 51.56 feet to the first mentioned point and place of beginning.

Parcel Number: 31-00-13825-00-4.

Location of property: 8124 Hawthorne Lane, Cheltenham Township, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vernon D. Ackridge** at the suit of Wells Fargo Bank, N.A. s/b/m to World Savings Bank, FSB. Debt: \$95,559.60.

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

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

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

16-00931

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

BEGINNING at a point on the Southeasterly side of Smith Street at the distance of 198.1 feet Northeasterly from Oak Street, a corner of this and premises now or late of John McGovern; thence by said premises Southeasterly parallel to Oak Street 120 feet to an alley (20 feet wide); thence along the Northwesterly side of said alley Northeasterly 14.45 feet to a point a corner of this and premises lately conveyed by Mary S. Clark et al. to Garmin Griffe and Louisa Griffe; thence along the same the line passing through the middle of the partition wall between this and the adjoining message of said Griffe's parallel to the first line Northwesterly 120 feet to the Southeasterly side of Smith Street aforesaid and along the said side of Smith Street Southwesterly 14.45 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Anthony Golphin and Lillian Golphin, his wife, by Deed from Melva P. Howell, dated 09/02/1993, recorded 09/14/1993 in Book 5054, Page 1141.

Parcel Number: 13-00-33692-00-9.

Location of property: 822 Smith Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony Golphin and Lillian Golphin** at the suit of Citifinancial Servicing, LLC. Debt: \$82,031.16.

Peter Wapner, Attorney. I.D. #318263

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

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

16-01123

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, State of Pennsylvania and described in accordance to a Plan or Survey of Oak Lane Manor Section 8 made by Franklin and Lindsey, 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 2306, Page 601, as follows, to wit:

BEGINNING at a point on the Southwest side of Hilldale Road (50 feet wide); which point is measured along the said side of Hilldale Road, South 7 degrees, 38 minutes, 05 seconds East, 133 feet from the Easternmost terminus of an arc having a radius of 20 feet and an arc distance of 31.416 feet around corner connecting the Southwest side of Hilldale Road with the Southeast side of Boncouer Road (50 feet wide); thence from the beginning point and extending along the Southwest side of Hilldale Road South 07 degrees, 38 minutes, 05 seconds East, 106.936 feet to a point; thence leaving the said side of Hilldale Road and extending in a Northwesterly direction on the arc of a circle curving to the left having a radius of 1800 feet an arc distance of 150.926 feet to a point; thence extending North 07 degrees, 38 minutes, 06 seconds West, 37.584 feet to a point; thence extending North 82 degrees, 21 minutes, 55 seconds East, 134 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Earl Morgan, Jr. and Shartece O. Morgan, h/w, by Deed from Wilfredo DeLeon and Ana DeLeon, h/w, dated 10/22/2004, recorded 12/21/2004 in Book 5537, Page 670.

Parcel Number: 31-00-14884-00-7.

Location of property: 34 Hilldale Road, Cheltenham, PA 19012-1408.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Earl Morgan, Jr., Shartece O. Morgan a/k/a Shartece Morgan and The United States of America, Department of the Treasury - Internal Revenue Service c/o The United States Attorney for The Eastern District of PA** at the suit of Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2005-HE2, Mortgage Pass-Through Certificates, Series 2005-HE2. Debt: \$225,978.71.

Paul Cressman, Attorney. I.D. #318079

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

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

16-01210

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 made by George B. Mebus, Registered Professional Engineer, Glenside, PA, on May 8, 1950, and last revised June 7, 1956, as follows, to wit:

BEGINNING at a point on the East side of New Second Street (sixty feet wide) which point is measured on the arc of a circle curving to the left having a radius of twenty-five (25 feet) feet, the arc distance of forty-two and sixty one-hundredths (42.60 feet) feet from a point on the South side of Ashbourne Road (fifty-five feet wide); thence extending along the East side of New Second Street, South one degree, twenty-seven minutes, thirty seconds East, eighty-three (83 feet) feet to a point; thence extending North eighty-eight degrees, thirty-two minutes, thirty seconds East, one hundred fifty (150 feet) feet to a point; thence extending North one degree, twenty-seven minutes, thirty seconds West, seventy-two and fifty-four one-hundredths (72.54 feet) feet to a point on the South side of Ashbourne Road; thence extending along the South side of Ashbourne Road along the arc of a circle curving to the left having a radius of one hundred seventy (170 feet) feet to the arc distance of eighty and sixty-one one-hundredths (80.61 feet) feet to a point of tangent; thence extending still along the South side of Ashbourne Road North eighty-three degrees, forty-nine minutes, thirty seconds West, forty-seven and sixty-seven one-hundredths (47.67 feet) feet to a point of curve; thence extending along the arc of a circle curving to the left having a radius of twenty-five (25 feet) feet the arc distance of forty-two and sixty one-hundredths (42.60 feet) feet to a point on the East side of New Second Street, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas F. Andrews, Jr. and Angel Andrews, by Deed from Clement M. Lupton, III and Brenda J. Lupton, dated 06/15/2005, recorded 07/11/2005 in Book 5561, Page 1587.

BY VIRTUE of Angel Andrews's death on or about 08/17/2008, her ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 31-00-20335-00-1.

Location of property: 7823 New Second Street, Elkins Park, PA 19027-2712.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas F. Andrews, Jr.** at the suit of Fifth Third Mortgage Company. Debt: \$288,641.27.

Peter Wapner, Attorney, I.D. #318263

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

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

16-01435

ALL THAT CERTAIN lot or piece of land, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to an "As Built" Land Subdivision Plan made for BPG, Inc. by John L Dzedzy, Inc., Civil Engineer and Land Surveyor, Norristown, Pennsylvania dated 2/9/1989 and recorded in Plan Book B-41, Page 220, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Oak Street (50 feet wide) a corner of lands of Community Day Care Association, Inc. which point is measured along the said side of Oak Street, Southeasterly 285 feet from its point of intersection with the Southeasterly side of High Street (50 feet wide); thence from said point of beginning extending along the said Southwesterly side of Oak Street South 60 degrees, 47 minutes, 30.43 feet to a point, a corner of Lot No. 2 on said plan; thence extending along the same South 29 degrees, 13 minutes West, 111.79 feet to a point, a corner in line of lands of Patrick J. Early and Deborah Hansell; thence extending along the same North 69 degrees, 30 minutes, 30.9 feet to a point a corner of lands of Community Day Care Association, Inc. aforesaid; thence extending along the same North 29 degrees, 13 minutes East, 116.46 feet to this first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Bradley Dale Weldon by Deed from John Tyson Richardson and Roberta Josphine Richardson dated 12/21/2005 recorded 01/04/2006 in Deed Book 05585. Page 1513.

Parcel Number: 13-00-28929-30-8.

Location of property: 626 East Oak Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bradley Dale Weldon** 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., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS1. Debt: \$147,393.05.

Sherri J. Braunstein, 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.

16-01468

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery, and State of Pennsylvania, bounded and described according to a subdivision prepared for Hillside Investment, Inc., Section IIIA, by Yerkes Associates, Inc., Consulting Engineers dated February 23, 1981 and last revised June 1, 1984 and recorded in the Office of the Recorder of Deeds in Plan Book A-45, Page 119, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Waller Way (50 feet wide) measured the 2 following courses and distances from a point of curve on the Southeasterly side of Yorkstown South (50 feet wide): (1) on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 21.59 feet to a point of tangent; (2) North 79 degrees, 51 minutes East, 70.48 feet; thence extending from said point and place of beginning along said side of Waller Way North 70 degrees, 51 minutes East, 20 feet to a point, a corner of Lot No. 193; thence extending along said lot passing through a partition wall South 10 degrees, 9 minutes East, 105 feet to a point a corner of Lot No. 184; thence extending along said lot and also being along Lot No. 185 South 79 degrees, 51 minutes West, 20 feet to a point a corner of Lot No. 191; thence extending along said lot passing through a partition wall North 10 degrees, 9 minutes West, 105 feet to the first mentioned point and place of beginning.

BEING Lot No. 192 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Noelle Testa and William Mullen, by Deed from Owen H. Strouse, dated 04/28/2006, recorded 05/04/2006 in Book 5599, Page 1410.

Parcel Number: 63-00-08762-17-5.

Location of property: 524 Waller Way, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William Mullen and Noelle Testa** at the suit of Pennymac Loan Services, LLC. Debt: \$207,188.78.

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

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

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

16-01665

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

BEGINNING at a point on the Southeasterly side of Locust Street, at the distance of one hundred sixty feet Northeastwardly from the Northeasterly side of Farnace Street; thence Northeastwardly along said side of said Locust Street, twenty feet to other land now or late of Joseph A. Bailey; thence along said other land now or late of said Joseph A. Bailey and parallel with said Farnace Street, Southeastwardly, one hundred twenty-eight feet to the Northwest side of an alley; thence along said side of said alley, Southwestwardly parallel with Locust Street, twenty feet to the Northeasterly side of another alley; thence along the Northeasterly side of said alley, Northwestwardly, one hundred twenty-eight feet to the place beginning.

BEING the same premises which John R. Greenwood by Indenture dated 11/29/2010, and recorded 12/7/2010 in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 00588 and Page 00591, granted and conveyed unto Jason Horn, married, in fee.

Parcel Number: 13-00-20524-00-1.

Location of property: 1414 Locust Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jason M. Horn a/k/a Jason Horn** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$156,809.01.

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.

16-01672

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, described according to a plan of subdivision made for Elsie M. Moyer, George B. Mebus, Inc., Engineers, Abington, PA and dated 11/18/74, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of PA said plan being recorded in the Recorder of Deeds Office, at Norristown, Montgomery County, in Plan Book B-26, Page 77, and described, as follows, to wit:

BEGINNING at a point on the Southeast (erroneously set out in prior Deed as Southwest) side of Bickley Road (40 feet wide), which point is measured North 39 degrees, 52 minutes East, 215 feet from a point of intersection of the Northeast side of Wesley Avenue (40 feet wide) and the Southeast side of Bickley Road; thence extending from said side of Bickley Road; thence extending from said point of beginning, along the said side of Bickley Road, North 39 degrees, 52 minutes East, 35 feet to a point, a corner of Lot #8, on said plan; thence extending along same, leaving Bickley Road, South 50 degrees, 08 minutes East, 134.00 feet, to a point on the Northwest side of New Street (variable width); thence along same, South 39 degrees, 52 minutes West, 35 feet to a point, a corner of Lot #6, on said plan; thence extending along same, leaving New Street, North 50 degrees, 08 minutes West, 134.00 feet to a point on the Southeast side of Bickley Road, the first mentioned point and place of beginning.

BEING Lot No. 7 on said plan.

BEING the same premises which Julia H. Bradford by Deed dated 10/23/2006 and recorded 11/24/2006 in the County of Montgomery, in Deed Book 5625, Page 657 granted and conveyed unto Paul Meakim and Maryann Meakim and the said Paul Meakim departed this life 7/14/2013 vesting title solely in Maryann Meakim.

Parcel Number: 31-00-02494-03-1.

Location of property: 129 Bickley Road, Cheltenham, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Mary Ann Meakim a/k/a Maryann Meakim** at the suit of Franklin American Mortgage Company. Debt: \$206,736.29.

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.

16-01705

ALL THAT CERTAIN tract of land, in **East Greenville Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly sideline of Morris Road (82 feet wide), said point being located South 65 degrees, 53 minutes, 50 seconds West, 420.00 feet from the intersection of said sideline with the Southwesterly sideline of Colonial Drive (82 feet wide); thence extending along Lot 289, partly crossing a 30 feet wide sanitary sewer easements South 24 degrees, 06 minutes, 10 seconds East, 101.50 feet to a point in line of lands of the common area of Colonial Village; thence extending along said lands, through the aforementioned sanitary sewer easement South 65 degrees, 53 minutes, 50 seconds West, 20.00 feet to a point in line of Lot 291; thence extending along said lot North 24 degrees, 06 minutes, 10 seconds West, 101.50 feet to a point on the aforementioned sideline of Morris Road; thence extending along said sideline North 65 degrees, 53 minutes, 50 seconds East, 20.00 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Louis A. Martella by Deed from Mary Alderfer, widow and Michael T. Alderfer dated 08/31/2006 recorded 09/06/2006 in Deed Book 05615, Page 0389.

Parcel Number: 06-00-02884-00-8.

Location of property: 740 Morris Road, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Louis A. Martella** at the suit of PNC Bank, National Association. Debt: \$172,219.32.

Nicole B. LaBletta, Attorney.

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

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

16-01734

ALL THAT CERTAIN tract of land with the buildings thereon erected, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Smith and Brunneri, dated July 9, 1948, as follows, to wit:

BEGINNING at a point in the center line of State Highway South Number 29, at a corner of land now or late of Gillette; thence along said center line of State Highway Route Number 29, North 7 degrees, 20 minutes East, 65 feet to a point, a corner of land now or late of Charler Tongue of which this was a part; thence extending along said land now or late of Tongue's land South 82 degrees, 40 minutes East crossing over and iron pin on the Southeast side of State Highway Route Number 29, a distance of 164.25 feet to an iron pin set in line of land of land now or late of James Wyne; thence extending along said Wyne's land South 46 degrees, 30 minutes West a distance of 82.5 feet to an iron pin set at a corner of land now or late of Gillette aforesaid; thence extending along said now or late Gillette's land North 82 degrees, 40 minutes West crossing an iron pin on the Southeasterly side of State Highway Route Number 29 aforesaid, a distance of 111.2 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to James R. Gable, Jr. and Beverly A. Gable, his wife who acquired title, with rights of survivorship, by virtue of a Deed from Ronald J. Sivick and Beverly M. Sivick, his wife, dated October 30, 1986, recorded November 3, 1986, at Deed Book 4818, Page 55, Montgomery County, Pennsylvania records.

Parcel Number: 38-00-00529-00-9.

Location of property: 1353 North Gravel Pike, Perkiomenville, PA 18074.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **James R. Gable, Jr. and Beverly A. Gable** at the suit of Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association f/k/a Norwest Bank Minnesota, National Association as Trustee for First Union Home Equity Loan Trust 1997-3, Home Equity Loan Asset-Backed Certificates, Series 1997-3. Debt: \$122,746.93.

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.

16-01754

ALL THAT CERTAIN lot or piece of ground, situate in **Worcester Township**, Montgomery County, State of Pennsylvania, and described according to plan of subdivision of property for George Fad, made by John E. Burkhardt, Registered Professional Surveyor dated July, 1954 and last revised November, 1955, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Windy Hill road (formerly Fairview Way) (50 feet wide) said point of curve being at the distance of 594.34 feet measured on a bearing of North 50 degrees, 54 minutes East along the said side of Windy Hill Road (formerly Fairview Way) and its extension from its point of intersection with the extension of the Northeasterly side of Germantown Pike (50 feet wide); thence extending from said point of beginning Northeastwardly measured along the said side of Windy Hill Road (formerly Fairview Way)

on the arc of circle curving to the left having a radius of 629.18 feet the arc distance of 62.92 feet to a point of tangent in the same; thence extending North 45 degrees, 10 minutes East still along the said side of Windy Hill Road (formerly Fairview Way) 45 feet to a point; thence extending South 42 degrees, 31 minutes West, 107.60 feet to a point; thence extending North 47 degrees, 29 minutes West, 356 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 11 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Sandra M. Qawasmy, by Deed from Elizabeth L. Tharrington and Shea Dustin Tharrington, joins herein to Relinquish his Marital Interest, dated 09/13/2007, recorded 09/27/2007 in Book 5666, Page 1485.

Parcel Number: 67-00-04174-00-7.

Location of property: 1022 Windy Hill Road, Eagleville, PA 19403-1025.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sandra M. Qawasmy** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Mortgage FSB f/k/a World Savings Bank, FSB. Debt: \$276,161.98.

Peter Wapner, Attorney. I.D. #318263

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

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

16-01756

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania and being described, as follows:

BEING more fully described in a Deed dated 12/14/2001, recorded 12/29/2011, among the land records of the County and State set forth above, in Book 5823, Page 1591.

TITLE TO SAID PREMISES IS VESTED IN Sopha Nhim and Sakhom Khim, Joint Occupants, by Deed from Shaun Donovan, Secretary of Housing and Urban Development of Washington, DC, by Susan Long, by and through its Authorized Delegate, dated 12/14/2011, recorded 12/29/2011 in Book 5823, Page 1591.

Parcel Number: 42-00-00153-20-1.

Location of property: 29 Blackberry Drive, Pottstown, PA 19464-3165.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sopha Nhim and Sakhom Khim** at the suit of JP Morgan Chase Bank, National Association. Debt: \$181,673.14.

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.

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.

16-02735

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

BEGINNING at a point on the Northeasterly side of Fornance Street (66 feet wide) at the distance of 157.78 feet measured Southeasterly along the said side of Fornance Street from its point of intersection with the Southeasterly side of Walnut Street (66 feet wide); thence extending North 55 degrees, 25 minutes East, 109.41 feet to a point; thence extending South 34 degrees, 50 minutes East, 25.29 feet to a point; thence extending South 54 degrees, 25 minutes West passing through the middle of a partition wall between the dwelling houses on theses premises and the dwelling house on the premises to the Southeast 109.41 feet to a point on the Northeasterly side of Fornance Street aforesaid; and thence along the said side thereof North 34 degrees 50 minutes West 25.29 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ouida Smikle, by Deed from Humberto Gomez, dated 08/31/2007, recorded 09/12/2007 in Book 5664, Page 1162.

Parcel Number: 13-00-11932-00-7.

Location of property: 413 East Fornance Street, Norristown, PA 19401-3509.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ouida Smikle** at the suit of Wells Fargo Bank, N.A. Debt: \$141,699.87.

