

## SHERIFF'S SALES

*By virtue of various writs issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at public sale on August 30, 2017 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on September 27, 2017 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### First Publication

07-18800

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, County of Montgomery, and Commonwealth of Pennsylvania, described in accordance with a survey and plan thereof made by David Meixner, Registered Surveyor, Collegeville, Pennsylvania, R.D. #2, dated January 8, 1962 and revised April 6, 1962, as follows, to wit:

BEGINNING at a point of intersection of the Southeast side of Charlotte Street (fifty feet wide) with the Northeast side of Mervine Street (fifty feet wide); thence along the Southeast side of Charlotte Street, North forty-six degrees, fifteen minutes East, one hundred feet to a point; thence along Parcel "B" on said plan, South forty-three degrees, forty-five minutes East, one hundred fifty feet to an iron pin; thence along land now or late of Allen Shops, Inc., South forty-six degrees, fifteen minutes West, one hundred feet to an angle iron on the Northeast side of Mervine Street; thence along the Northeast side of Mervine Street, North forty-three degrees, forty-five minutes West, one hundred fifty feet to the first mentioned point and place of beginning.

CONTAINING fifteen thousand square feet of land. Being Parcel "A" on said plan.

Parcel Number: 42-00-03130-00-5.

Location of property: 1258 North Charlotte Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Pottstown Land Corporation** at the suit of Pottsgrove School District. Debt: \$10,457.38.

**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.

10-02118

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.

BEGINNING at a point in the Northwesterly line of Rock Creek Drive said beginning point being the Northeasterly end of the curve connecting the Northwesterly, line of Rock Creek Drive with the Northeasterly line of Old Farm Road, said connecting curve having a radius of 30 feet; thence North 65 degrees, 11 minutes, 40 seconds East along the Northwesterly line of Rock Creek Drive 132.13 feet to a point in the division line between Lots 23 and 24, Block 3, on said plan hereinafter mentioned; thence North 24 degrees, 48 minutes, 20 seconds West along the division line between Lots 23 and 25, Block 3, said plan 137.50 feet to a point corner of Lots 8, 23 and 24, Block 3, said plan; thence North 78 degrees, 07 minutes, 47 seconds West partly along the rear lines of Lots 7 and 8, Block 3, said plan 38.15 feet to a point in the division line between Lots 24 and 25, Block 3, said plan; thence South 17 degrees, 28 minutes, 52 seconds West along the last mentioned division line 191.95 feet to the Northwesterly end of the aforementioned connecting curve; thence Southeastwardly and Northeastwardly along the said connecting curve, curving to the left with the radius of 30 feet, an arc distance of 35.09 feet to the place of beginning.

BEING the same premises which Luis Gutierrez, by deed dated 12/15/2009 and recorded in the Montgomery County Recorder of Deeds Office 08/05/2000 in Book 5775, Page 2635, granted and conveyed unto Dealva Gutierrez a/k/a Delva Gutierrez.

Parcel Number: 31-00-23281-00-7.

Location of property: 1117 Rock Creek Drive, Wyncote, PA 19095.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Luis Gutierrez and Dealva Gutierrez a/k/a Delva Gutierrez** at the suit of Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2003-4 Asset-Backed Pass-Through Certificates. Debt: \$280,528.83.

**Samantha Gable**, 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.

10-22064

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Major Subdivision "Deer Run" made for Conti Construction Company by Eustace Engineering and Associates dated 11/9/1989 and last revised on 3/17/1995 and recorded in Plan Book A-56, Page 241, to wit:

BEGINNING at a point on the Northeasterly side of Doe Court (variable width), at a corner of this and Lot No. 70 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 70 North 58 degrees, 01 minutes, 25 seconds East, 100.00 feet to a point, a corner in line of open space; thence extending along the same South 31 degrees, 58 minutes, 35 seconds East, 33.00 feet to a point; thence extending South 58 degrees, 01 minutes, 25 seconds West, 100.00 feet to a point, a corner on the Northeasterly side of Doe Court; thence extending along the same North 31 degrees, 58 minutes, 35 seconds West, 33.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Trim Development Corporation, by Deed dated 9/16/97 and recorded 9/24/97 in Book 5200, Page 2116, granted and conveyed unto Joseph F. Duffy.

Parcel Number: 37-00-00653-20-1.

Location of property: 710 Doe Court, Limerick, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joseph F. Duffy** at the suit of U.S. Bank, National Association, as Trustee on Behalf of the Holders of the Home Equity Asset Trust 2005-4 Home Equity Pass-Through Certificates, Series 2005-4. Debt: \$238,240.97.

**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 \$3,500. 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.

11-04864

ALL THAT CERTAIN piece or parcel of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain plan of property made for Fischer Homes, Inc., by Charles E. Shoemaker, Registered Professional Engineer, dated October 11, 1960, and revised May 12, 1961, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Birchwood Avenue (50 feet wide) said point being at the distance of 199 feet, measured North 44 degrees, no minutes East, along the Southeasterly side of Birchwood Avenue, from its point of intersection with the Northeasterly side of Patane Avenue (50 feet wide); thence extending from said point of beginning, North 44 degrees, no minutes East, along the Southeasterly side of Birchwood Avenue, 39.75 feet, to a point; thence extending South 46 degrees, no minutes East, 110 feet, to a point; thence extending South 44 degrees, no minutes West, 39.75, feet to a point; thence extending North 46 degrees, no minutes West, partly through a party wall, 110 feet, to the first mentioned point and place of beginning.

BEING all of Lot No. 9, and part of Lot No. 10, on Plan of Roslyn Heights, recorded in Deed Book 1033, Page 600.

TITLE TO SAID PREMISES IS VESTED IN Fred Lee Beard a/k/a Fred L. Beard and Dorothy Beard a/k/a Dorothy J. Beard by Deed from John Gunar Keikulis and Olga Keikulis dated September 12, 1978 and recorded September 13, 1978 in Deed Book 4342, Page 146.

Parcel Number: 30-00-04528-00-5.

Location of property: 1517 Birchwood Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Fred Lee Beard a/k/a Fred L. Beard and Dorothy Beard a/k/a Dorothy J. Beard** at the suit of Wells Fargo Bank, N.A. s/i/i/t Wachovia Bank, N.A. Debt: \$143,552.60.

**Jacob M. Ottley**, Attorney.

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

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

11-33489

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, being Lots Nos. 405, 406, 407, 503, 504 and 505 in a certain plan of lots known as the Plan of Willow Grove Heights which plan is recorded at Norristown, in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book No. 380, Page 500 and bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Highland Avenue at the distance of 155.78 feet from the Southeast side of Welsh Road; thence Northwesterly at right angles to said Highland Avenue by Lots Nos. 404, 35, 36, 37 and 38, 224.79 feet to the Southeast side of Reservoir Avenue; thence along the said side of said avenue, Southwesterly, 75 feet; thence Southeasterly parallel to the first described line of Lots Nos. 502 and 408, 224.24 feet to the Northwesterly side of Highland Avenue; thence along the said side thereof, Northeasterly, 75 feet to the place of beginning.

EXCEPTING THEREFROM AND THEREOUT ALL THOSE THREE CERTAIN lots with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lots Nos. 503, 504 and 505 on a plan of lots known as Willow Grove Heights, which plan is recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania, in Deed Book 380, Page 500, and bounded and described, as follows, to wit:

BEGINNING at an interior point 106.08 feet measured North 46 degrees, 30 minutes West from a point in the Northwesterly side of High Avenue (formerly Highland Avenue, 50 feet wide), which last mentioned point is 425 feet measured North 43 degrees, 30 minutes East from the Northeasterly side of Rubicam Avenue (50 feet wide); thence extending along the rear lines of Lots 407, 406 and 405 on said plan, North 43 degrees, 30 minutes East, 75 feet to a point a corner; thence North 46 degrees, 30 minutes West, 118.70 feet to a corner on the Southeasterly side of Reservoir Avenue (35 feet wide); thence extending along the same South 43 degrees, 5 minutes West, 75 feet to a corner; and thence extending South 46 degrees, 30 minutes East, 118.16 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Garnet Muse, by Deed from Frances R. Ward, Widow, dated 04/22/1999, recorded 08/17/1999 in Book 5284, Page 288.

Parcel Number: 30-00-28568-00-4.

Location of property: 1738 High Avenue a/k/a 1736-1738 High Avenue, Willow Grove, PA 19090-4513.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Garnet Muse** at the suit of Specialized Loan Servicing, LLC. Debt: \$234,786.78.

**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 \$3,500. 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..

12-31973

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery, State of PA, bounded and described according to a plan of lots made for Epwood Construction Company, by Barton & Martin, Engineers, dated 8/28/1946, as follows, to wit:

BEGINNING at a point set at the intersection of the Southeasterly side of New Hope Street (66 feet wide) and the Southwesterly side of East Fornance Street (66 feet wide); thence extending along said side of East Fornance Street South 49 degrees, 24 minutes East, 48.80 feet to a point; thence extending South 40 degrees, 36 minutes West, partly passing through the middle of a party wall separating these premises from premises adjoining to the Southeast 109.91 feet to a point; thence extending North 49 degrees, 30 minutes West, 48.60 feet to a point on the Southeasterly side of New Hope Street; thence extending along same North 40 degrees, 30 minutes East, 110 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Audra L. Johnson, by Deed from Michael San Felice, by his agent Theresa Ann Vatalare, by Power of Attorney dated 21st day of August, 2002, and forthwith recorded, dated 08/29/2003, recorded 12/18/2003 in Book 5486, Page 1377.

Parcel Number: 13-00-11780-00-6.

Location of property: 800 East Fornance Street, Norristown, PA 19401-2670.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Audra L. Johnson** at the suit of Wilmington Savings Fund Society, FSB d/b/a/ Christiana Trust, Not in its Individual Capacity but Solely in its Capacity as Certificate Trustee for NNPL Trust Series 2012-1. Debt: \$138,523.48.

**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 \$3,500. 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.

13-09633

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Subdivision Plan of "The Meadow at Providence Reserve" prepared for Nolen Companies by Bursich Associates, Inc., dated June 15, 1994 and last revised July 11, 1995 and recorded October 3, 1995 in Plan Book A-55, Page 481 and further revised October 26, 1996 and recorded November 21, 1996 in Plan Book A-56, Page 391, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Tawnyberry Lane (50 feet wide) said point being a corner of this and Lot Number 43 as shown on the above mentioned plan; thence extending along Lot 43 South 48 degrees, 45 minutes, 34 seconds East, 150.00 feet to a point; thence extending South 41 degrees, 17 minutes, 52 seconds West, 110.00 feet to a point a corner of Lot Number 45 on said plan; thence extending along Lot 45 North 48 degrees, 45 minutes, 34 seconds West, 150.00 feet to the Southeasterly side of Tawnyberry Lane aforesaid; thence along the same North 41 degrees, 17 minutes, 52 seconds East, 110.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 44.

BEING the same premises which The Woods at Providence Reserve, a Pennsylvania Limited Partnership, by Deed dated 09/23/1999 and recorded on 10/13/1999 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5292, Page 393, granted and conveyed unto Glenn L. Dobson and Karla M. Dobson. Parcel Number: 61-00-04940-92-1.

Location of property: 568 Tawnyberry Lane, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Glenn L. Dobson and Karla M. Dobson** at the suit of Wells Fargo Bank, N.A. Debt: \$267,263.68.