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

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

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

16-02824

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania bounded and described according to a Phase Plan Cheswyck Subdivision made for Streeper Karr, III by James H. Strothers Associates, Land Surveyors, dated 7/19/1982 and last revised 8/16/1982 and recorded in Plan Book A-44, Page 252, A-B-C-D, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cambridge Circle (50 feet wide) said point being measured the 4 following courses and distances from a point of curve on the Northeasterly side of Windsor Drive (50 feet wide), viz: (1) on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 28.64 feet to a point; (2) North 73 degrees, 21 minutes, 24 seconds East, 105.76 feet to a point; (3) on the arc of a circle curving to the right, having a radius of 175.00 feet the arc distance of 190.75 feet to a point; and (4) South 44 degrees, 11 minutes, 27 seconds East, 116.35 feet to the place of beginning.

CONTAINING in front or breadth Southeastwardly along the said Northeasterly side of Cambridge Circle 50.00 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles thereto 106.12 feet.

BEING Lot NO. 38 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Jason M. Friel and Amy L. Friel, h/w, by Deed from Charles Gonce and Leslie Gales. n/k/a Leslie Gonce, dated 04/06/2010, recorded 04/22/2010 in Book 5764, Page 2379.

Parcel Number: 50-00-00198-08-5, Map #50007B062.

Location of property: 387 Cambridge Circle, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jason M. Friel and Amy L. Friel** at the suit of Lake Michigan. Debt: \$171,759.42 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 \$3,020. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-03369

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a subdivision plan of Soco/Skarbek Properties made by Bursich Associates, Inc., Pottstown, PA dated 1/23/2002 and last revised 11/1/2005 and recorded in the Office of the Recorder of Deeds at Norristown in Plan Book 27, Pages 412 to 415, as follows, to wit:

BEGINNING at a point on the Westerly side of Stone Hill Drive (50 feet wide) a corner of Lot 170 on said plan; thence extending along said Stone Hill Drive on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 93.48 feet to a point a corner of Lot 172 on said plan; thence extending along said Lot 172 South 79 degrees, 48 minutes, 53 seconds West, 122.64 feet to a point in line of land N/L Open Space 'B'; thence extending along said Open Space North 10 degrees, 11 minutes, 07 seconds West, 24.97 feet to a corner of Lot 170, aforesaid; thence extending along said Lot 170 North 45 degrees, 55 minutes, 56 seconds East, 112.27 feet to a point on the Westerly side of Stone Hill Drive, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 171 on said plan.

UNDER AND SUBJECT to a declaration of Planned Community, Coddington View Community Association, a planned community dated 2/1/2006, recorded 9/22/2006 and recorded in Deed Book 55617, Page 989, in the county aforesaid, affecting the unit or lot described above.

TITLE TO SAID PREMISES IS VESTED IN Meghan A. Hall and Mark A. Hall, w/h, as Joint Tenants With Rights of Survivorship, by Deed from Meghan A. Hall, f/k/a, Meghan A. Towers and Mark A. Hall, w/h, who both acquired title as unmarried, dated 03/04/2013, recorded 04/15/2013 in Book 5869, Page 2416.

Parcel Number: 60-00-01342-13-6.

Location of property: 187 Stone Hill Drive, Pottstown, PA 19464-7514.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Meghan A. Hall and Mark A. Hall** at the suit of Wells Fargo Bank, N.A. Debt: \$200,970.47.

Peter Wapner, Attorney. I.D. #318263

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

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

16-03370

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by George B. Mebus, Registered Professional Engineer, known as "Twickenham Village" part of Section No. 2, dated 10/14/1952, and recorded in the Office for the Recording of Deeds at Norristown, in Deed Book No. 2127, Page 600, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Glenside Avenue (forty-one and five-tenths feet wide) which said point of tangent is at the arc distance of sixteen and twenty-three one-hundredths feet measured on the arc of a circle curving to the right with a radius of twenty feet from a point of curve on the Southeasterly side of Winding Way (fifty feet wide); thence extending along the said side of Glenside Avenue South seventy-seven degrees, four minutes East, two hundred one and seventy-three one-hundredths feet to a point; thence extending South fifty-one degrees, thirty minutes West, one hundred eighty and four one-hundredths feet to a point; thence extending along line of Lot No. 37 on said plan North thirty-three degrees, thirty-four minutes West, one hundred sixty-eight and five one-hundredths feet to a point on the Southeasterly side of Winding Way; thence extending along the same North fifty-six degrees, twenty-six minutes East, twenty-six feet to a point of curve; thence by a line curving to the right with a radius of twenty feet the arc distance of sixteen and twenty one-hundredths, three feet to the first mentioned point and place of beginning.

BEING Lot No. 38 on the aforementioned plan.

TITLE TO SAID PREMISES IS VESTED IN Edward W. Carver, Jr. and Nancy H. Carver by Deed from Joseph O. Olson, Jr. and Mary Ann Olson dated June 28, 1965 and recorded July 15, 1965 in Deed Book 3388, Page 1104. The said Nancy H. Carver died on May 5, 2003 thereby vesting title unto Edward W. Carver, Jr. The said Edward W. Carver, Jr. died on August 29, 2015 thereby vesting title in Steve Carver, Mark Carver, and Unknown Surviving Heirs of Edward W. Carver, Jr.

Parcel Number: 31-00-11533-00-1.

Location of property: 626 West Glenside Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Steve Carver, Known Surviving Heir of Edward W. Carver, Jr., Mark Carver, Known Surviving Heir of Edward W. Carver, Jr., and Unknown Surviving Heirs of Edward W. Carver, Jr.** at the suit of CIT Bank, N.A. Debt: \$258,019.08.

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.

16-03418

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

BEGINNING at a point on the Northwest side of Noble Street, at the distance of 52 feet, 7 inches Northeasterly from the North corner of Noble and Lafayette Streets, a corner of this and land now or late of J. Crawford Johnson; thence by said land Northwesterly 105 feet to the middle of a 10 feet wide alley; thence along the middle of said alley Northeasterly 24 feet, 4 inches to a corner of this and lot of land of Ashley Bean; thence by said Beans' lot Southeasterly the line passing through the middle of the partition wall of the house hereby conveyed and the house erected on said Beans' lot, 105 feet to the Northwest side of Noble Street, aforesaid; and thence along said side of Noble Street Southwesterly 24 feet, 4 inches to the place of beginning.

BEING the same premises which JAR Investments, Inc. a PA Corporation by Deed dated 9/27/02 and Recorded 10/29/02 at Montgomery County, in Deed Book 5431, Page 2061 granted and conveyed unto Kathleen Alpiano in fee.

TITLE TO SAID PREMISES IS VESTED IN Ricky Coleman, by Deed from Kathleen Alpiano, dated 07/07/2006, recorded 07/13/2006 in Book 5807, Page 2865.

Parcel Number: 13-00-27780-00-8, Map #13169 071.

Location of property: 205 Noble Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ricky Coleman** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$101,433.82 plus interest to sale date.

Jeniece D. Davis, Attorney.

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

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

16-03470

ALL THAT CERTAIN lot or parcel of land, situated in **Upper Providence Township**, County of Montgomery, and Commonwealth of Pennsylvania, being Lot No.78 as shown on a plan entitled, 'Final Major Subdivision Plan, Regency at Providence (a. k. a. Fogel Tract)', dated December 8, 2003, last revised January 28, 2005, prepared by Eastern States Engineering, Inc., Horsham, Pennsylvania, 19044 and recorded in the Office of the Recorder of Deeds, Montgomery County, Pennsylvania February 16, 2005, Instrument No. 2005024574, Plan Book No. 24, Pages 286-292, more particularly described, as follows:

BEGINNING at a common corner of Lots No. 78 and No. 79 on the Southwesterly side of Sloan Road (50 feet r.o.w.) and running: (1) along the Southwesterly side, passing along an arc of a circle curving to the right, having a radius of 125.00 feet, an arc distance of 175.32 feet, a chord bearing of South 03 degrees, 40 minutes, 35 seconds East, a chord distance of 161.30 feet to a point of tangency on the Northwesterly side of Sloan Road; thence (2) along the Northwesterly side, South 36 degrees, 30 minutes, 10 seconds West, a distance of 36.43 feet to a corner of Lot No. 77; thence (3) along Lots No. 77 and No. 76, North 53 degrees, 32 minutes, 40 seconds West, a distance of 104.06 feet to a corner of Lot No. 79; thence (4) along Lot No. 79 a non-radial line, North 36 degrees, 30 minutes, 10 seconds East, a distance of 159.75 feet to the first mentioned point and place of beginning.

CONTAINING 13,463 square feet of land.

BEING part of the same premises which Mary Fogel by Indenture dated January 11, 2005 and recorded in the Office of the Recorder of Deeds of Montgomery County on April 26, 2005 in Deed Book 5551, Page 1451, granted and conveyed unto Toll PA II, L.P.

SUBJECT To the Declaration of Regency at Providence a Planned Community, dated October 17, 2005 and recorded on November 1, 2005 in Book 5577, Page 2059 in the Office of the Recorder of Deeds of Montgomery County as may be amended from time to time.

TITLE TO SAID PREMISES IS VESTED IN James C. McMaster and Anne R. McMaster, h/w, by Deed from Toll PA, II, L.P., dated 06/23/2006, recorded 07/06/2006 in Book 5606, Page 2561.

Parcel Number: : 61-00-04839-57-2, Map #61048A078.

Location of property: 164 Sloan Road, Phoenixville, PA 19460.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anne R. McMaster and James C. McMaster** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$354,221.26 plus interest to sale date.

Jeniece D. Davis, Attorney.

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

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

16-03714

ALL THAT CERTAIN message and lot or piece of land, situate in **Bridgeport Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by Hiltner & Hitchcock, C B's in June 1929, as follows, to wit:

BEGINNING at a point on the Northwestern side of Grove Street (fifty feet in width) at the distance of 304 feet Southwesterly from the Southwesterly side of Grove Street, Southwesterly 24 feet to a point a corner of other land now or late of Kutz and Kershner; thence extending along the same Northwestwardly, the line passing through the middle of the partition wall between the house hereon erected and the house erected on the adjoining premises, 110 feet to the Southeasterly side of a 20 feet wide alley; thence extending along the said side of said alley, Northeastwardly 24 feet to a corner of other land now or late of Kutz and Kershner; thence extending along said land Southwestwardly 110 feet to the Northwestern side of Grove Street, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Margaret K. Fabrizio, by Deed from Margaret K. Fabrizio, (f/k/a Margaret Hadfield), dated 06/24/2004, recorded 09/13/2004 in Book 5525, Page 503.

Parcel Number: 02-00-03668-00-2.

Location of property: 531 Grove Street, Bridgeport, PA 19405-1425.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Margaret K. Fabrizio** at the suit of Santander Bank, N.A. Debt: \$160,501.34.

Peter Wapner, Attorney. I.D. #318263

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

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

16-03902

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as 1006 York Road Condominium, located in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963 P.L. 196, by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated December 12, 1978 and recorded January 5, 1979 in Deed Book 4376, Page 469, a Declaration Plan dated January 2, 1979 and recorded January 5, 1979 in Condominium Plan Book 6, Page 38 and a Code of Regulations dated December 12, 1978 and recorded January 5, 1979 in Deed Book 4376, Page 496 being and designated on Declaration Plan as Unit No. 18 as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 4%.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions and exclusions contained and set forth in such Declaration, Code of Regulations and Declaration Plan and in the rules referred to in such Code of Regulations.

ALSO UNDER AND SUBJECT to easements, right granted to public utility companies, agreements, covenants and restrictions as appear of record.

AND ALSO UNDER AND SUBJECT to covenants and agreements as in Deed Book 4408, Page 562.

BEING the same premises which Vincent Parrella and Penelope M. Koutsouros, by Deed dated May 10, 2005 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 5555, Page 1541, granted and conveyed unto Vincent Parrella and Penelope M. Parrella, in fee.

Parcel Number: 59-00-19661-24-2.

Location of property: 1006 North York Road, #18, Willow Grove, Upper Moreland Township, PA 19090.

The improvements thereon are: A two-story attached end unit townhouse containing 4 rooms, 2 bedrooms, 1.5 baths and a full finished basement on a lot size of 1040 square feet irregular.

Seized and taken in execution as the property of **Vincent J. Parrella and Penelope M. Parrella**, h/w at the suit of Hatboro Federal Savings. Debt: \$153,562.90.

Douglas G. Thomas, Attorney. I.D. #19470

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

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

16-04170

ALL THAT CERTAIN message and two tracts of land, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

Tract No. 1 with the message thereon, BEGINNING at a post a corner of formerly George Peltz's land; thence by the same, South fifty-six degrees, West twenty-two perches to Samuel Grubb's land; thence by the same, North fifty and one-half degrees West, thirty-five perches and nine-tenths of a perch to a corner of John Roshon's Land; thence by the same, North forty-nine degrees, East twenty-three perches and two-tenths of a perch to a corner in a line of Abraham Bergey's land; thence by the same, South forty-eight degrees, East forty perches to the place of beginning. CONTAINING five acres and forty perches and four-tenths of a perch of land more or less.

Tract No. 2: BEGINNING at a marble stone in a public road; thence by land of Samuel Ishmel, South forty-nine and three-fourths degrees East, fifty-six perches and nine-tenths of a perch to a marble stone in a line of Philip Hallman's Land; thence by the same, South fifty-seven and three-fourths degrees West, eight perches and six-tenths of a perch to a corner in a line of George Mauck's other land; thence by the same, North forty-nine and three-fourths degrees West, fifty-four perches and six-tenths of a perch to a corner in said road; thence, along the same North forty-two degrees, East eight perches and six-tenths of a perch to the place of beginning.

CONTAINING three acres of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Vera M. Piner, married woman, by Deed from James W. Piner, Sr. and Vera M. Piner, a/k/a Vera M. Buchkowski, his wife, dated 08/14/1981, recorded 08/20/1981 in Book 4654, Page 251.

Parcel Number: 37-00-04798-00-7.

Location of property: 144 Steinmetz Road, Schwenksville, PA 19473-1418.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vera M. Piner and James W. Piner, Sr.** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$68,520.89.

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

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

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

16-04503

ALL THAT CERTAIN lot or piece of ground, situate in **Salford Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Final Land Development Plan for Rosy Ridge Associates, L.P., being 'Country View at Salford' by Bohler Engineering, Inc. dated May 17, 2004 and last revised August 11, 2010 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Land Site Plan Book 35, Page 313, as follows, to wit:

BEING Lot No. 118.

AS SUCH LOT and appurtenances are defined in the Declaration of Country View Townhouse Planned Community dated July 29, 2010 and recorded August 10, 2010 in Deed Book 5776, Page 590.

TITLE TO SAID PREMISES IS VESTED IN Diana J. Houser, by Deed from Rosy Ridge Associates, L.P., a Pennsylvania limited partnership, dated 09/15/2014, recorded 10/09/2014 in Book 5930, Page 2312.

Parcel Number: 44-00-00208-70-9, Map #44010A118.

Location of property: 3 Wildflower Court, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Diana J. Houser** at the suit of U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency). Debt: \$267,847.02 plus interest to sale date.

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

16-05492

ALL THAT CERTAIN unit in the property know, named and identified in the Declaration Plan referred to below as 100 Centre Avenue, located at West Marshall Street, **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963 P.L. 196 by the Recording in the Office for the Recording of Deeds at Montgomery County, a Declaration dated February 15, 1980 and recorded on May 5, 1980 in Deed Book 4523, Page 519 and an amendment thereto dated November 24, 1980 and recorded November 26, 1980 and in Deed Book 4584, Page 98, the Declaration Plan dated May 3, 1979 and recorded on May 5, 1980 in Condominium Plan Book 8, Page 1, 2, and 3 and a Code of Regulations and dated December 27, 1979 and recorded May 5, 1980 in Deed Book 4523, Page 552 and an amendment thereto dated November 24, 1980 and recorded November 26, 1980 in Deed Book 4584, Page 100, being and designated on Declaration Plan as Unit No. 120 as more fully described in such Declaration together with a proportionate undivided interest in the common elements (as defined in such Declaration) of .73217%.

TITLE TO SAID PREMISES IS VESTED IN Donna Diamond a/k/a Donna Presock by Deed from Donna Presock a/k/a Donna Diamond, mother and Arleta Presock, daughter dated August 11, 1997 and recorded August 21, 1997 in Deed Book 5196, Page 1996.

Parcel Number: 63-00-04864-19-4.

Location of property: 120 Centre Avenue Condominium 120, Norristown, PA 19403.

The improvements thereon are: Condominium townhouse.

Seized and taken in execution as the property of **Donna Diamond a/k/a Donna Presock** at the suit of LSF9 Master Participation Trust. Debt: \$89,989.74.

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.

16-05550

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Map of Property of William M. Parks, made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated 10/13/1967 and last revised 11/20/1967, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Lindsey Drive (50 feet wide) at the distance of 221 feet measured South 27°, 38', 30" East along the said side of Lindsey Drive from a point of tangent therein, which last mentioned point of tangent is measured on the arc of a circle curving to the right having a radius of 200 feet, the arc distance of 314.16 feet from a point of curve on the Southeasterly side of said Lindsey Drive, which last mentioned point of curve is at the distance of 188.47 feet, measured North 62°, 21', 30" East along the said side of Lindsey Drive from its point of intersection with the Northeasterly side of King of Prussia Road (50 feet wide); thence from said point of beginning along the Southwesterly side of Lindsey Drive, South 27°, 38', 30" East, 144.86 feet to a point, a corner of Lot No. 12 as shown on said plan; thence along the same, South 62°, 21', 30" West, 200 feet to a point in line of land now or late of Charles Woodland; thence partly by the same and partly by land now or late of Edward P. Geisz, North 27°, 38', 30" West, 144.86 feet to a point, a corner of Lot No. 14 as shown on said plan; thence along the same, North 62°, 21', 30" East, 200 feet to the first mentioned point and place of beginning.

BEING Lot No. 13 as shown on said plan.

Parcel Number: 58-00-12745-00-4.

Location of property: 571 Lindsey Drive, Wayne, PA 19087.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rocco L. Martino, Trustee of The Irrevocable Deed of Trust of Joseph A. Martino and Gretchen Martino** at the suit of Citizens Bank of Pennsylvania s/b/m to Roxborough Manayunk Bank. Debt: \$596,683.70.

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.