**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 \$3,500. 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.

13-10651

ALL THAT CERTAIN lot or piece of ground, with the brick dwelling thereon erected, situate in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, and known as No. 423 West Elm Street (formerly known as Foulke Street), bounded and described, as follows:

BEGINNING at a point on the Northeast side of West Elm Street at the distance of 26.7 feet more or less Northwesterly from the Northwest side of Corson Street, said point being opposite the middle of the partition wall separating the dwelling on this from the one on the adjoining premises known as No. 421 West Elm Street; thence through the middle of the partition wall, North 63 degrees, East 45.9 feet to a point; thence North 80 degrees, 15 minutes East, 30.9 feet to the Southwest side of an alley 2.5 feet in width, running Southeastwardly to Corson Street, said alley laid out for the common use of these and other dwellings of the said Grantors; thence North 09 degrees, 45 minutes West, 13.37 feet to a point; thence South 80 degrees, 15 minutes West, 35.1 feet to a point; thence South 63 degrees, West 45.9 feet through the middle of the partition wall separating the dwelling on this from the one on the adjoining premises to the Northwest side of West Elm Street aforesaid; thence South 27 degrees, East 14 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lillian M. McDonnell and Myles McDonnell, h/w, by Deed from Anna Scharff and Lillian M. McDonnell and Myles McDonnell, her husband, dated 02/23/2006, recorded 04/10/2006 in Book 5598, Page 2258.

Parcel Number: 05-00-02512-00-3.

Location of property: 423 West Elm Street, Conshohocken, PA 19428-3600.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Myles McDonnell and Lillian M. McDonnell** at the suit of Wells Fargo Bank, N.A. Debt: \$225,996.19.

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

Above Property to be sold by **RUSSELL J. BONO, 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.

13-12479

ALL THAT CERTAIN message and lot or piece of land, with the buildings and improvements thereon marked No. 95 on a plan of lots known as Ideal Building Lots, 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 fifty-eight feet, eleven inches Northeasterly from the Northwest corner of Noble and Elm Streets, a corner of this and Lot No. 96 on said plan; thence extending along the line of said Lot No. 96 Northwestwardly the line passing through the middle of the partition wall between the house erected on this lot and the one on the adjoining Lot No. 96, one hundred seventy feet, eight and three-eighths inches to the Southeast side of an alley laid out twenty feet wide; thence along said side of said alley Northeastwardly twenty-five feet to a point a corner of Lot No. 94 on said plan; thence along the line of Lot No. 94, Southeastwardly one hundred seventy feet eight and three-eighths inches to the Northwest side of Noble Street, aforesaid; thence along said side of said Noble Street, Southwestwardly twenty-five feet to the place of beginning.

BEING the same property conveyed to Gilbert Martinelli and Sarah S. Martinelli, as Tenants by the Entirety, who acquired title by virtue of a Deed from Christopher J. Martin and Heide M. Wilcox, husband and wife, dated September 11, 1998, recorded October 5, 1998, at Deed Book 5243, Page 244, Montgomery County, Pennsylvania records.

Parcel Number: 13-00-28048-00-1.

Location of property: 805 Noble Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Gilbert Martinelli and Sarah S. Martinelli** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for Reperforming Loan Remic Trust, Series 2003-R3. Debt: \$228,360.51.

**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 \$3,500. 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.

13-12575

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a plan thereof made by Pennoni Associates, Inc., Consulting Engineers for Diamond, Polsky & Bauer, dated March 2, 1971, as follows, to wit:

BEGINNING at a point in Hughes Road (now Tennis Avenue) in line of land now or late of William H. Hart; thence North 43 degrees, 45 minutes East through the middle of said road 593.55 feet to a point in line of lot conveyed by Minnie Steward Just and husband to J. Alan Middleton; thence along said land South 36 degrees, 18 minutes East, 603.17 feet to a point; thence still along said land now or late of J. Alan Middleton, South 38 degrees, 40 minutes East, 168.65 feet to a point; thence South 43 degrees, 45 minutes West, 450.94 feet to land now or late of William H. Hart aforesaid; thence along the same North 47 degrees, 28 minutes West, 761.38 feet to the first mentioned point and place of beginning.

Parcel Number: 54-00-15394-00-5.

Location of property: 680 Tennis Avenue, Upper Dublin, PA.

The improvements thereon are: Single family residential dwelling.  
Seized and taken in execution as the property of **Racquet Realty Partners, L.L.P.** at the suit of School District of Upper Dublin. Debt: \$160,011.17.

**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.

13-13246

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

13-13909

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, and described according to a Plan of Section No. 1 of Valley Forge Acres, made for Joseph J. McCawley, by Robert H. Huber, Registered Engineer, Salford, Pennsylvania, on March 17, 1958 and last revised October 2, 1958, as follows:

BEGINNING at a point on the Southeasterly side of Orchard Road (fifty feet wide) at the distance of twenty feet, measured North twenty-nine degrees, thirty eight minutes East, along same from its intersection with the Northeasterly side of Evergreen Road (fifty feet wide) (both lines produced); thence extending from said beginning point along the Southeasterly side of Orchard Road the two following courses and distances: (1) North twenty-nine degrees, thirty-eight minutes East, sixty-four and sixty-one one-hundredths feet to a point of curve; and (2) on a line curving to the right having a radius of three hundred twenty-two and thirty one-hundredths feet, the arc distance of thirty-two and forty-four one-hundredths feet to a point; thence extending South fifty-four degrees, thirty-six minutes East, forty-four and seventy-three one-hundredths feet to a point; thence extending South sixty degrees, twenty-two minutes East, forty-four and eighty-seven one-hundredths feet to a point; thence extending South twenty-nine degrees, thirty-eight minutes West, one hundred twelve and fifty one-hundredths feet to a point on the Northeasterly side of Evergreen Road, aforesaid; thence extending along the same, North sixty degrees, twenty-two minutes West, seventy feet to a point of curve; thence extending on a line curving to the right having a radius of twenty feet, the arc distance of thirty-one and forty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 67 as shown on said plan.

BEING the same premises which Harold E. Ringland granted and conveyed unto Larry Thomas and Sheila G. Thomas, husband and wife, by Deed dated May 23, 1995 and recorded August 8, 1995 in Montgomery County Deed Book 5121, Page 409, granted and conveyed unto Larry Thomas and Sheila G. Thomas.

Parcel Number: 58-00-14344-00-7.

Location of property: 462 Orchard Road, King of Prussia, PA 19406.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Larry Thomas a/k/a Larry J. Thomas and Sheila G. Thomas** at the suit of Wells Fargo Bank, N.A. Debt: \$207,307.71.

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

Above Property to be sold by **RUSSELL J. BONO, 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.

13-24676

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situated in **Whitpain Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Windermere prepared for Gambone Brothers Development, Company, by Stout Taconelli & Associates, Inc., Civil Engineers and Land Surveying dated 8/12/1996 and last revised 9/30/1998 recorded in the Office for the Recording of Deeds, and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-58, Pages 1701, 171, 172 and 173, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Windermere Drive (50 feet wide) a corner of Lot 3 on said plan; thence from said beginning point, along line of Lot 3 North 89 degrees, 23 minutes, 37 seconds East crossing Open Space, 205.00 feet to a point, a corner of Lot 5 on said plan; thence along line of Lot 5, North 44 degrees, 25 minutes, 6 seconds East, 205.00 feet to a point on the Southwesterly side of Windermere Drive; thence along the Southwesterly side of Windermere Drive on the arc of a circle curving to the right having a radius of 205.00 feet the arc distance of 165.26 feet to a point a corner of Lot 3, the first mentioned point and the place of beginning.

BEING Lot 4 as shown on said plan.

UNDER AND SUBJECT, nevertheless, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

Parcel Number: 66-00-00084-10-2.

Location of property: 141 Windermere Drive, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Halyna Glazer and Adam Glazer** at the suit of The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as Trustee for Chase Mortgage Finance Trust Multi-Class Mortgage Pass-Through Certificates Series 2007-S5. Debt: \$817,471.63 (plus costs).

**Richard J. Nalbandian**, Attorney. I.D. #312653

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.

13-32041

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Subdivision Plan Section Number 2 "Cedar Road Park" made by C. Raymond Weir, Registered Professional Engineer dated March 3, 1959 and last revised October 29, 1959, and recorded in the Office for the Recording of Deeds at Norristown in Plan Book B-5, Page 70, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Cedar Road said point being at a distance of fifteen and seventy-one one-hundredths (15.71') feet measured on the arc of a circle curving to the right having a radius of ten (10.00') feet from a point of curve on the Northeasterly side of Hoffman Road (fifty feet wide); thence extending from said point of beginning North thirty-eight degrees, twenty minutes East along the Southeasterly side of Cedar Road crossing a ditch one hundred ninety-four and eighty-eight one-hundredths (194.88') feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of twenty (20.00') feet the arc distance of thirty-one and forty-three one-hundredths (31.43') feet to a point of tangent on the Southwesterly side of Susquehanna Road ninety-eight and fifty one-hundredths (98.50') feet wide; thence extending South fifty-one degrees, thirty-seven minutes, twenty seconds East along the Southwesterly side of Susquehanna Road recrossing the said ditch eighty-eight and thirty-eight one-hundredths (88.38') feet to a point of curve on the same; thence extending Southeastwardly partly along the Southwesterly side of Susquehanna Road and partly along the Southwesterly side of #309 Expressway (LR 782) on the arc of a circle curving to the right having a radius of two hundred fifty (250.00') feet the arc distance of sixty-six and seventy-one one-hundredths (66.71') feet to a point on the Southwesterly side of #309 Expressway (LR 782); thence extending South forty-nine degrees, fifty-six minutes, twenty-two seconds West, two hundred twenty-four and eighty-seven one-hundredths (224.87') feet to a point on the Northeasterly side of Hoffman Road aforesaid; thence extending along the Northeasterly side of Hoffman Road the two following courses and distances: (1) Northwestwardly on the arc of a circle curving to the left having a radius of one hundred seventy-five (175.00') feet the arc distance of thirty-five and forty-five one-hundredths (35.45') feet to a point of tangent on the same; and (2) North fifty-one degrees, forty minutes West, seventy-six and eighty-seven one-hundredths (76.87') feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of ten (10.00') feet the arc distance of fifteen and seventy-one one-hundredths (15.71') feet to the first mentioned point of tangent and place of beginning.

BEING Lot Number 78 as shown on the above mentioned plan.

Parcel Number: 54-00-03991-00-5.

Location of property: 1329 Cedar Road, Upper Dublin, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Bruce R. Furman** at the suit of School District of Upper Dublin. Debt: \$5,157.37.

**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.

14-01368

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

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

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

BEING the same property conveyed to Joshua H. Solomon, married and Joyce Solomon, his wife who acquired title by virtue of a Deed from Sandra F. Sigley dated November 20, 1996, recorded December 5, 1996 at Document ID 01994 and recorded in Book 5169, Page 1853, Montgomery County, Pennsylvania records.

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

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

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Joshua Solomon a/k/a Joshua H. Solomon and Joyce Solomon** at the suit of Wells Fargo Bank, N.A. Debt: \$66,586.13.

**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 \$3,500. 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.

14-03686

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carole M. Cannon and John P. Cannon** at the suit of LSF9 Master Participation Trust. Debt: \$263,730.38.