16-05736

ALL THAT CERTAIN lot or piece of ground, being Lots No. 265, 266 and 267, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania described according to a Certain Revised Plan of Lots of The Edge Hill Land Association recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 360, Page 426, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Girard Avenue at the distance of 50 feet Southeastwardly from the point of intersection which the Southeasterly side of Girard Avenue makes with the Northeasterly side of Chestnut Street.

CONTAINING in front or breadth on the said Southeasterly side of Girard Avenue 75 feet (each Lot being 25 feet in width) and extending Southeastwardly of that width in length or depth between parallel lines at right angles with Girard Avenue, 110 feet.

TITLE TO SAID PREMISES IS VESTED IN Richard Crawford and Doris E. Crawford, his wife, by Deed from LaZar Associates, Inc., dated 04/11/1977, recorded 04/13/1977 in Book 4191, Page 579.

Richard Crawford was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Richard Crawford's death on or about 03/26/1979, his ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Mortgagor Doris E. Crawford died on 01/14/2015, leaving a Last Will and Testament dated 10/17/2011. Letters Testamentary were granted to Ilona Sarden on 04/17/2015 in Montgomery County, No. 2015-x1415. The Decedent's surviving heirs at law and next-of- kin are E. Twan Solas Crawford and Ilona Sarden.

Parcel Number: 54-00-07255-00-8.

Location of property: 207 Girard Avenue, Glenside, PA 19038-1009.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ilona Sarden, in Her Capacity as Executrix and Devisee of The Estate of Doris E. Crawford and E. Twan Solas Crawford, in His Capacity as Devisee of The Estate of Doris E. Crawford** at the suit of Wells Fargo Bank, N.A. Debt: \$202,295.53 .

Peter Wapner, Attorney. I.D. #318263

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

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

16-06490

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon: erected, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, described according to a plan of revised lots of Highland Farm made for Serody and Serody by Russell S. Lyman, Registered Professional Engineer-Surveyor of Huntingdon Valley, Pennsylvania, dated 7/16/1954 and further described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Kent Road (40 feet wide) at the distance of 508 feet measured in a Northwesterly direction along the said side of Kent Road from the Northwestern most terminus of a radial round corner connecting the Southwesterly side of Kent Road with the Northwesterly side of Cumberland Road (50 feet wide); thence extending South 37 degrees, 14 minutes West, 142.70 feet to a point; thence extending North 51 degrees, 15 minutes, 30 seconds West, 56.02 feet to a point; thence extending North 37 degrees, 14 minutes East, 141.23 feet to a point on the Southwesterly side of Kent Road; thence extending South 52 degrees, 46 minutes East along the said side of Kent Road 56 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the common driveway laid out between this premises and the premises adjoining to the Southeast, in common with the owners, tenants and occupiers of the said premises adjoining to the Southeast, as and for a passageway and watercourse at all times hereafter forever, subject, however, to the proportionate part of the expense of keeping said driveway in good order and repair.

BEING the same premises which David L. Valentine by Deed dated 6/8/2006 and recorded 8/7/2006 in Montgomery County in Deed Book 5611, Page 908 conveyed unto Robin Brady and Thomas Brady, Jr., in fee.

Parcel Number: 30-00-35596-00-5.

Location of property: 2142 Kent Road, Abington, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Robin L. Brady a/k/a Robin Brady and Thomas Brady, Jr.** at the suit of PNC Bank, National Association, Successor by Merger to National City Bank, Successor by Merger to National City Mortgage Co. Debt: \$239,253.63.

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.

16-06503

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 22 on Plan of Development made for Joel D. Schwartz, which plan is recorded at Norristown, in the Office for the Recording of Deeds in Deed Book 2132, Page 601 &c and described, as follows, to wit:

BEGINNING at a point on the Southerly side of the cul-de-sac of Brookside Road, which point is at the distance of 71.39 feet measured on a line curving to the right having a radius of 60 feet from a point of 133.9 feet, measured on a line curving to the left having a radius of 165 feet from a point of curve on the Southwesterly side of Brookside Road (50 feet wide), which point of curve is at the distance of 366.91 feet measured, North 74 degrees, 51 minutes West along said side of Brookside Road from a point of tangent, which point of tangent is at the distance of 19.99 feet measured on a line curving to the left having a radius of 18.93 feet from a point of reverse curve is at the distance of 105.62 feet, measured on a line curving to the right having a radius of 50 feet from another point of reverse curve, which last mentioned point of reverse curve is at the distance of 19.99 feet measured on a line curving to the left having a radius of 18.93 feet from a point of curve on the Southwesterly side of Brookside Road, which point of curve is at the distance of 440 feet, measured North 74 degrees, 51 minutes West along said side of Brookside Road to a point, which point is at the distance of 5 feet measured, South 15 degrees, 09 minutes West to a point on the Southwesterly side of Brookside Road (40 feet wide), which last mentioned point is at the distance of 150 feet measured, North 74 degrees, 51 minutes West along said side of Brookside Road from its point of intersection with the Northwesterly side of Bethlehem Pike (60 feet wide); thence extending from point of beginning along Lot No. 23 on said plan and through the center of a 10 feet wide drainage easement and crossing a small stream of water, South 36 degrees, 52 minutes, 06 seconds West, 237.24 feet to a point; thence North 48 degrees, 09 minutes, 30 seconds West crossing the aforesaid stream of way, 190.92 feet to a point; thence North 41 degrees, 40 minutes, 50 seconds East, 75 feet to a point; thence along Lot No. 21 on said plan, North 78 degrees, 37 minutes, 56 seconds East, 216.11 feet to a point on the Westerly side of the cul-de-sac of Brookside Road; thence along said cul-de-sac on a line curving to the left having a radius of 60 feet, the arc distance of 43.74 feet to the first mentioned point and place of beginning.

BEING the same premises which Stephanie A. Haasz and David T. Leidy by Deed dated 2/24/2003 and recorded 2/25/2003 in Montgomery County in Deed Book 5447, Page 1552 conveyed unto Stephanie A. Haasz and David Haasz, in fee.

TITLE TO SAID PREMISES IS VESTED IN Calvin R. Snowden, Jr. and Mei Ling Dan, by Deed from David Haasz and Stephanie A. Haasz, dated 12/23/2004, recorded 01/10/2005 in Book 6539, Page 2385.

Parcel Number: 52-00-02461-00-7, Map #52009 072.

Location of property: 46 Brookside Road, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Calvin R. Snowden a/k/a Calvin R. Snowden, Jr. and Mei Ling Dan** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$255,598.79 plus interest to sale date.

Jeniece D. Davis, Attorney.

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

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

16-06512

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as 100 Centre Avenue located at West Marshall Street, **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P L 196 by the Recording in the Office for the Recording of Deeds at Montgomery County, a Declaration dated February 15, 1980 and recorded on May 5, 1980 in Deed Book 4523, Page 519, and an Amendment thereto dated November 24, 1980 and recorded November 26, 1980 and in Deed Book 4584, Page 98, the Declaration Plan dated May 3, 1979 and recorded on May 5, 1980 in Condominium Plan Book 8, Pages 1, 2 and 3 and a Code of Regulation and dated December 27, 1979 and recorded on May 5, 1980 in Deed Book 4523, Page 552, and an Amendment thereto dated November 24, 1980 and recorded November 26, 1980 in Deed Book 4584, Page 100, being and designated on Declaration Plan as Unit No. 418 as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 867568.

TITLE TO SAID PREMISES IS VESTED IN Jack Baker, by Deed from Howard Harrison and Jack Baker, dated 11/03/1992, recorded 03/17/1993 in Book 5036, Page 572.

MORTGAGOR Jack Baker died on 10/24/2015, and upon information and belief, his heirs or devisees, and personal representative, are unknown.

Parcel Number: 63-00-04865-15-7.

Location of property: 418 Centre Avenue a/k/a 418 Centre Avenue, Condominium 418, Norristown, PA 19403-3222.

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 Jack Baker, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$83,795.95.

Peter Wapner, Attorney. I.D. #318263

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

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

16-06600

ALL THAT CERTAIN lot or piece of ground, with one-half of a twin dwelling house thereon erected, situate in the Village of Cheltenham and **Cheltenham Township**, in the County of Montgomery and State of PA, being one-half of Lot No. 91 on a certain plan of lots laid out by Hunter and Evans and recorded in the Office for the Recording of Deeds, etc., in and for the County of Montgomery in Deed Book No. 330, Page 111 etc., and situate on the Southwesterly side of Beecher Avenue at the distance of 50 feet Southeastwardly from the Southeastwardly side of Elm Avenue.

CONTAINING in front or breadth on the said side of Beecher Avenue 25 feet and extending of that width in length or depth Southwestwardly 150 feet. The Southeasterly line passing through the middle of the partition wall of the house on this lot and the house erected on the adjoining lot.

BEING the same premises which Donna Custer and Barbara Duffy, Co-Executrices of the Estate of Michael Duffy, by Deed dated 10/4/2011 and recorded 10/31/2011 in Montgomery County in Deed Book 5817, Page 2368 granted and conveyed unto Christine Copestake, in fee.

Parcel Number: 31-00-02080-00-4.

Location of property: 334 Beecher Avenue, Cheltenham, PA 19012.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Christine Copestake** at the suit of Homebridge Financial Services, Inc. f/k/a Real Estate Mortgage Network, Inc. Debt: \$176,019.71.

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.

16-06680

ALL THAT CERTAIN message or tenement and tract or parcel of land, lot, situate in the Village of Spring Mount, in **Lower Frederick Township** (formerly Frederick), County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake, a corner on the bank of a public road leading from Zieglersville to Lederachville; thence along the same, South thirteen and one-half degrees, East fifty feet to a stone, a corner and land of late Jacob C. Kline; thence by the same and it being Lot #3, South seventy-one degrees, forty minutes West, one hundred fifty feet to a stake, a corner and land of now or late Jacob W. Klein, North thirteen and one-half degrees, West fifty feet to a stake, a corner of Lot #5 and land of late Francis Walt now William C. Fisher; thence by the same, North seventy-one degrees, forty minutes East, one hundred fifty feet to the place of beginning.

CONTAINING seven thousand, five hundred square feet of land more or less.

ALSO ALL THOSE CERTAIN two lots or piece of land, being Lot #45 and 46 on a plan of lots, situate in the Village of Spring Mount, in **Lower Frederick Township**, (formerly Frederick), County of Montgomery and Commonwealth of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a stake, a corner of this and land of Jacob W. Klein and other land of James F. Smith; thence along the other land of the said A. T. Allebach, South sixty-six degrees, seven minutes West, one hundred sixty feet to a stake on the Easterly side of Spring Mount Avenue; thence along the said Spring Mount Avenue, North twenty-three degrees, fifty-three minutes West, ninety-seven and six-tenths feet to a stake, a corner of Lot #47; thence along the same, North sixty-six degrees, seven minutes East, one hundred eighty feet to a stake, a corner of William Fisher's Land; thence along the said Fisher's Land and land of James F. Smith, South eleven degrees, ten minutes East, one hundred feet to the place of beginning.

CONTAINING seventeen thousand square feet of land more or less.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of land, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made April 27, 1949 by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin, immediately in the rear of the other land of Clyde S. Kindig, et ux., and a corner of other land of said Linnie T. Smith of which this was a part; thence along said Smith's Land, South sixty-six degrees, seven minutes West, one hundred seventy-one feet to an iron pin on the Northeast side of Spring Mount Avenue (thirty-three feet wide) but not yet opened; thence along said side of said avenue, North twenty-three degrees, fifty-three minutes West, forty eight and eight-tenths feet to an iron pin, a corner of land of Jonathan Smith; thence along said lot, North sixty-six degrees, seven minutes East, one hundred eighty-two feet to an iron pin, a corner of land of said Clyde S. Kindig, et ux.; thence along the same, South eleven degrees, ten minutes East, fifty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas H. O'Neill and Clara D. O'Neill, his wife, by Deed from Linnie T. Smith, widow, dated 01/16/1960, recorded 01/17/1961 in Book 3129, Page 374.

Thomas H. O'Neill departed this life on November 21, 1983 whereby title became solely vested in Clara D. O'Neill by the Right of Survivorship. Mortgagor Clara D. O'Neill died on 10/10/2015, leaving a Last Will and Testament dated 10/26/1991. Letters Testamentary were granted to Carol K. Rosser on 10/29/2015 in Montgomery County, No. 46-2015-X3698. The Decedent's surviving heirs at law and next-of-kin are Carol K. Rosser, Geraldine Gallagher, Thomas J. O'Neill, and Claire D. Kelly.

Parcel Number: 38-00-01306-00-6.

Location of property: 8 Main Street, Schwenksville, PA 19473-1169.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carol K. Rosser a/k/a Carol Rosser, in Her Capacity as Executrix and Devisee of The Estate of Clara D. O'Neill and Geraldine Gallagher, in Her Capacity as Devisee of The Estate of Clara D. O'Neill, Claire D. Kelly a/k/a Claire Oliver, in Her Capacity as Devisee of The Estate of Clara D. O'Neill, Thomas J. O'Neill, in His Capacity as Devisee of The Estate of Clara D. O'Neill** at the suit of Wells Fargo Bank, N.A. Debt: \$124,546.05.

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

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

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

16-06710

ALL THAT CERTAIN unit designated as Building #17 Unit #48 SHA, being a unit in the Gwynedd Club, a Condominium, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of the Gwynedd Club, a Condominium, including Plats and Plans bearing dated 11/21/1988 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on 12/2/1988 in Deed Book 4895, Page 955 & C. and any amendments thereto.

TOGETHER with all right, title and interest, being a .1798% undivided interest, of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

UNDER AND SUBJECT TO any and all covenants, conditions, restrictions, right-of-way, easements and agreements of record in the Office of the Recorder of Deeds In and for Montgomery County, including without limitation, those covenants, conditions, restrictions, rights-of-way, easements and agreements contained In the aforesaid Declaration of Condominium.

UNDER AND SUBJECT TO restrictions of record.

TITLE TO SAID PREMISES IS VESTED in Patricia H. Kulp by Deed from Neal M. Gerhart and Wendy S. Gerhart dated November 19, 2001 and recorded December 14, 2001 in Deed Book 5388, Page 2440. The said Patricia H. Kulp died on October 25, 2015 thereby vesting title in Douglas R. Kulp, Executor of the Estate of Patricia H. Kulp.

Parcel Number: 56-00-07984-85-2.

Location of property: 48 Shannon Drive, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Douglas R. Kulp, Executor of the Estate of Patricia H. Kulp and Patricia H. Kulp** at the suit of CIT Bank, N.A. Debt: \$109,508.10.

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.

16-07242

ALL THAT CERTAIN unit designated as Unit 7A, being a unit in the Greenhouse, a Condominium, located at Rock Hill Road, **Lower Merion Township**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium, dated August 9, 1977 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, PA on August 12, 1977 in Condominium Book 5, Page 14, and in the Declaration Plans and the Code of Regulations, each dated August 9, 1977 and recorded in the Office aforesaid in Deed Books 4227, Page 338 and 4227 Page 349 respectively.

TOGETHER with all right, title and interest being 2.000% of, in and to the common elements as more fully set forth in the Declaration of Condominium and the Declaration Plans.

UNDER AND SUBJECT to all agreements, conditions, and restriction of record and to the provisions, easements, and covenants as contained in the Declaration Condominium, By-Laws and Declaration Plans.

THE GRANTEE, for and on behalf of the Grantee and the Grantee's heirs, personal representatives, successors and assigns, by acceptance of this Deed and Execution below, covenants and agree to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the Common Elements as may be assessed from time to time by the Council in accordance with the unit Property Act of Pennsylvania, and further covenant and agree that the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed and that, except in so far as Sections 705 and 706 of said Unit Property Act may relieve a subsequent Unit Owner of liability for prior unpaid assessments, this covenant shall run with and bind the land or Unit hereby conveyed and all subsequent owners thereof.

BEING the same premises which Renee Sherman by Deed Dated 10/30/2003 and recorded 11/26/2003 in the Office of the Recorder of Deeds in and for the County of Montgomery and Commonwealth of Pennsylvania, in Deed Book 05483, Page 0581 granted and conveyed unto Michael C. Freeland, as sole owner, in fee.

Parcel Number: 40-00-52082-43-8.

Location of property: 19 Rock Hill Road, Condominium 7-A, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential - condominium high rise 7 + stories.

Seized and taken in execution as the property of **Joel Kress as Executor of the Estate of Michael C. Freeland, Deceased** at the suit of M&T Bank. Debt: \$129,691.10.

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.

16-07550

ALL THAT CERTAIN unit designated as Unit 78, being a unit in the Butler Park Condominium, situate in **Upper Dublin Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on a Plan of Butler Park Condominium, made for Butler Park Limited Partnership by Robert A. Gilmour, R.A., St. Davids, Pennsylvania, dated March 14, 1986 and recorded with the Declaration of Condominium. Together with all right, title and interest being a .66 percentage undivided interest of, in and to the common elements as set forth in the Declaration of Condominium, dated March 5, 1986 and recorded March 19, 1986 in Norristown, Pennsylvania in Deed Book 4794, Pages 1406.

BEING THE SAME PROPERTY as conveyed from Rodney P. Bayard Lisa S. Bayard, h/w to John R. Schafer, as described in Book 4916, Page 2213, dated 10/16/1989, recorded 10/19/1989 in Montgomery County Records.

TITLE TO SAID PREMISES IS VESTED IN John P. Schafer by deed from Rodney P. Bayard and Lisa S. Bayard, h/w, dated 10/16/1989 recorded 10/19/1989 in Deed Book 4926, Page 2213.

Parcel Number: 54-00-07716-03-3.

Location of property: 78 Hampstead Drive, Upper Dublin Twp., a/k/a Ambler, PA 19002.

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **John P. Schafer** at the suit of PNC Bank, National Association. Debt: \$55,803.67.

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.

16-07552

ALL THAT CERTAIN lot or piece of ground, situate in **Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan made for Nancy B. Neely dated 2/10/1994 and last revised 1/7/1995 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Plan Book A-55, Page 248.