**Vishal J. Dobaria**, Attorney. I.D. #311860

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.

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 Wanasha 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 a/k/a 1551 Washington Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Edward Brian Hester, Wanasha Hester and Alita Brown** at the suit of Bayview Loan Servicing, LLC. Debt: \$192,849.09.

**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 \$3,500. 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.

14-10234

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Lots Nos. 2 and 3, on a certain Plan of Lots prepared for Federico Dinunzio on September 26, 1925, by Weir and Thieme, C.E., and described in accordance with a plan of property surveyed for Jacob E. Crouthamel by Herbert H. Metz, Registered Professional Engineer of Lansdale, PA., August 11, 1950, as follows:

BEGINNING at a point on the Easterly side of Fifth Street, as laid out forty-one and one-half feet in width, South four degrees, nineteen minutes East, seventy-four and thirty-one one-hundredths feet from the intersection of the said Easterly side of Fifth Street with the Southwesterly side of a sixteen foot wide alley, said point of beginning being a corner of this and lands now or late of B.W. Dambly, known as Lot No. 1 on the aforesaid plan; thence along the same North eighty-five degrees, forty-one minutes East, sixty-one and sixty-two one-hundredths feet to a point a corner in the Southwesterly side of the sixteen foot wide alley aforesaid; thence along said side of alley, South forty-three degrees, fifty-nine minutes East, fifty-three and five one-hundredths feet to a point a corner of lands now or late of Giacomo Minnucci, et ux., known as Lot No. 5, on the aforesaid plan; thence along the same South forty-six degrees, one minute West, fourteen and thirty-six one-hundredths feet to a point a corner of Lot No. 4 on the aforesaid plan, now or late of George J. and Margaret F. Minnucci; thence along the same and along a line passing through the center line of the party wall between this and the premises adjacent to the South, South eighty-five degrees, forty-one minutes West, eighty-four and forty-three one-hundredths feet to an iron pin set on the Easterly side of Fifth Street, aforesaid; thence along said side of said street, North four degrees, nineteen minutes West, fifty feet to the point and place of beginning.

BEING the same property which Lynn Marie Anderson and Barbara L. Buzby, granted and conveyed unto Steven M. Cardillo and Sherri L. Cardillo, husband and wife, as Tenants by Entireties, by Deed dated October 29, 1993 and recorded November 4, 1993 in the Recorder's Office of said County in Book 5059, Page 2354.

Parcel Number: 11-00-05264-00-8.

Location of property: 415 West 5th Street, Lansdale, PA 19446.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Steven M. Cardillo and Sherri L. Cardillo** at the suit of PNC Bank, National Association. Debt: \$209,208.86.

**Michael C. Mazack**, 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.

14-19897

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

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

CONTAINING in area of 42,505 square feet.

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

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

Harry G. Finocchio was a co-record owner of the mortgaged premises as a Joint Tenant With the Right of Survivorship. By virtue of Harry G. Finocchio's death on or about 12/06/2009, his ownership interest was automatically vested in the Surviving Joint Tenant(s).

Parcel Number: 39-00-03443-43-3.

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

The improvements thereon are: Residential property.

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

**Vishal J. Dobaria**, Attorney. I.D. #311860

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.



14-22393

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 Plan of Covered Bridge Park, made by A. W. Martin Associates, Inc. King of Prussia, PA, November 29, 1965 and last revised July 7, 1966 which Plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Plan Book A9, Page 5, as follows, to wit.

BEGINNING at a point on the Northwesterly side of Valley Forge Road which point is measured the 2 following courses and distances from a point of curve on the Northeasterly side of Caley Road: (1) on the arc of a circle curving to the left having a radius of 15.0 feet the arc distance of 22.33 feet to a point of tangent; and (2) North 80 degrees, 33 minutes East, 91.49 feet to the point and place of beginning; thence extending along Lot No. 20 on said plan North 09 degrees, 27 minutes West, 136.42 feet to a point; thence extending along Lot No. 21 on said plan North 51 degrees, 39 minutes East, 86.53 feet to a point; thence extending along Lot No. 48 on said plan South 62 degrees, 06 minutes, 51 seconds East, 5.35 feet to a point; thence extending along Lot No. 45 on said plan South 09 degrees, 27 minutes East, 175.00 feet to a point on the Northwesterly side of Valley Forge Road aforementioned; thence extending along the said Northwesterly side of Valley Forge Road South 80 degrees, 53 minutes West, 80.00 feet to the point and place of beginning.

BEING Lot No. 19 Section II on said plan.

TITLE TO SAID PREMISES VESTED IN Paul Madonna by Deed from Paul Madonna and Barbara DeMedio dated November 26, 2005 and recorded on December 2, 2005 in the Montgomery County Recorder of Deeds in Book 5581, Page 1455.

Parcel Number: 58-00-19918-00-4.

Location of property: 394 West Valley Forge Road, King of Prussia, PA 19406.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Paul Madonna** at the suit of 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-OA19, Mortgage Pass-Through Certificates, Series 2006-OA19. Debt: \$334,232.06.