BEING Parcel No. 6 as shown on said plan.

BEING the same premises which Nancy B. Neely, by Deed dated 7/25/1996 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5156, Page 105, granted and conveyed unto Donald J. Wagner and Linda J. Wagner, husband and wife.

Parcel Number: 44-00-00451-00-9.

Location of property: 100 South County Line Road, Telford, PA 18969.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Donald J. Wagner and Linda J. Wagner** at the suit of Bank of America, N.A. Debt: \$372,093.23.

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

16-07743

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery and State of PA, and described according to a Supplemental Plan of Plymouth Meeting Village made by George B. Mebus, Registered Professional Engineer, Glenside, PA, in 11/7/1950 and since recorded in the Office for the Recording of Deeds in Montgomery County at Morristown, PA, in Deed Book 2149, Page 601, as follows, to wit:

BEGINNING at a point on the Northeast side of a cul-de-sac of Friends Lane, measured along the Northeast side of the said cul-de-sac and the Southeast and Northeast sides of Friends Lane (fifty feet wide) from a point of curve on the Northwest side of Pilgrim Road (fifty feet wide): (1) on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-one feet and forty-two one hundredths of a foot to a point of tangent; (2) along the Northeast side of Friends Lane North twenty-one degrees, thirteen minutes, forty-six seconds West, two hundred twenty-nine feet and sixty-two one hundredths of a foot to a point of curve; (3) along Friends Lane on the arc of a circle curving to the right having a radius of one hundred twenty-five feet the arc distance of one hundred forty-two feet and one one-hundredths of a foot to a point of tangent; (4) North forty-three degrees, fifty one minutes, fifty-five seconds East, sixty-two feet and twenty two one hundredths of a foot to a point of curve; (5) on the arc of a circle curving to the left having a radius of fifty feet the arc distance of fifty-one feet to the point and place of beginning; thence extending from said beginning point North seventy-five degrees, twenty five minutes, twenty five seconds East partly through the bed of a certain driveway laid out between these premises and the premises adjoining to the Southeast one hundred thirty-five and forty-two one hundredths of a foot to a point; thence extending North forty-six degrees, eight minutes, five seconds West, one hundred fifty-two feet and four one-hundredths of a foot to a point; thence extending South twenty-four degrees, forty minutes, twenty five seconds West, one hundred seventeen feet and thirty one-hundredths of a foot to a point on the Northeast side of the said cul-de-sac thence extending along same on the arc of a circle curving to the right having a radius of fifty feet the arc distance of forty-four feet and twenty-nine one-hundredths of a foot to the first mentioned point and place of beginning.

BEING Lot #35, Section '5' on said Plan.

TITLE TO SAID PREMISES IS VESTED IN James Eplett and Erin Eplett, by Deed from James Eplett and Erin Tierney, dated 06/18/2007, recorded 06/18/2007 in Book 5651, Page 898.

Parcel Number: 65-00-04198-00-3.

Location of property: 4051 Friends Lane, Plymouth Meeting, PA 19462-1503.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Eplett and Erin Eplett** at the suit of Wells Fargo Bank, N.A. Debt: \$70,773.23.

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

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

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

16-08044

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Subdivision Plan of 840 Thomas Street prepared for Applewood Partners, Inc., by Barry Isett & Associates, Inc., dated 07-25-2003 and last revised 08-16-2004, and recorded in Plan Book 24, Page 23, as follows, to wit:

BEGINNING at a point, a corner of Lot No. 3 and in the Bed of Thomas Square (Common Driveway) also in the bed of a sanitary sewer easement as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 3 North 34 degrees, 59 minutes, 21 seconds West crossing a storm sewer easement 105.00 feet to a point on the Southwesterly side of Jacoby Street (50.00 feet wide, to be fully vacated); thence extending along same, South 55 degrees, 00 minutes, 39 seconds East, 20.00 feet to a point, a corner of Lot No. 5; thence extending along Lot No. 5 and crossing a storm sewer easement, South 34 degrees, 59 minutes, 21 seconds West partly through said sanitary sewer easement 105.00 feet to a point in line of Lot No. 13; thence extending along Lot Nos. 13 and 12 and through said sanitary sewer easement and also through Thomas Square North 55 degrees, 00 minutes, 39 seconds West, 20.00 feet to a point, a corner of Lot No. 3, aforesaid being the first mentioned point and place of beginning.

BEING Lot No. 4 on the above mentioned plan.

TOGETHER WITH the common use of Thomas Square (Common Driveway) for ingress, egress and regress.

TITLE TO SAID PREMISES IS VESTED IN Salisu Marughu, by Deed from Anthony D. Wilborn, dated 04/27/2012, recorded 05/16/2012 in Book 5835, Page 1352.

Parcel Number: 13-00-06756-00-8.

Location of property: 502 Thomas Circle, Norristown, PA 19401-4086.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Salisu Marughu** at the suit of Wells Fargo Bank, N.A. Debt: \$178,438.09.

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

16-08564

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, Montgomery County, Pennsylvania, and described according to a plan thereof made by George B. Mebus, Registered Professional Engineer, dated March 24, 1948, known as 'Whitemarsh Downs' which plan is recorded at Norristown, Pennsylvania in Deed Book 1905, Page 600, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Pheasant Lane (50 feet wide) at the distance of 23.56 feet measured on the arc of a circle curving to the right having a radius of 15 feet from a point of curve on the Southeasterly side of East Heather Road (50 feet wide); thence extending South 50 degrees, 47 minutes East along the said side of Pheasant Lane, 135 feet to a point; thence extending South 39 degrees, 13 minutes West, 86 feet to a point; thence extending North 50 degrees, 47 minutes West, 150 feet to a point on the Southeasterly side of East Heather Road aforesaid; thence extending North 39 degrees, 13 minutes, in the same; 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 first mentioned point and place of beginning.

UNDER AND SUBJECT to certain easements and building restrictions of record.

BEING known as Lot No. 379 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Frank Wizorek and Betty Wizorek, h/w, by Deed from Cort Wizorek, dated 09/04/1998, recorded 10/06/1998 in Book 5243, Page 716.

Frank Wizorek was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Frank Wizorek's death on or about 11/07/2012, his ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 52-00-08560-00-1.

Location of property: 506 East Heather Road, Orelan, PA 19075-2348.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elizabeth Wizorek a/k/a Betty Wizorek** at the suit of JP Morgan Chase Bank, National Association. Debt: \$81,998.43.

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

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

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

16-08727

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, PA bounded and described according to a plan of subdivision prepared for the Estate of Anna A. Rubin, made by Howard W. Doran, P.L.S., P.E. dated 6/27/89, last revised 5/21/90, as follows, to wit:

BEGINNING at a point on the Southwesterly side of ultimate right-of-way line of Haverford Road (SR 3043-LRA6444) (80 feet wide) which point is measured North 42 degrees 18 minutes 30 seconds west 100.00 feet from the Northwesterly side of Westwood Lane (ultimate width 50 feet); thence extending from said point of beginning south 47 degrees 41 minutes 30 seconds west crossing a proposed ten feet wide utility easement, 100.00 feet to a point a corner; thence extending North 42 degrees, 18 minutes, 30 seconds West, 60.00 feet to a point in line of a proposed common driveway easement, a corner; thence extending in and along same North 47 degrees, 41 minutes, 30 seconds East recrossing the aforesaid proposed ten feet wide utility easement, 100.00 feet to a point on the Southwesterly side of Haverford Road; thence extending South 42 degrees, 18 minutes, 30 seconds East along said Southwesterly side of Haverford Road 60.00 feet to a point, being the first mentioned point and place of beginning.

TOGETHER with the free, uninterrupted, continuous, non-exclusive, irrevocable and perpetual right to use and enter upon a 10 foot by 100 foot strip of ground within Lot 1 being along, contiguous and parallel to the Southwestern property line of Lot 1 (as shown on the plan and identified as the "Macadam Drive") as part of a 15 foot wide, 100 foot long common driveway easement (as shown on the plan and identified as the "Common Driveway Easement") which Common Driveway easement shall be used solely for the purpose of constructing and maintaining the driveway as defined below. The present or future owners of Lot 2 shall widen or cause to be widened that portion of the Macadam Drive which extends in a Southerly direction 74 feet from the from property line of Lot 1 on Haverford Avenue, by 2 feet over and across Lot 2 to create a driveway for pedestrian and vehicular access, ingress and egress (the "driveway") as particularly depicted in a cross-batched portion of Exhibit "D" hereof in accordance with a plan and at such time as a house or other structural improvement is constructed on Lot 2.

TOGETHER with free, uninterrupted, continuous, non-exclusive, irrevocable and perpetual right to enter, use or cause to enter upon and use the driveway for pedestrian and vehicular access, ingress and egress.

BEING the same premises which William A. Rubin and Arthur M. Rubin, Executors of the last will of Anna A. Rubin, Deceased by Deed dated 12/14/94 and recorded 12/21/1994 in the Office of the Recorder of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania in Deed Book 5100, Page 1724 granted and conveyed unto T. Patrick Burke, in fee.

Parcel Number: 40-00-23744-00-3.

Location of property: 104 Haverford Road, Lower Merion, PA 19096.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **T. Patrick Burke a/k/a Thomas Patrick Burke** at the suit of First Niagara Bank, N.A. s/b/m Harleysville National Bank & Trust Company. Debt: \$181,293.33.

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

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

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

16-08918

PREMISES 'A'

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

BEGINNING at a point in the title line of Montgomery Avenue at the distance of 200 feet measured South 63 degrees, 41 minutes East from the intersection of the middle line of Winding Way; thence leaving the title line in Montgomery Avenue, by land now or late of Susanna H. Bodine, the two following courses and distances; North 26 degrees, 19 minutes East, 200 feet to an iron pipe; South 63 degrees, 41 minutes East, 100 feet to an iron pin; thence by land now or late of the E.J. Haddon Company South 26 degrees, 19 minutes West, 200 feet to the title line in Montgomery Avenue passing over an iron pin on the side thereof; thence along the said title line in Montgomery Avenue North 63 degrees, 41 minutes West, 100 feet to the place of beginning.

PREMISES 'B'

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, described, as follows:

BEGINNING at a point in the title line in the bed of Montgomery Avenue (said title line being rear the Northeast side of said Montgomery Avenue), which point is at the distance of 157 feet measured South 63 degrees, 41 minutes East along said title line in the bed of Montgomery Avenue from its intersection with the middle of Winding Way; thence leaving Montgomery Avenue by land of United Ajax Corporation North 26 degrees, 19 minutes East, 173.92 feet to a point; thence South 65 degrees, 7 minutes East, 43.01 feet to an iron pipe; thence by land of Milton B. Carner South 26 degrees, 19 minutes West, 175 feet to a point on the title line in the bed of Montgomery Avenue; thence along said title line in the bed of Montgomery Avenue; thence along said title line in the bed of Montgomery Avenue North 63 degrees, 41 minutes West, 43 feet to the place of beginning.

BEING the same premises which Laura S. Maurer by Indenture dated 08/13/1999, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book and Page 5292/189, granted and conveyed unto Marc S. Henzel and Cindy Henzel, husband and wife, as Tenants by the Entireties, in fee.

UNDER AND SUBJECT to certain conditions, restrictions and rights of ways as of record.

TITLE TO SAID PREMISES IS VESTED IN Marc S. Henzel and Cindy Henzel, h/w, by Deed from Laura S. Maurer, dated 08/13/1999, recorded 10/12/1999 in Book 5292, Page 189.

Parcel Number: 40-00-39532-00-1.

Location of property: 431 Montgomery Avenue, Merion Station, PA 19066-1219.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marc S. Henzel and Cindy Henzel** at the suit of Investors Bank. Debt: \$968,864.94.

Peter Wapner, Attorney. I.D. #318263

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

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

16-09435

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision made for G.B.S. Realty, Inc., by Urwiler & Walter, Inc., dated 10/15/1973, last revised 8/28/1974, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, PA, in Plan Book A-24, Page 80, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Sandra Lane (50.00 feet wide), said point being measured the five (5) following courses and distances, along the said Northwesterly side of Sandra Lane, from a point of tangent on same, said point of tangent being at the arc distance of 39.27 feet, measured on the arc of a curve, curving to the right having a radius of 25.00 feet from a point of curve on the Southwesterly side of Germantown Pike (originally 50.00 feet wide, but since widened at a point to a width of 75.00 feet, by the addition of 25.00 feet on the Southwesterly side of said centerline thereof), as shown on said plan, viz: (1) extending, South 27 degrees, 42 minutes, 24 seconds West, the distance of 338.26 feet to a point of curve; (2) thence extending on the arc of a curve, curving to the right, having a radius of 275.00 feet the arc distance of 187.19 feet to a point of tangent; (3) thence extending, South 66 degrees, 42 minutes, 24 seconds West, the distance of 111.42 feet to a point of curve; (4) thence extending on the arc of a curve, curving to the left, having a radius of 825.00 feet, the arc distance of 346.16 feet to a point of tangent; (5) thence extending, South 42 degrees, 40 minutes West, the distance of 40.00 feet to the point of beginning; thence extending from said point of beginning, South 42 degrees, 40 minutes West, along the said Northwesterly side of Sandra Lane the distance of 20.00 feet to a point, a corner of Lot No. 61, as shown on said plan; thence extending, North 47 degrees, 20 minutes West, along Lot No. 61 also extending through the party wall of these premises with the premises adjoining to the Southwest, as shown on said plan, the distance of 127.51 feet to a point, a corner in line of lands now or formerly of Henry Cresswell, as shown on said plan; thence extending, North 46 degrees, 36 minutes, 26 seconds East, along said land the distance of 20.05 feet to a point, a corner of Lot No. 63, as shown on said plan; thence extending, South 47 degrees, 20 minutes East, along Lot No. 63, also extending through the party wall of these premises with the premises adjoining to the Northeast, the distance of 126.14 feet to a point on the said Northwesterly side of Sandra Lane, being the first mentioned point and place of beginning. The rear 10.00 feet thereof being the bed of a 10.00 feet wide easement for Planting Buffer, as shown on said plan.

BEING Lot No. 62, as shown on the above mentioned plan.

BEING the same premises which Kenneth B. Sadler, a married man, by Deed dated 12/21/2010 and recorded 1/11/2011 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5790, Page 1564, Instrument #2011005201, granted and conveyed unto Gerald M. Zarzoso and Bridget E. Zarzoso, husband and wife.

Parcel Number: 33-00-07575-34-8.

Location of property: 786 Sandra Lane, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Bridget E. Zarzoso and Gerald M. Zarzoso** at the suit of JP Morgan Chase Bank, National Association. Debt: \$169,217.61.

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.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on October 26, 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

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
NO. 2013-27602

ACTION TO QUIET TITLE

ESTATE OF HENRIETTA TURNER,
Plaintiff

vs.

FRIENDLY CONSUMER DISCOUNT COMPANY,
Defendant

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defense or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days from the date of publication of this Notice, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

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

Manrico A. Troncelliti, Jr., Esquire
Attorney for Plaintiff

2500 DeKalb Pike, Suite 100
East Norriton, PA 19401
(610) 297-9922

ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Fit Foods, LLC**, a Pennsylvania Limited Liability Company, that the shareholders have approved a proposal that the Company dissolve voluntarily and that its Board of Directors is now engaged in winding up and settling the affairs of the Company under the provisions of Pennsylvania Limited Liability Company Law.

Thomas J. Barnes, Solicitor
Egbert & Barnes, P.C.
1494 Old York Rd., Ste. 200
Abington, PA 19001

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.

Clauss Brothers Landscaping, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Francis X. Buschman, Jr., Esquire
Buschman & Johnson
228 N. Main Street
Souderton, PA 18964

Excelsior Shipping and Printing East Incorporated has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Excelsior Shipping and Printing West Incorporated has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Hood Lane Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Mark S. Roseman, Esquire
Regency Towers-Chateau Bldg., (C103)
1003 Easton Road
Willow Grove, PA 19090

Yellow Barn Farm, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Francis X. Buschman, Jr., Esquire
Buschman & Johnson
 228 N. Main Street
 Souderton, PA 18964

ARTICLES OF INCORPORATION NONPROFIT

Abby's Army has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Jacoby Donner, PC
 1700 Market Street, Suite 3100
 Philadelphia, PA 19103

The Carriages at Lower Gwynedd Community Association was incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended, to manage, maintain, care for, preserve and administer a planned unit community to be known as The Carriages at Lower Gwynedd Planned Community located in Lower Gwynedd Township, Montgomery County, Pennsylvania.

Carl N. Weiner, Solicitor
Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.
 375 Morris Rd., P.O. Box 1479
 Lansdale, PA 19446-0773

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for **BVAK Properties LLC**, pursuant to the provisions of the Pennsylvania Limited Liability Company Act of 1994.

The Certificate of Organization for a Domestic Limited Liability Company has been filed on August 15, 2016.

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2016-15567

NOTICE IS HEREBY GIVEN that on August 2, 2016, the Petition of Casey Elaine Beatty was filed in the above named Court, praying for a Decree to change his name to CAYDEN ELLIOTT BEATTY.

The Court has fixed October 5, 2016, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2016-20837

NOTICE IS HEREBY GIVEN that on August 26, 2016, the Petition of Christina Yi was filed in the above named Court, praying for a Decree to change the name to JUN YI.

The Court has fixed October 19, 2016, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2016-20633

NOTICE IS HEREBY GIVEN that on September 3, 2016, the Petition of Cynthia Vida Appiah was filed in the above named Court, praying for a Decree to change her name to CYNTHIA VIDA ENNING APPIAH.

The Court has fixed October 19, 2016, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2016-20932

NOTICE IS HEREBY GIVEN that the Petition of LAURIE MUGGLETON ROBINS was filed in the above named Court, praying for a Decree to change the name to LIAM MUGGLETON ROBINS.

The Court has fixed October 26, 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.

Benjamin L. Jerner, Atty. For Petitioner
Jerner & Palmer, P.C.
 5401 Wissahickon Ave.
 Philadelphia, PA 19144
 215.843.6000

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2016-20712

NOTICE IS HEREBY GIVEN that on August 24, 2016, the Petition of Madeleine Claire Scriber was filed in the above named Court, praying for a Decree to change her name to MADELEINE CLAIRE GUERIN.