**Roger Fay**, 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.

14-22706

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

**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 \$3,500. 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.

14-24494

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded an described according to a Subdivision Plan of Section I-A of Tower Hill Ridge prepared for Quaker Construction Company by Stout, Tacconelli and Associates, Inc., Civil Engineering and Land Surveying, Kulpsville, PA, dated April 12, 1985 and recorded in the Office of the Recorder of Deeds in Plan Book A-47, Page 134, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Falling Leaf Way (50.00 feet wide) measured the following courses and distances from a point of curve on the Southeasterly side of Twining Road (50.00): (1) on the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent; (2) South 51 degrees, 00 minutes, 00 seconds East the distance of 147.30 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 874 feet to a point; thence extending from said point and place of beginning along Lot No. 49, North 39 degrees, 00 minutes, 00 seconds East, 149.37 feet to a point; thence extending South 51 degrees, 00 minutes, 00 seconds East, 80.80 feet to a point, a corner of Lot No. 47; thence extending along said lot South 40 degrees, 15 minutes, 34 seconds West, 115.05 feet to a point of curve in the cul-de-sac of Falling Leaf Way; thence extending along said cul-de-sac the two (2) following courses and distances: (1) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distances of 48.38 feet to a point of reverse curve; (2) on the arc of a circle curving to the right having a radius of 60.00 feet the arc distance of 38.20 feet to the first mentioned point and place of beginning.

BEING Lot No. 48 on said plan.

BEING the same premises which Carol A. Stellato and Jennifer F. Stellato by Deed dated 8/26/2002 and recorded 6/6/2003 in the Montgomery County Clerks/Registers Office in Deed Book 5458, Page 2223, granted and conveyed unto Carol A. Stellato.

Parcel Number: 46-00-00941-14-7.

Location of property: 105 Falling Leaf Way, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jennifer F. Stellato** at the suit of New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$234,197.05.

**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 \$3,500. 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.

14-25208

ALL THAT CERTAIN lot or tract of ground, situated in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, being identified as the residential Lot 209 on a plan set entitled 'Heritage Hills Golf Club' as prepared by Van Cleef Engineering Associates of Doylestown, dated 9/12/2000 and last revised 11/13/2002, recorded in Plan Book A-61, Pages 187 through 190, being more particularly described, as follows:

BEGINNING at a point, said point being located at the intersection of the Southwesterly sideline of Putter Lane with the common dividing line between Lots 209 and 210, and from said point running; thence (1) along the common dividing line between Lots 209 and 210, South 47 degrees, 05 minutes, 50 seconds West, a distance of 250.00 feet to a point; thence (2) along a common dividing line between Lot 209 and Open Space 'D' the following three courses, North 25 degrees, 24 minutes, 29 seconds West, a distance of 150.00 feet to a point; thence (3) North 29 degrees, 49 minutes, 46 seconds East, a distance of 97.41 feet to a point; thence (4) North 65 degrees, 55 minutes, 26 seconds East, a distance of 170.00 feet to a point in the aforementioned Southwesterly sideline of Putter Lane; thence (5) along said sideline, South 24 degrees, 04 minutes, 34 seconds East, a distance of 18.91 feet to a point of curvature; thence (6) still along the same, on a curve to the left having a radius of 325.00 feet, an arc length of 106.79 feet, a delta of 18 degrees, 49 minutes, 36 seconds, a tangent of 53.88 feet and whose chord bears South 33 degrees, 29 minutes, 22 seconds East, a distance of 106.31 feet to the point of beginning.

BEING Lot No. 209 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Andrew Pennisi and Stephanie Pennisi, by Deed from Stephanie Granese n/k/a Stephanie Pennisi, dated 08/20/2008, recorded 10/29/2008, in Book 5712, Page 563.

Parcel Number: 42-00-01682-02-2.

Location of property: 18 Putter Lane, Sanatoga, PA 19464-7801.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephanie Granese n/k/a Stephanie Pennisi and Andrew Pennisi** at the suit of Nationstar Mortgage, LLC. Debt: \$1,030,231.88.

**Vishal J. Dobaria**, Attorney. I.D. #311860

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.

14-29707

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

BEGINNING at a point being the intersection of the middle line of Upland Avenue (40 feet wide) with the middle line of Edgely Avenue (40 feet wide).

CONTAINING together in front or breadth Northwestward on the middle line of Upland Avenue, one hundred feet (Lot No. 693 having a front of forty feet including therein the Northwestern most one-half part of the Bed of Edgely Avenue and Lots Nos. 694, 695 and 696 each having a front of twenty feet); and extending together of that width in length or depth Southwestward between lines parallel with and also along the said middle line of Edgely Avenue one hundred forty feet.

BEING Lots Nos. 693, 694, 695 and 696 on said plan.

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

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

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

The improvements thereon are: A residential dwelling.

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

**Roger Fay**, 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.

14-32729

ALL THAT CERTAIN message and tract or parcel of land, situate on the Northeasterly side of Center Avenue in the 6th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to survey made by George F. Shaner dated January 19, 1951, as follows, to wit:

BEGINNING at a point on the Northeast side of Center Avenue at a corner of Lot No. 408, in the East End Addition Plan; thence along said lot North 46 degrees, 58 minutes East, a distance of 140 feet to the South side of a 20 feet wide alley; thence along said alley North 43 degrees, 2 minutes West, a distance of 70 feet, 7 inches to point, a corner of this and lands now or late of Lawrence W. Keeley and Dorothy E. Keeley, husband and wife; thence South 46 degrees, 58 minutes West, 140 feet to the Southeastern side of Center Avenue aforesaid; thence along the South 43 degrees, 2 minutes East, 70 feet, 7 inches to the point or place of beginning.

BEING the whole of Lots Nos. 407 and 406 and the Eastern 10 feet, 7 inches of Lot No. 405, in the aforesaid East End Addition Plan, known as 1109 Center Avenue.

TITLE TO SAID PREMISES VESTED IN Steven Levar Alston by Deed from Kortni L. Lambert Alston and Steven Levar Alston dated October 18, 2012 and recorded on November 14, 2012 in the Montgomery County Recorder of Deeds in Book 5854, Page 1116 as Instrument No. 2012114858.

Parcel Number: 16-00-03088-00-1.

Location of property: 1109 Center Avenue, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Steven Levar Alston and Kortni Lambert Alston** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE2, Asset-Backed Pass-Through Certificates, Series 2007-WFHE2. Debt: \$182,201.82.