The Court has fixed October 19, 2016, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2016-20759

NOTICE IS HEREBY GIVEN that on August 25, 2016, the Petition of Rebecca LaPierre, on behalf of minor child, Jillian Grace LaPierre, was filed in the above named Court, praying for a Decree to change his name to GRAYSON THOMAS LAPIERRE.

The Court has fixed October 19, 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.

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

BECK, GERALD SCOTT also known as

**GERALD S. BECK and
GERALD BECK, dec'd.**

Late of Douglass Township.
Executors: DARRELL KENT KEAN,
151 S. Reading Avenue, 2nd Floor,
P.O. Box 33,
Boyertown, PA 19512,
GERALD W. BECK,
107 Magnolia Lane,
Sellersville, PA 18960.
ATTORNEY: DIANNE C. MAGEE,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944

**BELL, JASON KEITH also known as
JAY BELL, dec'd.**

Late of Douglass Township.
Administrator: WILLIAM A. BELL,
c/o HighPoint Law Offices, P.C.,
200 Highpoint Drive, #211,
Chalfont, PA 18914.
ATTORNEY: PETER J. GILBERT,
200 Highpoint Drive, #211,
Chalfont, PA 18914

**BENTZ, WILLIAM H. also known as
WILLIAM H. BENTZ, SR., dec'd.**

Late of Horsham Township.
Executor: WILLIAM H. BENTZ, JR.,
c/o Albert DerMovsesian, Esquire,
P.O. Box 601,
Willow Grove, PA 19090.
ATTORNEY: ALBERT DerMOVSESIAN,
P.O. Box 601,
Willow Grove, PA 19090

CARDONE, GILDA ROSE, dec'd.

Late of Borough of Bridgeport.
Co-Executors: JAMIE SALLY,
1515 N. Valley Road,
Pottstown, PA 19464,
VICTOR S. CARDONE,
463 Volpe Road,
Plymouth Meeting, PA 19462.
ATTORNEY: JOSEPH J. PIZONKA,
PIZONKA, REILLEY, BELLO & McGRORY, P.C.,
144 E. DeKalb Pike, Suite 200,
King of Prussia, PA 19406

CASSIDY, JOAN D., dec'd.

Late of Springfield Township.
Executor: WILLIAM J. CASSIDY, JR.,
c/o Appel & Yost LLP,
33 N. Duke Street,
Lancaster, PA 17602.
ATTORNEY: JAMES W. APPEL,
APPEL & YOST LLP,
33 N. Duke Street,
Lancaster, PA 17602

CLINES, ROSARIO, dec'd.

Late of Borough of Lansdale.
Executor: ROSEMARIE GIBSON,
c/o Law Offices of Michelle C. Berk, P.C.,
1300 Virginia Drive, Suite 325A,
Fort Washington, PA 19034.
ATTORNEY: MICHELLE C. BERK,
LAW OFFICES OF MICHELLE C. BERK, P.C.,
1300 Virginia Drive, Suite 325A,
Fort Washington, PA 19034

CONWAY, CHARLES, dec'd.

Late of Lower Providence Township.
Administrator: JOSEPH J. CONWAY, III,
3 Helen Circle,
Royersford, PA 19468.
ATTORNEY: NICHOLAS R. MONTALTO,
McBRIEN, MONTALTO & STERN,
325 Swede Street,
Norristown, PA 19401

DELL'AQUILA, FRANKLIN S., dec'd.

Late of Borough of Royersford.
Executor: NICOLA DELLAQUILA,
c/o H. Charles Markofski, Esquire,
1258 E. Philadelphia Avenue,
Gilbertsville, PA 19525-9673.
ATTORNEY: H. CHARLES MARKOFSKI,
MARKOFSKI LAW OFFICES,
1258 E. Philadelphia Avenue,
Gilbertsville, PA 19525-9673

**DEVLIN, DONNA M. also known as
DONNA DEVLIN, dec'd.**

Late of Upper Gwynedd Township.
Executor: RYAN C. DEVLIN,
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford,
2650 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

ELLIS, FRANCES R., dec'd.

Late of Whitpain Township.
Executrix: JENNIFER BEECHAM,
c/o Tatyana V. Gleyzer, Esquire,
1701 Walnut Street, 6th Floor,
Philadelphia, PA 19103.
ATTORNEY: TATYANA V. GLEYZER,
THE LAW OFFICES OF PETER L. KLENK &
ASSOCIATES,
1701 Walnut Street, 6th Floor,
Philadelphia, PA 19103

FREED, ALPHONSUS, dec'd.

Late of Borough of Souderton.
 Executor: DUANE FREED,
 52 Klingerman Road,
 Telford, PA 18969.

**GABEL, IVAN HERZOG also known as
IVAN H. GABEL and
IVAN GABEL, dec'd.**

Late of Abington Township.
 Executors: JOANNE G. HAMILTON,
 6104 Roseland Drive,
 Rockville, MD 20852-3659,
 BARBARA G. SKLAR,
 1209 Gantt Drive,
 Huntingdon Valley, PA 19006-3211,
 DAVID R. GLYN,
 6 Isaac Lane,
 Cherry Hill, NJ 08003.
 ATTORNEY: DAVID R. GLYN,
 COZEN O'CONNOR,
 One Liberty Place, Suite 2800,
 1650 Market Street,
 Philadelphia, PA 19103

GALLAGHER, MARY T., dec'd.

Late of Whitmarsh Township.
 Executrix: MARIA GALLAGHER,
 3121 Midvale Avenue,
 Philadelphia, PA 19129.
 ATTORNEY: RICK MORTON,
 220 W. Gay Street,
 West Chester, PA 19380

GOFUS, JOHN STEPHEN, JR., dec'd.

Late of Borough of Pottstown.
 Administratrix: TERRI S. GOFUS,
 22 Reynolds Avenue,
 Pottstown, PA 19464.

HAHN, JEFFREY C., dec'd.

Late of Upper Gwynedd Township.
 Executrix: AUDREY G. HAHN,
 1411 Brittany Pointe,
 Lansdale, PA 19446.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

**HAINES, ROBERT G. also known as
ROBERT G. HAINES, SR., dec'd.**

Late of Perkiomen Township.
 Executor: ROBERT G. HAINES, JR.,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: ERIC C. FREY,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

HANEY, MARY K., dec'd.

Late of Borough of Lansdale.
 Executor: ANNA M. MINNICK.
 ATTORNEY: JOHN R. TWOMBLY, JR.,
 224 E. Street Road, Suite 1,
 Kennett Square, PA 19438,
 610-925-3500

HARRIS, JAY B. also known as**JAY BARRY HARRIS, dec'd.**

Late of Whitmarsh Township.
 Executrix: CINDY K. HARRIS,
 463 N. Apple Tree Lane,
 Lafayette Hill, PA 19444-2602.
 ATTORNEY: JENNA R. MILLMAN,
 BALLARD SPAHR LLP,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103-7599

HARTLINE, SAMUEL J., JR., dec'd.

Late of New Hanover Township.
 Executrix: JOANNE L. CONRAD,
 c/o Kenneth E. Picardi, Esquire,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464.
 ATTORNEY: KENNETH E. PICARDI,
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
 PICARDI.,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464

KELLY, THOMAS J., dec'd.

Late of Franconia Township.
 Executor: BRADFORD S. KELLY,
 c/o Jeffrey A. Drake, Esquire,
 Drake, Hileman & Davis,
 Bailiwick Office Campus, Suite 15,
 P.O. Box 1306,
 Doylestown, PA 18901.
 ATTORNEY: JEFFREY A. DRAKE,
 DRAKE, HILEMAN & DAVIS,
 Bailiwick Office Campus, Suite 15,
 P.O. Box 1306,
 Doylestown, PA 18901

LUTES, MARY O'NEIL, dec'd.

Late of Lower Merion Township.
 Executrix: ELIZABETH L. HILLMAN,
 c/o Benjamin L. Jerner, Esquire,
 5401 Wissahickon Avenue,
 Philadelphia, PA 19144.
 ATTORNEY: BENJAMIN L. JERNER,
 JERNER & PALMER, P.C.,
 5401 Wissahickon Avenue,
 Philadelphia, PA 19144

**McKERNAN, NICOLETTE M. SALAMONE also
known as****NICOLLETTE McKERNAN, dec'd.**

Late of Borough of Collegeville.
 Executor: MATTHEW McKERNAN,
 c/o 1502 Center Street, Suite 202,
 Bethlehem, PA 18018.
 ATTORNEY: MICHAEL D. RECCHIUTI,
 1502 Center Street, Suite 202,
 Bethlehem, PA 18018

McKERNAN, THOMAS B., JR., dec'd.

Late of Borough of Norristown.
 Administrator: THOMAS B. McKERNAN, III,
 c/o Denis A. Gray, Esquire,
 Carriage House, Suite 100,
 115 Bloomingdale Avenue,
 Wayne, PA 19087.
 ATTORNEY: DENIS A. GRAY,
 PALMER & GRAY LLP,
 Carriage House, Suite 100,
 115 Bloomingdale Avenue,
 Wayne, PA 19087

MESHKOV, STANLEY, dec'd.

Late of Cheltenham Township.

Executors: ARNOLD B. MESHKOV,

STEVEN L. MESHKOV AND

MICHAEL C. MESHKOV,

c/o Howard N. Greenberg, Esquire,

2617 Huntingdon Pike,

Huntingdon Valley, PA 19006.

ATTORNEY: HOWARD N. GREENBERG,

SEMANOFF ORMSBY GREENBERG &

TORCHIA, LLC,

2617 Huntingdon Pike,

Huntingdon Valley, PA 19006

MOTZ, JOAN ELLA, dec'd.

Late of Abington Township.

Administratrix: MURIEL M. CLARK,

128 Green Valley Circle,

Dresher, PA 19025.

ATTORNEY: HOPE BOSNIAK,

DESSEN, MOSES & ROSSITTO,

600 Easton Road,

Willow Grove, PA 19090

MUSE, LOUIS EDWARD also known as**BILLY MUSE, dec'd.**

Late of Lower Merion Township.

Executor: SANITA CARTER,

76 Greenfield Avenue,

Ardmore, PA 19003.

ATTORNEY: CRYSTAL Y. MILLER,

104 Koegel Lane,

Jeffersonville, PA 19403

MYERS, JOHN E., dec'd.

Late of Upper Dublin Township.

Executor: ROBERT H. LAIRD, IV,

c/o Drake, Hileman & Davis,

Bailiwick Office Campus, Suite 15,

P.O. Box 1306,

Doylestown, PA 18901.

ATTORNEY: JEFFREY A. DRAKE,

DRAKE, HILEMAN & DAVIS,

Bailiwick Office Campus, Suite 15,

P.O. Box 1306,

Doylestown, PA 18901

NYLUND, DOROTHY MARYANNE also known as**DOROTHY NYLUND, dec'd.**

Late of Lower Gwynedd Township.

Executor: JEFFREY B. NYLUND,

804 Spring Avenue,

Fort Washington, PA 19034-1414.

PAHUTSKI, CATHERINE E., dec'd.

Late of Franconia Township.

Executor: MICHAEL J. PAHUTSKI,

c/o Robert M. Slutsky, Esquire,

600 W. Germantown Pike, #400,

Plymouth Meeting, PA 19462.

ATTORNEY: ROBERT M. SLUTSKY,

ROBERT M. SLUTSKY ASSOCIATES,

600 W. Germantown Pike, #400,

Plymouth Meeting, PA 19462

PINNAMNAINI, SRIMANTH, dec'd.

Late of Lower Merion Township.

Administratrix: SHIREEN MALIK,

c/o Louise I. Lipsky, Esquire,

1101 Market Street, Suite 2820,

Philadelphia, PA 19107-2993.

ATTORNEY: LOUIS I. LIPSKY,

LIPSKY and BRANDT,

1101 Market Street, Suite 2820,

Philadelphia, PA 19107-2993

SALIGMAN, IRA M. also known as**IRA SALIGMAN and****IRA MILTON SALIGMAN, dec'd.**

Late of Upper Merion Township.

Executors: ARDEN W. SALIGMAN,

200 Chamounix Road,

St. Davids, PA 19087,

PETER SALIGMAN,

380 N. Highland Avenue,

Merion Station, PA 19066.

ATTORNEY: LESTER E. LIPSCHUTZ,

COZEN O'CONNOR,

1650 Market Street, Suite 2800,

Philadelphia, PA 19103

SCANLAN, MAUREEN also known as**MAUREEN F. SCANLAN, dec'd.**

Late of Upper Dublin Township.

Executrices: MARY S. BAGNELL AND

COLLEEN SHALLOW,

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

SEASHOLTZ, SUE T. also known as**SUSAN E. SEASHOLTZ,****SUE E. SEASHOLTZ and****SUSAN SEASHOLTZ, dec'd.**

Late of Limerick Township.

Executrix: CYNTHIA S. GAUGLER.

ATTORNEY: DAVID G. GARNER,

221 E. High Street, Suite 1,

Pottstown, PA 19464

SHAPIRO, NORMA L., dec'd.

Late of Lower Merion Township.

Executors: AARON L. SHAPIRO,

FINLEY R. SHAPIRO AND

NEIL K. SHAPIRO,

c/o Edmund P. Butler, Esquire,

510 Township Line Road, Suite 150,

Blue Bell, PA 19422.

ATTORNEY: EDMUND P. BUTLER,

SALVO ROGERS & ELINSKI,

510 Township Line Road, Suite 150,

Blue Bell, PA 19422

SILK, RAYMOND E., dec'd.

Late of Lower Merion Township.

Executors: LOUIS B. SILK, AND

ELLEN S. SCHEUERMANN,

c/o Paul E. Bomze, Esquire,

One Liberty Place, 46th Floor,

1650 Market Street,

Philadelphia, PA 19103.

ATTORNEY: PAUL E. BOMZE,

KLEINBARD LLC,

One Liberty Place, 46th Floor,

1650 Market Street,

Philadelphia, PA 19103

SMITH, MARIE RITA, dec'd.

Late of Upper Moreland Township.

Executor: DANIEL L. SYLVESTER,

5 Garfield Road,

Media, PA 19063.

SMITH, STEPHEN D., dec'd.

Late of Horsham Township.
 Administrator: WALTON P. SMITH, III,
 10 Finch Drive,
 Lebanon, PA 17042.

SONTAG, DOROTHY B. also known as DOROTHY SONTAG, dec'd.

Late of Whitpain Township.
 Administratrix: JOAN J. SONTAG,
 c/o John J. McAneney, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: JOHN J. McANENEY,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

WATSON, WAYNE C., dec'd.

Late of Horsham Township.
 Executor: DAVID W. WATSON,
 c/o Drake, Hileman & Davis,
 Bailiwick Office Campus, Suite 15,
 P.O. Box 1306,
 Doylestown, PA 18901.
 ATTORNEY: R. LEONARD DAVIS, III,
 DRAKE, HILEMAN & DAVIS,
 Bailiwick Office Campus, Suite 15,
 P.O. Box 1306,
 Doylestown, PA 18901

WOJCIK, JOHN JAMES also known as JOHN J. WOJCIK, JR., JOHN J. WOJCIK, III and JAY WOJCIK, dec'd.

Late of Upper Providence Township.
 Administratrix: MARIA L. WOJCIK,
 c/o Barbara A. Penny, Esquire,
 1655 Wood Bridge Lane,
 Collegeville, PA 19426-1457.
 ATTORNEY: BARBARA A. PENNY,
 1655 Wood Bridge Lane,
 Collegeville, PA 19426-1457

ZEBROWITZ, STANLEY, dec'd.

Late of Lower Merion Township.
 Executor: HARRIS Z. ZEBROWITZ,
 c/o Rachel Fitoussi, Esquire,
 62 W. Princeton Road,
 Bala Cynwyd, PA 19004.
 ATTORNEY: RACHEL FITOUSSI,
 62 W. Princeton Road,
 Bala Cynwyd, PA 19004

Second Publication**BIEMILLER, ELSIE BERTHA, dec'd.**

Late of Montgomery Township.
 Executor: RONALD BIEMILLER,
 114 Henning Drive,
 North Wales, PA 19454.

CHESTON, CYNTHIA M., dec'd.

Late of Lower Gwynedd Township.
 Executors: MORRIS CHESTON, III,
 MELINDA K. CHESTON AND
 JAMES CHESTON, II,
 c/o Heike K. Sullivan, Esquire,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103.
 ATTORNEY: HEIKE K. SULLIVAN,
 BALLARD SPAHR LLP,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103

CHESTON, MORRIS, JR., dec'd.

Late of Lower Gwynedd Township.
 Executors: MORRIS CHESTON, III,
 MELINDA K. CHESTON AND
 JAMES CHESTON, II,
 c/o Heike K. Sullivan, Esquire,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103.
 ATTORNEY: HEIKE K. SULLIVAN,
 BALLARD SPAHR LLP,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103

CLAYTON, CHARLES L. also known as CHARLES CLAYTON, dec'd.

Late of Borough of Pottstown.
 Co-Executors: LEE F. MAUGER,
 475 Red Corner Road,
 Douglassville, PA 19518,
 WILLIAM L. KLINK,
 1835 Old Berwick Road,
 Bloomsburg, PA 17815.
 ATTORNEY: LEE F. MAUGER,
 MAUGER & METER,
 240 King Street, P.O. Box 698,
 Pottstown, PA 19464

DERR, ALICIA also known as**ALICIA L. DERR and ALICIA LEIGH DERR, dec'd.**

Late of Douglass Township.
 Co-Executors: ERNEST DERR AND
 CHERSHE DERR,
 174 Congo Niantic Road,
 Barto, PA 19504.
 ATTORNEY: THOMAS D. LEIDY,
 42 E. 3rd Street,
 Boyertown, PA 19512

DeSANTIS, ANTHONY P., dec'd.

Late of Worcester Township.
 Executrix: ANITA J. DeSANTIS,
 71 Spruce Run,
 Lansdale, PA 19446.
 ATTORNEY: ALBERT P. MASSEY, JR.,
 LENTZ, CANTOR & MASSEY, LTD.,
 460 E. King Road,
 Malvern, PA 19355

DIEROLF, KERLIN E., dec'd.

Late of Montgomery County, PA.
 Executors: BARRY DIEROLF,
 14 Sycamore Road,
 Barto, PA 19504,
 TODD CHRISTMAN,
 12 Cralou Drive,
 Fleetwood, PA 19522,
 SCOTT CHRISTMAN,
 519 E. Fourth Street,
 Boyertown, PA 19512.
 ATTORNEY: JAMES L. MARKOFSKI,
 MARKOFSKI LAW OFFICES,
 1258 E. Philadelphia Avenue, P.O. Box 369,
 Gilbertsville, PA 19525-0369

DRISSEL, RICHARD D., dec'd.

Late of Towamencin Township.
 Executor: WALTER F. SAMES, JR.,
 1660 Wagon Wheel Lane,
 Lansdale, PA 19446.
 ATTORNEY: JEFFREY K. LANDIS,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

FEELEY, ROSEMARY M., dec'd.

Late of Borough of Royersford.
 Administrator: MICHAEL BUBER,
 2012 Willowwood Drive,
 Royersford, PA 19468.

FLYNN, MARYELLEN F., dec'd.

Late of East Norriton Township.
 Executrix: MAUREEN A. DeORIO,
 221 New Hope Street,
 East Norriton, PA 19401.

GRANGER, WILLIAM L., JR., dec'd.

Late of Abington Township.
 Administratrix: MARTINA A. GRANGER,
 1574 Lindbergh Avenue,
 Abington, PA 19001.

HANLON, HELEN M., dec'd.

Late of Abington Township.
 Executrix: PATRICIA H. MELCHIORRE,
 c/o John J. McAneney, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: JOHN J. McANENEY,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

HARTMAN, FLOYD G., dec'd.

Late of Lower Salford Township.
 Executrix: JACQUELINE J. SHAFER,
 21 E. Lincoln Avenue, Suite 120,
 Hatfield, PA 19440.
 ATTORNEY: JACQUELINE J. SHAFER,
 SHAFER ELDER LAW,
 21 E. Lincoln Avenue, Suite 120,
 Hatfield, PA 19440

HOLLENBACH, SHARON A., dec'd.

Late of Douglass Township.
 Executor: W. JAMES HOLLENBACH.
 ATTORNEY: VANCE E. ANTONACCI,
 570 Lausch Lane, Suite 200,
 Lancaster, PA 17601

HRINDA, DORIS A. also known as

DORIS HRINDA, dec'd.
 Late of Lower Gwynedd Township.
 Executor: JAMES F. CARNEY.
 ATTORNEY: JAMES F. CARNEY,
 610 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462

**JENSEN, J. THEODORE, JR. also known as
JOHN THEODORE JENSEN, JR. and
JOHN T. THEODORE JENSEN, JR., dec'd.**

Late of Borough of Jenkintown.
 Executrix: NANCY W. KENNEFF,
 c/o Randal J. McDowell, Esquire,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046.
 ATTORNEY: RANDAL J. McDOWELL,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046

**KALAITZIS, GEORGE P. also known as
GEORGE KALAITZIS, dec'd.**

Late of Whitpain Township.
 Executor: HARRY MACKRIDES,
 807 Stillwood Lane,
 West Chester, PA 19380.
 ATTORNEY: PETER GEORGE MYLONAS,
 2725 West Chester Pike,
 Broomall, PA 19008

KELLER, LaVERNE F., dec'd.

Late of Franconia Township.
 Executors: GERALDINE K. KELLER,
 120 Crescent Lane,
 Harleysville, PA 19438,
 BRENDA K. LEISTER,
 175 Reagan Drive,
 Sellersville, PA 18960,
 DARLENE K. HUMPHREY,
 204 N. 4th Street,
 Telford, PA 18969,
 L. SCOTT KELLER,
 742 Rising Sun Road,
 Telford, PA 18969,
 MELANIE S. DERSTINE,
 2690 Old Bethlehem Pike,
 Sellersville, PA 18960.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

KURTZ, DOROTHY R., dec'd.

Late of Borough of Pottstown.
 Co-Executors: DAVID R. KURTZ AND
 DEBORAH A. KURTZ,
 c/o R.S. Steenburg,
 1617 Swamp Pike,
 Gilbertsville, PA 19525.

LIBERATORE, ANN B., dec'd.

Late of Upper Merion Township.
 Executrix: TRACY A. RYAN,
 c/o Lyn B. Schoenfeld, Esquire,
 25 West Second Street, P.O. Box 900,
 Media, PA 19063.
 ATTORNEY: LYN B. SCHOENFELD,
 SCHOENFELD, SURKIN, CHUPEIN & DeMIS, P.C.,
 25 West Second Street, P.O. Box 900,
 Media, PA 19063

LUKEN, LILLIAN, dec'd.

Late of Lower Merion Township.
 Executrix: BONNIE WEINER,
 c/o Lawrence S. Chane, Esquire,
 One Logan Square,
 130 N. 18th Street,
 Philadelphia, PA 19103-6998.
 ATTORNEY: LAWRENCE S. CHANE,
 BLANK ROME LLP,
 One Logan Square,
 130 N. 18th Street,
 Philadelphia, PA 19103-6998

MALONEY, JOYCE, dec'd.

Late of Hatfield Township.
 Executor: JOHN T. MALONEY.
 ATTORNEY: JAMES F. CARNEY,
 610 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462

MARLOWE, MAE G., dec'd.

Late of Haverford, PA.
 Executrices: DIANE L. SHEINEN,
 6 Steeplechase Lane,
 Blue Bell, PA 19422,
 ROBIN L. FORMAN,
 1650 Oakwood Drive, Apt. E119,
 Narberth, PA 19072.
 ATTORNEY: J. WILLIAM WIDING, III,
 2640 Westview Drive,
 Wyomissing, PA 19610

MARTIN, DORIS ADELE, dec'd.

Late of Upper Dublin Township.
Co-Executors: LORI DIMMIG,
100 Waters Edge,
Lancaster, PA 17602,
GLENN MARTIN,
336 Sun Valley Drive,
Ambler, PA 19002.
ATTORNEY: ERIC W. HOPKINS,
HOPKINS & HOPKINS,
114 N. Main Street,
Doylestown, PA 18901

McCLAIN, WILLIAM D., dec'd.

Late of Plymouth Township.
Administratrix: LINDA M. HEE,
121 S. Broad Street, 20th Floor,
Philadelphia, PA 19107.
ATTORNEY: LINDA M. HEE,
SCHUBERT, GALLAGHER, TYLER &
MULCAHEY,
121 S. Broad Street, 20th Floor,
Philadelphia, PA 19107

McPHERSON, KATHRYN P., dec'd.

Late of Lower Salford Township.
Executors: JOHN S. AND GARY M. McPHERSON,
706 Callowhill Road,
Perkasie, PA 18944.

**MERBREIER, W. CARTER also known as
WILLIAM CARTER MERBREIER, dec'd.**

Late of Lower Providence Township.
Executrix: PAMELA S. COWIE,
c/o Edward A. Skypala, Esquire,
224 King Street,
Pottstown, PA 19464.

NESTER, IRWIN R., dec'd.

Late of Upper Hanover Township.
Executrix: KATHLEEN GRIFFIN,
c/o Tomlinson & Gerhart,
414 Main Street, P.O. Box 14,
East Greenville, PA 18041.
ATTORNEY: ALLEN K. TOMLINSON,
TOMLINSON & GERHART,
414 Main Street, P.O. Box 14,
East Greenville, PA 18041

**PASTORE, VINCENT C. also known as
VINCE C. PASTORE, SR., dec'd.**

Late of Lower Moreland Township.
Executors: VINCENT C. PASTORE, JR. AND
JOHN A. PASTORE,
c/o Arthur G. Krevitz, Esquire,
4230 Bensalem Boulevard,
Bensalem, PA 19020.
ATTORNEY: ARTHUR G. KREVITZ,
KREVITZ & ASSOCIATES,
4230 Bensalem Boulevard,
Bensalem, PA 19020

RAZMYSLOWSKI, PAUL G., dec'd.

Late of West Pottsgrove Township.
Executor: DAVID RAZMYSLOWSKI,
c/o Kenneth E. Picardi, Esquire,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464.
ATTORNEY: KENNETH E. PICARDI,
YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
PICARDI.,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464

RUE, MARY, dec'd.

Late of Whitemarsh Township.
Executrix: BARBARA A. LAST,
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

SCHUMACHER, FLORENCE Y., dec'd.

Late of Borough of Pottstown.
Executrix: JO ANN BATHURST,
c/o Kenneth E. Picardi, Esquire,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464.
ATTORNEY: KENNETH E. PICARDI,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464

SCHWERIN, RUTH, dec'd.

Late of Lower Gwynedd Township.
Executors: DAVID A. SCHWERIN,
299 Bangor Lane,
Ambler, PA 19002,
ILENE SCHWERIN,
7 Burning Tree Drive,
Novato, CA 94949.
ATTORNEY: RICHARD F. STERN,
STERN & EISENBERG, PC,
1581 Main Street, Suite 200,
Warrington, PA 18976

SIERY, RAYMOND ALEXANDER, dec'd.

Late of Borough of North Wales.
Executrix: PAMELA SIERY,
1213 Avenel Blvd.,
North Wales, PA 19454.

SMITH, MILDRED M., dec'd.

Late of North Wales, PA.
Executrices: MILDRED C. SMITH AND
DEBORAH A. SMITH,
1316 W. Welsh Road,
North Wales, PA 19454.
ATTORNEY: GENE A. FOEHL,
27 East Front Street,
Media, PA 19063

**SUTOR, FLORA VAN SCIVER also known as
SUTOR, FLORA V., dec'd.**

Late of Lower Merion Township.
Executors: PETER V. SUTOR AND
PNC BANK, NA,
Attn: Heather Dorr, Vice President,
1600 Market Street, 7th Floor,
Philadelphia, PA 19103.
ATTORNEY: STEPHEN T. ELINSKI,
SALVO ROGERS & ELINSKI,
510 Township Line Road, Suite 150,
Blue Bell, PA 19422

YOUNG, SHIRLEY W., dec'd.

Late of Lower Providence Township.
Executrix: LINDA Y. LEONARD,
c/o Jill R. Fowler, Esquire,
100 Four Falls, Suite 300,
West Conshohocken, PA 19428.
ATTORNEY: JILL R. FOWLER,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
100 Four Falls, Suite 300,
West Conshohocken, PA 19428

ZADIE, MARY FRANCES D. also known as MARY FRANCES ZADIE, dec'd.
Late of Lower Moreland Township.
Co-Executors: WALLACE R. CROSSAN, III,
969 Natalie Lane,
Coopersburg, PA 18036,
JOHN P. COLLINS,
123 Commons Court,
Chadds Ford, PA 19317.
ATTORNEY: CORNELIUS C. O'BRIEN, III,
2 W. Baltimore Avenue, Suite 320,
Media, PA 19063

Third and Final Publication

BIDDLE, MARY HOPKINS also known as POLLY BIDDLE, dec'd.
Late of Lower Merion Township.
Executor: BNY MELLON, N.A.,
c/o Jacklynn Ann Barras,
1735 Market Street,
AIM 193-0890,
Philadelphia, PA 19103.

COOK, WILLIAM H., dec'd.
Late of West Norriton Township.
Executrix: IRENE F. McNULTY,
c/o Gary A. Zlotnick, Esquire,
Zarwin Baum DeVito Kaplan Schaer & Toddy, PC,
1818 Market Street, 13th Floor,
Philadelphia, PA 19103.
ATTORNEY: GARY A. ZLOTNICK,
ZARWIN BAUM DEVITO KAPLAN SCHAER &
TODDY, PC,
1818 Market Street, 13th Floor,
Philadelphia, PA 19103

DAWSON, ETHELYN D., dec'd.
Late of Abington Township.
Executors: WILLIAM JAMES DAWSON AND
CAMILLE ETHEL DAWSON,
c/o Sommar, Tracy & Sommar,
210 S. Broad Street,
Lansdale, PA 19446.
ATTORNEY: KEVIN J. SOMMAR,
SOMMAR, TRACY & SOMMAR,
210 S. Broad Street,
Lansdale, PA 19446

DeMAYO, ALFRED E. also known as ALFRED DeMAYO, dec'd.
Late of Abington Township.
Executrix: ALBA DeMAYO,
1801 Susquehanna Road, Apt. 215H,
Abington, PA 19001.

DEMERLIS, MARY J., dec'd.
Late of Borough of Ambler.
Executors: JOHN W. DEMERLIS,
CHRISTOPHER C. DEMERLIS AND
JAMES A. DEMERLIS,
c/o Sommar, Tracy & Sommar,
210 S. Broad Street,
Lansdale, PA 19446.
ATTORNEY: KEVIN J. SOMMAR,
SOMMAR, TRACY & SOMMAR,
210 S. Broad Street,
Lansdale, PA 19446

EFIRD, DAVID MICHAEL, dec'd.
Late of Abington Township.
Executrix: TIFFANY FARINA,
412 N. Tyson Avenue,
Glenside, PA 19038.

FISHER, EILEEN P., dec'd.
Late of Abington Township.
Administrator: RICHARD E. ROWLEY,
1382 Arnold Avenue,
Abington, PA 19001.
ATTORNEY: DAVID P. GRAU,
911 N. Easton Road, P.O. Box 209,
Willow Grove, PA 19090

FORCE, RICHARD L., JR. also known as RICHARD FORCE, dec'd.
Late of Upper Dublin Township.
Administrator CTA: BRUCE D. HESS,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006.
ATTORNEY: KAREN F. ANGELUCCI,
HOWLAND, HESS, GUINAN, TORPEY,
CASSIDY & O'CONNELL, LLP,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006

FOSTER, DOROTHY J., dec'd.
Late of Lower Merion Township.
Executrix: KATHLEEN M. VALENTINE,
137 N. Narberth Avenue,
Narberth, PA 19072.
ATTORNEY: KATHLEEN M. VALENTINE,
WILLCOX & VALENTINE, PC,
137 N. Narberth Avenue,
Narberth, PA 19072

GROBEN, DOROTHY L., dec'd.
Late of Borough of Pottstown.
Executrix: ALISON E. HUNTER,
P.O. Box 155,
Gilbertsville, PA 19525.

GROVES, BERTHA M., dec'd.
Late of Lower Gwynedd Township.
Executor: WILLIAM G. GROVES,
12 E. Evans Way,
Aston, PA 19014.

HAMMER, SANDRA WEAND also known as SANDRA HAMMER and SANDRA W. HAMMER, dec'd.
Late of Skippack Township.
Executor: MARK E. WEAND, JR.,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: MARK E. WEAND, JR.,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

HAMMONDS, WILLIAM H., dec'd.
Late of Limerick Township.
Co-Executors: BRIAN R. DRUMHELLER,
24 Spruce Street,
Mohnton, PA 19540,
ALLAN D. DRUMHELLER,
165 Hanover Drive,
Pottstown, PA 19464.
ATTORNEY: LEE F. MAUGER,
MAUGER & METER,
240 King Street, P.O. Box 698,
Pottstown, PA 19464

HAUBER, PATRICIA A., dec'd.
Late of Borough of Harleysville.
Executor: DOROTHY M. HAUBER.
ATTORNEY: PETER E. MOORE,
NARDUCCI, MOORE, FLEISHER, ROEBERG &
WOLFE, LLP,
589 Skippack Pike, Suite 300,
Blue Bell, PA 19422

KAUFMANN, JEANE CHAPMAN, dec'd.

Late of Borough of Lansdale.
Co-Executors: GEORGE W. KAUFMANN, 3RD,
121 Weldy Avenue,
Oreland, PA 19075,
CAROL L. JENKINS,
2104 Gring Drive,
Wyomissing, PA 19610,
CHRISTIE W. KAUFMANN,
12 Frederick Circle,
Manheim, PA 17545.

LEABHART, JEANNE LOUISE also known as**JEANNE L. LEABHART, dec'd.**

Late of Villanova, PA.
Executor: ROGER A. MARINCHAK, M.D.,
1614 Hepburn Drive,
Villanova, PA 19085.

LOUKA, ELLEN TERESA, dec'd.

Late of Whitpain Township.
Executor: EDWARD M. LOUKA,
901 N. Penn Street, R204,
Philadelphia, PA 19123.

McCANDLESS, JOHN also known as**JACK McCANDLESS and****JACK McCANDLESS, JR., dec'd.**

Late of Franconia Township.
Executrix: MARIE SIMMONS,
c/o Robert L. Adshead, Esquire,
1494 Old York Road, Suite 200,
Abington, PA 19001.
ATTORNEY: ROBERT L. ADSHEAD,
LAW OFFICES OF ROBERT ADSHEAD, LLC,
1494 Old York Road, Suite 200,
Abington, PA 19001

McMAHON, GERALD also known as**GERALD T. McMAHON, dec'd.**

Late of Borough of Norristown.
Executrix: COLEEN McMAHON,
c/o Beth Ann Marshall, Esquire,
215 N. Olive Street, Suite 203,
Media, PA 19063.
ATTORNEY: BETH ANN MARSHALL,
KNIGHT & MOSKOW, P.C.,
215 N. Olive Street, Suite 203,
Media, PA 19063

MOOCK, PAUL C., JR. also known as**PAUL CASSEL MOOCK, JR., dec'd.**

Late of Lower Merion Township.
Executrix: MARIA CHRISTINA RANDALL,
c/o Frances A. Thomson, Esquire,
60 E. Penn Street, P.O. Box 150,
Norristown, PA 19040.
ATTORNEY: FRANCES A. THOMSON,
SMITH, AKER, GROSSMAN & HOLLINGER, LLP,
60 E. Penn St., P.O. Box 150,
Norristown, PA 19040

PIACITELLI, LILLIAN T., dec'd.