**Roger Fay**, Attorney.

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

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

15-01707

ALL THAT CERTAIN lot or parcel of land, situate in **Montgomery Township**, Montgomery County, Commonwealth of Pennsylvania, and more particularly described according to a Site Improvement Plan known as Rutledge Court Phase VII made by Urwiler & Walter, Inc., R.P.E., dated February 9, 1979, and last revised May 17, 1979 and recorded in the Office for the Recording of Deeds in and for Montgomery County in Plan Book A-36, Page 31, as follows, to wit:

BEGINNING at a point in the division line between Lots 300 and 301 on the above mentioned plan, said beginning point also being in the Southeasterly corner of Lot 300 and running: thence (1) North 47 degrees, 09 minutes, 57 seconds West along the last mentioned division line the distance of 58.00 feet to a point; thence (2) North 42 degrees, 52 minutes, 03 Seconds East the distance of 8.00 feet to a point, an angle; thence (3) North 73 degrees, 47 minutes, 52 seconds East the distance of 11.66 feet to a point; thence (4) South 47 degrees, 09 minutes, 57 seconds East along the division line between Lots 301 and 302 the distance of 52.00 feet to a point; thence (5) South 42 degrees, 50 minutes, 03 seconds West the distance of 18.00 feet to the point and place of beginning.

BEING the same premises which Dean G. Cottage and Denine Reardon by Deed dated 10/14/2008 and recorded 11/13/2008 in the County of Montgomery in Deed Book 5713, Page 2928, conveyed unto Dean G. Cottage, his heirs and assigns, as sole owner, in fee.

Parcel Number: 46-00-03286-50-2.

Location of property: 301 Rutledge Court, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dean G. Cottage** at the suit of JP Morgan Chase Bank, National Association. Debt: \$169,411.70.

**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 \$3,500. 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.

15-01806

ALL THOSE TWO CERTAIN lots of land, with brick message thereon erected, hereditaments and appurtenances, situate in **West Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, on the West side of Vine Street, bounded and described, as follows, to wit:

BEGINNING on the West side of Vine Street at a corner of this and Lot No. 65, now or late of John Christman; thence Westwardly by the same 140 feet to a 20 feet wide alley; thence Southwardly by the same 60 feet to a corner of this and Lot No. 68, now or late of J.M. Roeller; thence Eastwardly by the same 140 feet to Vine Street, aforesaid; thence Northwardly by the same 60 feet to the place of beginning.

BEING Lots Nos. 66 and 67 as marked and numbered on certain plan of lots laid out by Charles Roth.

AND ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate in **West Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING on the West side of Vine Street, a corner of this and Lot No. 64; thence Westwardly by the same 140 feet to a 10 feet wide alley; thence Southwardly by the same 30 feet to a corner of this and Lot #66; thence Eastwardly by the same 140 feet to Vine Street aforesaid; thence Northwardly by the same 30 feet to the place of beginning.

BEING Lot No. 65 of lots laid out by Charles Roth.

TITLE TO SAID PREMISES IS VESTED IN David A. Schaeffer, Jr. by Deed from Kenneth R. Garlick and Pamela R. Garlick, dated June 22, 2009 and recorded June 24, 2009 in Deed Book 5734, Page 01634.

Parcel Number: 64-00-05233-00-4.

Location of property: 323 East Vine Street, Stowe, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David A. Schaeffer, Jr.** at the suit of Nationstar Mortgage, LLC. Debt: \$220,390.70.

**Christine L. Graham**, Attorney.

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

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

15-02216

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

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

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

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

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

The improvements thereon are: A residential dwelling.

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

**Roger Fay**, Attorney.

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

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

15-03526

**Premises A:**

ALL THAT CERTAIN message and tract of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, in Missimer's Addition to Pottstown being known as House No. 624 Willow Street, bounded, limited and described, as follows, to wit:

BEGINNING at a point at a distance of 218 feet, 7 inches, more or less, Northwardly from the Northeastwardly corner of East and Willow Streets, at a corner of this and land of Ferdinand George Kindsvatter; thence along said Willow Street in a Northwardly direction (erroneously given as Eastwardly in a prior deed) 30 feet to a point a corner of this and other land of the grantor (being the other tract conveyed herein); thence along said other land of grantor in an Eastwardly directly (erroneously given as Southwardly in a prior deed) 140 feet, 7 inches, more or less, to a 20 feet wide alley; thence along said alley Southwardly direction (erroneously given as Westwardly in a prior deed) 41 feet, 11 inches to a point, a corner of this and aforementioned land of Ferin and George Kindsvatter; thence along said Kindsvatter's land and through the middle of the partition wall of the double brick message in a Westwardly direction (erroneously given as Southwardly in a prior Deed) 140 feet to the Eastwardly side of Willow Street aforesaid, the point and place of beginning.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining, rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or in prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TAX PARCEL NO. 16-00-32868-00-2.

LOCATION OF PROPERTY: 624 Willow Street, Pottstown, PA 19464.

BEING the same premises which Steven W. Tyson and Bonita J. Tyson, by their Deed dated April 23, 2010 and recorded April 27, 2010 to Montgomery County Deed Book 5765, Page 2910, granted and conveyed unto Krista Gilmore.

**Premises B:**

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

BEGINNING at a point in the Easterly line of Willow Street, a distance of 270 feet Southwardly from Airy Street, a corner of this and Lot No. 298; thence by said lot Eastwardly 135 feet and three and three-eighths (3-3/8") inches to Willow Street aforesaid; thence by the same Northwardly 39 feet eight and eleven-sixteenth (8-11/16") inches to the place of beginning.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining, rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TAX PARCEL NO. 16-00-32872-00-7.