Late of East Norriton Township.
Executrix: CYNTHIA A. HOLMES,
1419 Pine Street,
Norristown, PA 19401.
ATTORNEY: PATRICIA LEISNER CLEMENTS,
516 Falcon Road,
Audubon, PA 19403

REILLY, LYNN W., dec'd.

Late of Lower Providence Township.
Co-Executors: KATHRYN REILLY
WILLIAMSON,
P.O. Box 31325,
Sea Island, GA 31561,
CHARLES E. REILLY, III,
1741 Aidenn Lair,
Dresher, PA 19025.
ATTORNEY: STEPHEN M. PORTER,
1117 Bridge Road, Suite A,
P.O. Box 268
Creamery, PA 19430

RYABIN, ALEXANDER, dec'd.

Late of Borough of Lansdale.
Executor: ANTHONY IERADI,
c/o Janet E. Amacher, Esquire,
311 N. Summeytown Pike, Suite 1A,
North Wales, PA 19454.
ATTORNEY: JANET E. AMACHER,
311 N. Summeytown Pike, Suite 1A,
North Wales, PA 19454

SCHMIDT, ANGELINA C. also known as**ANGELINA SCHMIDT, dec'd.**

Late of Lower Merion Township.
Executor: KIM H. SCHMIDT,
c/o Martin J. Pezzner, Esquire,
150 Monument Road, Suite 515,
Bala Cynwyd, PA 19004.
ATTORNEY: MARTIN J. PEZZNER,
PERUTO & PERUTO,
150 Monument Road, Suite 515,
Bala Cynwyd, PA 19004

SHORTALL, HELEN M., dec'd.

Late of Worcester Township.
Executrix: JULIE A. CASAS,
c/o Michael A. Klimpl, Esquire,
131 W. State Street, P.O. Box 50,
Doylestown, PA 18901.
ATTORNEY: MICHAEL A. KLIMPL,
ANTHEIL MASLOW & MacMINN, LLP,
131 W. State Street, P.O. Box 50,
Doylestown, PA 18901

SHUMAN, MARIE FALSONE also known as**MARIE SHUMAN, dec'd.**

Late of Lower Merion Township.
Executor: BNY MELLON, N.A.,
c/o Jacklynn Ann Barras,
1735 Market Street,
AIM 193-0890,
Philadelphia, PA 19103.

SICA, JOSEPH J., SR., dec'd.

Late of Plymouth Township.
Executrix: CHRISTINA SICA,
c/o Robert L. Brant & Assoc., LLC.
ATTORNEY: BLAKE E. DUNBAR, JR.,
ROBERT L. BRANT & ASSOC., LLC,
P.O. Box 26865,
Trappe, PA 19426

**SNOWDEN, OLIVER PRENTICE, JR. also known as
MIKE SNOWDEN, dec'd.**

Late of Whitpain Township.
Executor: ROBERT B. SNOWDEN,
108 Wayland Road,
Greenville, DE 19807.

STEVENS, ELIZABETH B., dec'd.

Late of Upper Gwynedd Township.
Co-Executors: JOHN B. STEVENS, JR. AND
ELIZABETH S. d'ENTREMONT,
c/o 19 Waterloo Avenue,
Berwyn, PA 19312.
ATTORNEY: THOMAS W. FLYNN, III,
19 Waterloo Avenue,
Berwyn, PA 19312

STEWART, BETTY L. also known as

**BETTY LOUISE STEWART and
BETTY STEWART, dec'd.**

Late of Upper Merion Township.
Executrix: JOAN C. AMAN,
c/o Joseph A. Meo, Esquire,
923 Fayette Street,
Conshohocken, PA 19428.
ATTORNEY: JOSEPH A. MEO,
MEO & ASSOCIATES, P.C.,
923 Fayette Street,
Conshohocken, PA 19428

SZYMAHOWSKI, KATHLEEN, dec'd.

Late of Borough of Ambler.
Executrix: STEPHANIE C. K. LACKMAN,
126 W. Highland Avenue,
Philadelphia, PA 19118.

VITELLI, LOUISE, dec'd.

Late of Borough of Norristown.
Executor: SYLVESTER VITELLI,
108 Lafayette Road,
Norristown, PA 19401.
ATTORNEY: NEIL HILKERT,
229 W. Wayne Avenue,
Wayne, PA 19087

WITTEN, LILLIAN LOIS also known as

LILLIAN WITTEN, dec'd.

Late of Penn Valley, PA.
Executors: CHARLES N. AND
STEVEN A. WITTEN,
190 New Gate Loop,
Heathrow, FL 32746.

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

Cherrae Brown Private Nursing with its principal place of business at 7637 Washington Lane, Elkins Park, PA 19027.

The name and address of the person owning or interested in said business is: Cherrae L. Brown, 7637 Washington Lane, Elkins Park, PA 19027.

The application was filed on August 11, 2016.

JKZ Transport with its principal place of business at 624 Rosemont Avenue, Lansdale, PA 19446.

The name and address of the person owning or interested in said business is: James Plenderleith, 624 Rosemont Avenue, Lansdale, PA 19446.

The application was filed on July 14, 2016.

The Essential Coach with its principal place of business at 609 Meadowbrook Drive, Huntingdon Valley, PA 19006.

The name and address of the person owning or interested in said business is: Regina Freedman, 609 Meadowbrook Drive, Huntingdon Valley, PA 19006.

The application was filed on August 2, 2016.

PROFESSIONAL CORPORATION

Charlson & Associates, P.C. has been incorporated under the provisions of Chapter 29 of the Business Corporation Law of 1988 as a Professional Corporation.

Kurtz & Revness, P.C.
3 Glenhardie Corp. Ctr., Suite 209
1265 Drummers Lane
Wayne, PA 19087

SALE OF REAL ESTATE

Milstead & Associates, LLC

BY: Robert W. Williams, Esquire

ID No. 315501

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Attorneys for Plaintiff

File Number 210789-1

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
NO. 2015-14330

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY PURSUANT TO
P.A.R.C.P. 3129**

**Wilmington Savings Fund Society, FSB, D/B/A
Christiana Trust, Not Individually but as Trustee for
Pretium Mortgage Acquisition Trust,
PLAINTIFF**

VS.

Lois P. McGinty Heir of Donald P. McGinty, Deceased

**Unknown heirs, successors, assigns and all persons,
firms, or associations claiming right, title or interest
from or under Donald P. McGinty, Deceased,
DEFENDANTS**

TAKE NOTICE:

Your (house) real estate at 401 Monroe Drive, Harleysville, PA 19438, is scheduled to be sold at sheriff's sale on **December 7, 2016 at 1:00 PM** in Courtroom "A" of the Montgomery County Courthouse, Swede and Airy Streets, Norristown, PA 19401 to enforce the Court Judgment of \$120,840.48 obtained by Wilmington Savings Fund Society, FSB D/B/A Christiana Trust, Not Individually but as Trustee for Pretium Mortgage Acquisition Trust.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to Milstead & Associates, LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (856) 482-1400.

2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.

3. You may also be able to stop the Sale through other legal proceedings. You may need any attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on following page on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU MAY HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Milstead & Associates, LLC at (856) 482-1400.

2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.

3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead & Associates, LLC.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this Schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office listed below to find out where you can get legal help.

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

TRUST NOTICES

Second Publication

**LIBBY R. ADELMAN REV TRUST
AGREEMENT DTD. 10/22/09
Libby R. Adelman, Deceased
Late of Lower Merion Twp.,
Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Naomi Adelman, Trustee
c/o C. Scott Meyer, Esq.
123 S. Broad St.
Phila., PA 19109

**Or to her Atty.: C. Scott Meyer
Montgomery McCracken Walker & Rhoads, LLP
123 S. Broad St.
Phila., PA 19109**

Third and Final Publication

**FRANCES RABSON LIVING TRUST
DATED 5/16/2000 AMENDED AND
REESTATED 7/20/2010
Frances Rabson, Deceased
Late of Cheltenham Twp., Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Joseph A. Rabson
c/o George Luskus, Esq.
745 Yorkway Place
Jenkintown, PA 19046

**Or to his Atty.: George Luskus
Luskus & Fuelleborn, P.C.
745 Yorkway Place
Jenkintown, PA 19046**

EXECUTIONS ISSUED

Week Ending September 6, 2016

The Defendant's Name Appears First in Capital Letters

BEAN, CHRISTOPHER - Jpmorgan Chase Bank Na;
201530739.
BOCO, FERDINAND: LOREDA - Rescap Liquidating
Trust; 201531507.
CAIN, MARY: MICHAEL - Bank Of America Na;
201431508.
CANTIL, CLAYTON: BANK OF AMERICA, GRNSH. -
Discover Bank; 201621119; \$21,008.81.
CHENG, YUK: YEUNG, HUA: WELLS FARGO BANK,
GRNSH. - Estates At Huntingdon Valley
Homeowners Association; 201620794;
WRIT/EXEC.

CHES MONT REALTY, LLC - Wilmington Savings Fund Society Fsb, et al.; 201603441; \$57,691.91.

CHES MONT REALTY, LLC - Wilmington Savings Fund Society Fsb, et al.; 201603442; \$46,978.10.

CHES MONT REALTY, LLC - Wilmington Savings Fund Society Fsb, et al.; 201603443; \$47,709.53.

CHO, JONATHON: EUNICE - Federal National Mortgage Association; 201433575.

CONSHOCKEN ASSOCIATES, L.P.: WASHINGTON STREET ASSOCIATES II, L.P. - Rbp Millennium, LLC, et al.; 201311917; \$45,700,320.26.

CROSS, WILLIAM: TOMPKINS VIST BANK, GRNSH. - Blue Bell Note Investors, LLC; 201605918; WRIT/EXEC.

DESMOND, SHARON: SHARON - Colonial Savings Fa, et al.; 201601670; ORDER IN REM/117,960.46.

ESTATE OF CLAUDE G BEARD III DECEASED: ESTATE OF CLAUDE BEARD DECEASED: ESTATE OF CLAUDE G BEARD DECEASED, ET AL. - Santander Bank Na; 201529194; IN REM 210,028.22.

FAZIO PROPERTIES RITTENHOUSE CLUB, LLC - St Edmonds Federal Savings Bank, et al.; 201005598; \$2,457,172.62.

FAZIO PROPERTIES, LLC - Customers Bank, et al.; 201214419; ORDER/ JUDGEMENT 265,566.04.

FAZIO, R.: ORCHARD HILL CROSSING, LLC - Customers Bank, et al.; 201214428; \$322,362.48.

FERKETICH, JUDY: THE MYRLYN E FERKETICH TRUST: ESTATE OF MYRLYN E FERKETICH - Nationstar Mortgage, LLC; 201607052; \$221,789.52.

FIKE, VICTOR: BRANCH BANKING TRUST COMPANY, GRNSH. - Lvnv Funding, LLC; 201620985; \$2,165.69.

GOODMAN, D.: GOODMAN HOLDING COMPANY LRD - Sdc Smkoz, LLC; 201608875; 193.003.19.

HANTMAN, RICHARD: THE USA CO UNITED STATES ATTORNEYS OFFICE FOR THE EASTERN D: DEPARTMENT OF JUSTICE - Deutsche Bank National Trust Company Et Al; 201531617.

HWANG, YOUNG: PARK, MYUNG: IL - Wilmington Trust National Association; 201601828.

KLINE, JEFFREY - Amerihome Mortgage Company, LLC; 201610133; \$259,164.33.

KOCH, KATRINA: DUSZA, KATRINA - Jpmorgan Chase Bank National Association; 201605585; \$210,449.76.

MCDERMOTT, MICHAEL: DENISE - Citizens Bank Of Pennsylvania; 201520460; \$119,394.67.

MCGINTY, LOIS: UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR A - Wells Fargo Bank Na, et al.; 201514330.

ORCHARD HILL CROSSING, LLC - Customers Bank, et al.; 201214426.

ORCHARD HILL CROSSING, LLC - Customers Bank, et al.; 201214410; \$24,619,074.00.

ROSNER, TINA: DAVIDSON, TINA: TD BANK, GRNSH. - Tower At Oak Hill Condominium Association Management Office; 201619827; \$6,395.20.

SMITH, MARGUERITE: TD BANK, GRNSH. - Class Concepts, Inc.; 201410265; \$47,544.53.

STEINBORN, MARY CATHERINE: WILLIAM - Mastr Adjustable Rate Mortgages Trust, et al.; 201606688; ORDER/IN REM/308,910.72.

STELLATA, JENNIFER - Bank Of America Na; 201424494; \$234,197.05.

STUHLTRAGER, CURT: TERRI - The Bank Of New York Mellon; 201501785; \$80,699.27.

JUDGMENTS AND LIENS ENTERED

Week Ending September 6, 2016

The Defendant's Name Appears First in Capital Letters

ADDISON, DEMETREUS - National Collegiate Student Loan Trust 2007-2; 201620895; Judgment fr. District Justice; \$5300.02.

BATZEL, ROBERT - Capital One Bank; 201620595; Judgment fr. District Justice; \$6,191.28.

BECKER, KRISTINA: ZIFFER, MICHAEL - Wheat Sheaf Homeowners Assoc; 201621025; Judgment fr. District Justice; \$4125.45.

BRECHT, TERRY - Midland Funding, LLC; 201620672; Judgment fr. District Justice; \$5,139.86.

CATAGNUS, CAROL - Midland Funding Llc; 201620822; Judgment fr. District Justice; \$3229.49.

FISHER, TENIA: WILLIAM - Hrac Llc; 201620897; Judgment fr. District Justice; \$4541.30.

FLECK, TERRI - Cuthbert, Richard; 201620619; Judgment fr. District Justice; \$4570.46.

HARDING, CURSTIE - Class A Realty; 201620925; Judgment fr. District Justice; \$1907.75.

HARDING, CURSTIE - Class A Realty; 201620926; Judgment fr. District Justice; \$1813.40.

HARTMAN, KELLY - Capitol One Bank Usa Na; 201620969; Certification of Judgment; \$5666.05.

INSTYLESWIMWEARCOM INC - Vitamin A Enterprises Inc; 201620590; Certification of Judgment; \$9345.60.

KUCZKOWSKI, APRIL - Midland Funding Llc; 201620667; Judgment fr. District Justice; \$1241.25.

MAX POWER SPORTS LLC: HAN, CHANG - Gmbc 3 Lp; 201620917; Complaint In Confession of Judgment; \$76,478.42.

MCHUGH, HEATHER - Midland Funding Llc; 201620648; Judgment fr. District Justice; \$2068.92.

MEYER, KRISTEN - Midland Funding Llc; 201620668; Judgment fr. District Justice; \$903.33.

MILLER, HOLLY - Midland Funding Llc; 201620629; Judgment fr. District Justice; \$11206.21.

MILLER, MINDI - Midland Funding Llc; 201620666; Judgment fr. District Justice; \$1785.93.

MURPHY, SEAN - Belden, Barbara; 201620614; Judgment fr. District Justice; \$8030.30.

PARKER, JOHN - Tidewater Finance Company; 201620817; Judgment fr. District Justice; \$1909.77.

PAUPST, JAMES - Midland Funding; 201620651; Judgment fr. District Justice; \$1673.32.

RUCKER, LORI - Midland Funding Llc; 201620649; Judgment fr. District Justice; \$1281.74.

SILVER, JANET - Cavalry Spv I Llc; 201620717; Judgment fr. District Justice; \$1249.89.

WILLIAMS, KEITH - Midland Funding; 201620632; Judgment fr. District Justice; \$931.58.

YOUNGS, LUCHO - Koury, John; 201620598; Judgment fr. District Justice; \$1774.40.

**ABINGTON TWP. -
entered municipal claims against:**

Cunningham, Lawrence; James; Marg; 201620823;
\$346.50.
Dinkins, Melvin; 201620826; \$402.50.
Harrison, Mae; Linck, Thomas; 201620821; \$510.50.
Jones, Sarah; Anissa; 201620825; \$1237.50.
McDonald, Robert; Anderson, Margert; 201620824;
\$452.50.
Park, Young; Byoung; 201620613; \$74.50.

**LOWER GWYNEDD TWP. -
entered municipal claims against:**

Lightkep, Gerald; 201620967; \$2370.65.

**LOWER MORELAND TWP. -
entered municipal claims against:**

Salanna Realty Lp; 201620907; \$2361.10.

**LOWER PROVIDENCE TWP. -
entered municipal claims against:**

Grace Building Company; 201620589; \$374.50.

**PENNA. DEPT. OF REV. -
entered claims against:**

Accord Mechanical & Management Serv; 201662542;
\$63862.42.
Aitrum Enterprises Llc; 201662550; \$669.81.
All About Glass Inc; 201662537; \$1591.28.
All Forms Services; 201662560; \$706.00.
Avellino Consulting Inc; 201662553; \$654.48.
Dme Services Llc; 201662545; \$978.93.
Fox Nursing Home Corp; 201662544; \$6474.90.
Global Group Inc; 201662552; \$12756.48.
Goodstate Inc; 201662551; \$1982.52.
J M G Excavating Co; 201662547; \$866.97.
Juan Carlos Llc; 201662555; \$8780.66.
Kallipoi Mg Inc; 201662554; \$8269.60.
Lansdale Video & Computer Llc; 201662539; \$787.57.
Levis Hot Dogs Llc; 201662543; \$757.40.
Loft At Limerick Llc; 201662540; \$1134.29.
Martelli Photography Llc; 201662558; \$1490.65.
Nassau Tickets Inc; 201662557; \$1916.90.
Paros Inc; 201662556; \$2588.11.
Rcs Building Services Inc; 201662538; \$612.79.
Stenger Landscaping Inc; 201662548; \$7874.23.
Swh Automotive Llc; 201662541; \$3288.58.
Transtar Software Llc; 201662549; \$1287400.99.
Trefoil Properties Inc; 201662559; \$2563.32.
Tricor Industires Inc; 201662546; \$17497.76.

**PENNA. UNEMP. COMP. FUND -
entered claims against:**

Castillo, Noelia; 201662512; \$12497.42.
Giordano, Raymond; 201662504; \$4538.51.
Global Group Inc; 201662561; \$1002.35.
Integrity Cleaning And Janitor; 201662517; \$4899.81.
J Doc Enterprises Inc; 201662518; \$19976.41.
Lightcap, David; 201662514; \$4019.38.
McCabe, Raymond; R & P Mechanical; 201662527;
\$1552.29.
Pengellys Pizza Inc; Pennys Pizza; 201662516; \$1561.71.
Roaddog Digital Inc; 201662526; \$1100.95.
Robinson, David; 201662508; \$2313.61.
Shultz Enterprises Inc; Jamisons Auto Parts; 201662524;
\$3602.72.
Tanner, Lorraine; 201662507; \$1294.72.
Thomas, Scott; Strawberry House Family Restaurant;
201662525; \$1085.47.

**POTTSTOWN SCHOOL DIST. -
entered municipal claims against:**

Gibbs, Gloria; Estate Of Robert F Mason; 201620623;
\$859.40.

**UNITED STATES INTERNAL REV. -
entered claims against:**

Baxter, Donald; Caine-Baxter, L.; 201670669;
\$12548.55.
Choi, Jin; 201670688; \$8891.46.
Choi, Michael; 201670684; \$886706.91.
Choi, Michael; 201670676; \$191357.08.
Choi, Michael; 201670687; \$55068.83.
Dinkins, Ronald; Audrey; 201670690; \$16015.98.
Edinburgh Llc; 201670680; \$60390.75.
Esposito, Lawrence; 201670689; \$26553.67.
Fine, Robert; 201670692; \$86233.88.
Gesoff, Susan; 201670677; \$51451.77.
Ghl Associates Inc; 201670685; \$335260.14.
Grossinger, Douglas; Roslyn; 201670674; \$281350.28.
Ground Courier Inc; 201670686; \$6984.19.
Hatton, Wilkins; Constance; 201670691; \$14345.65.
Herrera, Edgar; 201670693; \$16959.33.
Lehigh Valley Recreation Inc; 201670672; \$82283.19.
Lorusso, Vincent; 201670682; \$13640.07.
McGinn, Elizabeth; Hansel, William; 201670678;
\$23945.82.
Mcinerney, Richard; 201670683; \$40957.86.
Rodriguez, Armando; Kenia; 201670679; \$325.43.
Sunshine Maintenance Inc; 201670681; \$15095.36.
Tower Maintenance Service Co; 201670694; \$25647.41.
Wright, Alicia; 201670673; \$12829.46.
York Road Recreation Inc; 201670675; \$39773.34.

**UPPER MORELAND TWP/HATBORO BORO.
JOINT SEWER AUTH. -
entered municipal claims against:**

Andrews, Howard; Sabrina; Bedow, June; 201620812;
\$642.33.
Konrad, Bartholomew; 201620646; \$766.04.
Macfarland, Timothy; Patricia; 201620811; \$649.19.
Troyer, Graham; Andrea; 201620645; \$422.47.
Ward, Christopher; Jennifer; 201620810; \$631.84.

**WISSAHICKON SCHOOL DIST. -
entered municipal claims against:**

Majtan, Tibor; Diane; 201620624; \$517.03.

LETTERS OF ADMINISTRATION

Granted Week Ending September 6, 2016

**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

ANGELO, CHARLES A. - Hatfield Township;
Jane I. Angelo, 1946 Foster Road, Hatfield, PA 19440.
BERNSTEIL, ELWOOD J. - Worcester Township;
Lynne Alba, 1276 Quarry Hall Road,
Worcester, PA 19490.
BOYLE, BARBARA - Springfield Township;
Maureen Erdlen SSJ, 9701 Germantown Avenue,
Philadelphia, PA 19118.
FISCHER, BRYAN E. - East Norriton Township;
Nadine Fischer, 2107 Carol Lane,
East Norriton, PA 19401.

- GORE, BARBARA - Norristown Borough;
Jessica Lynn Sullivan, 626 E. Roberts Street,
Norristown, PA 19401.
- HARTIGAN, TERENCE - Horsham Township;
Danielle K. Jaworski, 835 Church Street,
Royersford, PA 19468.
- JOHNSON, FREDERICK W. - West Norriton Township;
Elizabeth Johnson, 26 Revere Street,
Feasterville, PA 19053; Elizabeth A. Johnson;
Unknown.
- KELLER, HARRY L., JR. - Lower Pottsgrove;
Carol Keller, 643 Mervine Street,
Pottstown, PA 19464.
- KRATZ, PETER M. - Lansdale Borough; Dave Kratz,
41 E. Blaine Street, Lansdale, PA 19446;
Harold E. Kratz, Jr.; 91 W. Stoeve Avenue, #1,
Myerstown, PA 17067.
- McKERNAN, THOMAS B., JR. - Norristown Borough;
Thomas B. McKernan, III, 545 Brookfield Lane,
Ambler, PA 19002.
- NORBERG, MILDRED J. - Cheltenham Township;
Pauline Covely, 500 Franklin Avenue,
Cheltenham, PA 19012.
- PETHERBRIDGE, KAREN S. - Abington Township;
Katelyn Petherbridge, 4 Shady Lane,
Rockledge, PA 19046.
- SMITH, STEPHEN D. - Horsham Township;
Walton P. Smith, III, 10 Finch Drive,
Lebanon, PA 17042.
- ZISA, JENNIE C. - Lansdale Borough;
Ann M. Hawthorne, 302 Shearer Street,
North Wales, PA 19454; Emma E. Kerchner;
145 Pontius Lane, Loysville, PA 17047;
Joseph L. Zisa; 1035 York Avenue,
Lansdale, PA 19446.
- BOARD OF ASSESSMENT APPEALS OF
MONTGOMERY COUNTY - Cameron, Kevin;
201620816; Appeal from Board of Assessment.
- BOOZER, KHALIA - Wells Fargo Bank Na;
201621036; Complaint In Mortgage Foreclosure;
Tsai, Jennie.
- BRANT, JANNIE - Wells Fargo Bank Na; 201620809;
Complaint In Mortgage Foreclosure; Dobaria, Vishal.
- BURBANK, JILL: JACOB - Pennsylvania
Department Of Transportation; 201620927;
Declaration of Taking Eminent Domain Gov;
Clemons, Christopher J.
- BUSSELL, LEEANNA: STEPHEN -
Salkowski, Roseanne; 201620603; Complaint for
Custody/Visitation.
- CAMPOS, EURICO - Wells Fargo Bank Na; 201621037;
Complaint In Mortgage Foreclosure; Tsai, Jennie.
- CANAVAN, JOE - Melograna, Frank; 201620706;
Defendants Appeal from District Justice.
- CARBAJAL, TANIA - Jimenez, Jonathan;
201619968; Complaint for Custody/Visitation.
- CHAPMAN, SARAH - Capita One Bank Usa Na;
201620933; Plaintiffs Appeal from District Justice;
Lashin, Arthur.
- DANELLA COMPANIES INC - Harden, Michael;
201620845; Petition to Appeal Nunc Pro Tunc.
- DELANEY, MICHAEL: ADVANCE PAVING &
MASONRY - Mcilvaine, Karen; 201621035;
Defendants Appeal from District Justice.
- DOE, JOHN: TENANT/OCCUPANT - Hsbc Bank Usa
National Association; 201620761; Complaint in
Ejectment; Kishbaugh, J. Eric.
- DONOHUE, MIKE - Discover Bank; 201620604;
Civil Action; Cawley, Jonathan Paul.
- DORSEY, ANDREA - Nelson, Steve; 201620469;
Complaint for Custody/Visitation; Mullaney, Martin P.
- FERRARI, MARK: SCHALCK, LISA: MATTHEW -
Smith, Michelle; 201620792; Complaint for
Custody/Visitation; Jolly, Olivia W.
- FIELD, ANDREW: DAVID - Licht, Barbara;
201621026; Civil Action; Licht, Philip M.
- GAWELL, ANTHONY - Sheehan, Kelsey;
201620682; Complaint for Custody/Visitation;
Friedland, Harvey.
- GRIFFIN, DAVID - Griffin, Penny; 201620631;
Complaint Divorce; Cappolella, Lisa J.
- GROVES, JOHN: LORI - Tri-State Pro Builders Inc;
201620829; Civil Action; Katsock, Andrew J. Iii.
- HICKEY, BRICE - Discover Bank; 201620986;
Civil Action; Dougherty, Michael J.
- HOCKADAY, MEDFORD - Trumark Financial
Credit Union; 201620757; Civil Action;
Dougherty, Michael J.
- JONES, KIRSTIE - Discover Bank; 201620975;
Civil Action; Dougherty, Michael J.
- KNUPP, SAMUEL - Knupp, Barbara; 201620847;
Complaint Divorce.
- KRONSTAIN, RICHARD: PRIME MACHINERY INC -
Fuling Management Llc; 201620782;
Defendants Appeal from District Justice.
- LEGRADY, FRANK - Spangenberg, Sarah; 201620395;
Complaint for Custody/Visitation; Fiore, Christopher P.
- LISS, WAYNE: NU-LOOK SERVICES INC -
American Express Bank Fsb; 201620408;
Civil Action; Cawley, Jonathan Paul.
- LOSERY, JASON - Trumark Financial Credit Union;
201620841; Civil Action; Dougherty, Michael J.

SUITS BROUGHT

Week Ending September 6, 2016

**The Defendant's Name Appears
First in Capital Letters**

- ALEXANDER, SHAWN - Allstate Insurance Company;
201620855; Civil Action; Dougherty, Michael J.
- BACHMAYER JR, DONALD - Bachmayer, Michelle;
201620775; Complaint Divorce; Solomon, Don J.
- BAIRD, DENISE: LEWIS, LAMAR - Baird, Jeanette;
201620707; Complaint for Custody/Visitation.
- BAKER, WARREN - Bowers, Stacey; 201620762;
Complaint for Custody/Visitation.
- BEASLEY, KIMBERLY - Beasley, William;
201620831; Complaint Divorce.
- BEASLEY, RAELE: ROBINSON, KEITH -
Amica Mutual Insurance Co; 201620663;
Civil Action; Dougherty, Daniel G.
- BEIDLER, KYLE - State Farm Mutual Automobile
Insurance Company; 201620830; Civil Action;
Lawrence, Benjamin W.
- BELL, MARYJO - Bell, William; 201619966;
Complaint for Custody/Visitation.
- BFI WASTE SERVICES OF PA - Mutual Benefit Group;
201620609; Civil Action; Giurintano, Jason C.
- BICKINGS, MICHAEL - Malvern Federal Savings Bank;
201620673; Civil Action; Watson, J. Scott.

- LOVITZ, JORDAN: SPRINGFIELD TOWING & RECOVERY LLC - Quinn, Anthony; 201620597; Civil Action; O'Hanlon, Stephen.
- MAHD, MOHANAD - Brasch, Nikki; 201619964; Complaint for Custody/Visitation.
- MAIN LINE HOSPITAL INC: LANKENAU MEDICAL CENTER - Jones, Marion; 201620739; Civil Action; Anzalone, Jamie Joseph.
- MASFIELD, WILLIAM: ROLLING GREEN APARTMENTS - Ambush- Mansfield, Cheryl; 201620856; Complaint Divorce; Snyder, Sandra.
- MAURER, MICHAEL - Maurer, Sherri; 201620911; Complaint Divorce.
- MC OUTDOOR LLC: MC OUTDOOR LLC - Springfield Township; 201620780; Civil Action; Garrity, James J.
- MEACHAM, BYANKA - Portfolio Recovery Associates Llc; 201620902; Civil Action; Brown, Carrie A.
- MERRELL, WILLARD - Merrell, Judith; 201620846; Complaint Divorce; Perry, Allan C.
- MILLER, ELAINE - Trumark Financial Credit Union; 201620828; Civil Action; Dougherty, Michael J.
- OCONNOR, AMY - Oconnor, Terry; 201620790; Complaint Divorce; Berschler, Jerold S.
- OCWEN LOAN SERVICING LLC: QUINTERO, MICAELA: RAMON - Cpr Restoration & Cleaning Services Llc; 201620674; Civil Action; Allard, Gregory J.
- ODOM & CO LLC - Noble Medical Llc; 201620669; Civil Action; Leonard, Thomas A. Iv.
- OPPONG, GORDON - State Farm Mutual Automobile Insurance Company; 201620827; Civil Action; Lawrence, Benjamin W.
- PANZA, CHRISTOPHER: BENEFICIAL CONSUMER DISCOUNT COMPANY: HEIR OF PAUL PANZA, ET.AL. - Wells Fargo Bank Na; 201620429; Complaint in Quiet Title; Tabas, Lauren.
- PECSI, JEFFREY: OCCUPANTS - Fannie Mae; 201620750; Complaint in Ejectment; Cressman, Paul.
- PENNEPACKER, TYLER - Pennepacker, Nicole; 201620662; Complaint Divorce; Grasso, Michael B.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Savage, Tyrone; 201620681; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Duncan, Paul; 201620683; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Holden, Marcus; 201620760; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Odonnell, Kaileen; 201620872; Appeal from Suspension/Registration/Insp; Carluccio, Thomas E.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Giuliani, Anthony; 201620883; Appeal from Suspension/Registration/Insp.
- PENTHOUSE GLOBAL MEDIA INC - Friendfinder Networks Inc; 201620574; Foreign Subpoena.
- PETENBRINK, R.: OCCUPANTS: PETENBRINK, ROBERT - Branch Banking And Trust Company; 201620972; Complaint in Ejectment; Wapner, Peter.
- PHONGPHACHONE, PHONEPASEUTH - Trumark Financial Credit Union; 201620765; Civil Action; Dougherty, Michael J.
- POSTELL, DARYL: CJD GROUPL LLC: MCGEE, MALIQUE, ET.AL. - Trumark Financial Credit Union; 201620518; Complaint In Mortgage Foreclosure; Fox, Craig H.
- RANGER, TERRENCE - Allstate Insurance Company; 201620843; Civil Action; Dougherty, Michael J.
- REED, CHELSEA - Foulds, John; 201620912; Complaint for Custody/Visitation.
- REIL, DENNIS - Jueds, Katherine; 201620611; Complaint Divorce.
- RHANEY, AMIRAH: PLEASANT, DAVID - Rhaney, Adrian; 201620844; Complaint for Custody/Visitation.
- RICHARDS, JOYLYN - Richards, Eric; 201620720; Complaint Divorce.
- ROBINSON, HOPE - Progressive Direct Insurance Company; 201620766; Civil Action; Lawrence, Benjamin W.
- SANTANGELO, TIFFANY - Brooks, Marcus; 201620480; Complaint for Custody/Visitation.
- SHAFIE, DARIA - Portfolio Recovery Associates Llc; 201620905; Civil Action; Brown, Carrie A.
- SIMMONS, HERBERT - Simmons, Anika; 201620689; Complaint Divorce.
- SMITH, CHRISTOPHER - Kristie, Erin; 201615643; Complaint for Custody/Visitation.
- SMITH, PAUL: COURTNEY - Jp Morgan Chase Bank National Association; 201620909; Complaint In Mortgage Foreclosure; Denardo, Christopher A.
- SMITH, SCOTT - Coles, Emily; 201615566; Complaint for Custody/Visitation.
- SOSNOSKI, EDWARD - Kriebel, Ashley; 201620411; Complaint for Custody/Visitation; Mullaney, Martin P.
- SOUL, CAROL - Romano, Shawn; 201620818; Petition to Appeal Nunc Pro Tunc; Saraceni, Robert A., Jr.
- STACY, SAMANTHA: SAMANTHA - Cannon, James; 201620612; Complaint for Custody/Visitation; Recchuiti, Francis.
- SUBER-APONTE, SHANICQUA - Borough Of Pottstown; 201620083; Petition; Brown, Sheryl L.
- SWEIGART, JASON: RICH, MEGAN - Sweigart, Kelsey; 201620920; Complaint for Custody/Visitation.
- THODER, DAVID - Thoder, Leticia; 201620966; Complaint Divorce.
- USAA: DARDEN-BELL, AJA - Ehiogie, Kenneth; 201620418; Petition to Appeal Nunc Pro Tunc.
- VINEY, ROBYN - Finkelstein, M.; 201620851; Defendants Appeal from District Justice.
- WARHOLAK, STEPHANIE - Warholak, Robert; 201620403; Complaint for Custody/Visitation; Weems, Aaron D.
- WELLS, JAMES: EMERSON WELLS COLLEGE EDUCATION TRUST - Seader, Amy; 201620755; Petition; Long, Rick.
- WHITMAN-WEINER, PAMELA - Buechel, Kenneth; 201621041; Complaint Divorce.
- WILLIAMS, JANY - Progressive Advanced Insurance Company; 201620754; Civil Action; Lawrence, Benjamin W.
- WILLIAMS, JESSE - Williams, Ashley; 201620630; Complaint for Custody/Visitation; McIntosh, Scott.

WILLIFORD, ROBERT - Discover Bank; 201620987;
Civil Action; Dougherty, Michael J.
WORTHINGTON CYLINDER - Rodriquez,
Omar; 201620919; Foreign Subpoena.
WOYTOWICZ, STEPHEN - Portfolio Recovery
Associates Llc; 201620903; Civil Action;
Brown, Carrie A.
XANDER, MARK - Xander, Dawn; 201620402;
Complaint for Custody/Visitation.
YOUNG, BENJAMIN - Sabirova, Marufat; 201620713;
Complaint Divorce; Gottlieb, Michael P.
YOUNG, TIM - American Express Bank Fsb;
201620436; Civil Action; Cawley, Jonathan Paul.
YUN, JI - Jackson, Ikishia; 201620610; Civil Action;
Krantz, Alvin C.

WILLS PROBATED

Granted Week Ending September 6, 2016

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

BECKER, ROBERT I. - Whitmarsh Township;
Quillen, Paul, 712 Bradford Alley
Philadelphia, PA 19147.
BENTZ, WILLIAM H. - Horsham Township;
Bentz, William H., Jr., 64 W. Bristol Road
Ivyland, PA 18974.
BIEMILLER, ELSIE B. - Montgomery Township;
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