LOCATION OF PROPERTY: 628 Willow Street, Pottstown, PA 19464.

BEING the same premises which Steven W. Tyson and Bonita J. Tyson, by their Deed dated April 23, 2010 and recorded April 27, 2010 to Montgomery County Deed Book 5765, Page 2910, granted and conveyed unto Krista Gilmore.

Parcel Numbers: 16-00-32868-00-2 and 16-00-32872-00-7.

Location of property: 16-00-32868-00-2, 624 Willow Street, Pottstown, PA 19464 and 16-00-32872-00-7, 628 Willow Street, Pottstown, PA 19464.

The improvements thereon are: 624 Willow Street - a residential dwelling, as indicated above; 628 Willow Street - residential, vacant land.

Seized and taken in execution as the property of **Krista Gilmore** at the suit of U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency. Debt: \$154,766.30 (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 \$3,500. 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.

15-03626

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania, and described according to a survey made by Will D. Hiltner, Registered Engineer, in April 1949, and recorded at Norristown, in Deed Book 1936, Page 601, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Clover Lane (forty feet wide) at the distance of one hundred seventy-five feet and seventy-six one-hundredths feet Northwestwardly from a point of curve formed by intersection of the Southwesterly side of Clover Lane and the Northwesterly side of Pleasant Road, (forty feet wide); thence extending along Clover Lane North fifty degrees, fifty-two minutes, thirty seconds West, seventy-five feet to a point; thence extending on a line, South thirty-nine degrees, seven minutes, thirty seconds West, one hundred eighty feet to a point; thence extending on a line, South fifty degrees, fifty-two minutes, thirty seconds East, seventy-five feet to a point; thence extending on a line, North thirty-nine degrees, seven minutes, thirty seconds East, one hundred four feet to a point; thence extending along the said line, through the centered of a nine feet wide driveway, seventy-six feet to the place of beginning.

BEING Lot #130A on said plan.

TOGETHER with the free use, right and liberty of said driveway as and for a passageway and driveway in common with the owners, tenants and occupiers of the presents adjoining to the Southeast.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey N. Salamone, as Sole Owner by Deed from Jeffrey N. Salamone and Angelina J. Salamone dated 09/07/2005 recorded 10/17/2005 in Deed Book 5575, Page 1229.

Parcel Number: 49-00-02344-00-1.

Location of property: 824 Clover Lane, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeffrey Salamone a/k/a Jeff N. Salamone a/k/a Jeffrey N. Salamone** at the suit of HSBC Bank USA, N.A. Debt: \$167,578.62.

**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 \$3,500. 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.

15-04762

ALL THAT CERTAIN unit, designated as Unit No. 509, being a unit in the Meadows Condominium, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of PA, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 PA. C. S. 3101 et seq. as designated in the Declaration of Condominium of the Meadows, bearing date 1/4/1984 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA, on 1/12/1984, and plats and plans for condominium bearing date 1/4/1984 and recorded as Exhibit C of the Declaration of Condominium of the Meadows Condominium in Deed Book 4727, Page 1766, and amendment thereto in Deed Book 4971, Page 347 and Deed Book 5371, Page 1221.

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

TITLE TO SAID PREMISES IS VESTED IN Colette P. Simpkins, Known Surviving Heir of Colie L. Simpkins and Unknown Surviving Heirs of Colie L. Simpkins by Deed from Kenneth D. Carr dated May 25, 2007 and recorded June 7, 2007 in Deed Book 5650, Page 00725. The said Colie L. Simpkins died on July 8, 2014 without a will or appointment of an Administrator.

Parcel Number: 61-00-01660-19-6.

Location of property: 509 Meadowview Lane, Unit #509, Upper Providence Township, PA 19453.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Colette P. Simpkins, Known Surviving Heir of Colie L. Simpkins and Unknown Surviving Heirs of Colie L. Simpkins** at the suit of LSF9 Master Participation Trust. Debt: \$127,975.88.

**Christine L. Graham**, Attorney.

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

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

15-04777

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

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

BEING Lot No. 83 on the plan.

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edgard Bulanhagui a/k/a Edward C. Bulanhagui, Audra Bulanhagui a/k/a Andra Beth Lader Bulanhagui and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of JP Morgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$211,532.90.

**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 \$3,500. 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.

15-06075

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, State of Pennsylvania, being known as Lot No. 6, Block A on a certain plan of subdivision titled Cedarbrook Hills, made for Carl E. Metz by Charles F. Mebus, Registered Professional Engineer, of Glenside, Pennsylvania, on 7/18/1939, approved by the Commissioners of Cheltenham Township on 8/15/1939, and recorded at Norristown, Pennsylvania, in the Office for the Recording of Deeds &c., in Deed Book No. 1280, Page 600 &c. and described according to a re-survey and plan thereof made by the said Charles F. Mebus on 1939, as follows:

BEGINNING at a point on the Southwesterly side of Longfellow Avenue (as laid out of the width of 40 feet) at the distance of 222.62 feet Southeastwardly from the point of intersection which the said side of Longfellow Avenue, produced, makes with the Southeasterly side of Rices Mill Road (as widened to a width of 36.5 feet by adding 3.5 feet to the Southeasterly side thereof), produced; thence extending along the said Southwesterly side of Longfellow Avenue, South 21 degrees, 36 minutes, 01 second East, 50.43 feet to a point a corner; thence extending South 53 degrees, 21 minutes, 52 seconds West, 103.55 feet to a point, a corner; thence extending along Lot No. 5 on said plan, North 21 degrees, 36 minutes, 01 second West, 50.43 feet to a point, a corner; and thence extending along Lot No. 7 on said plan, North 53 degrees, 21 minutes, 52 seconds East, 103.55 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain private driveway and turn-table, as now laid out and extending into Longfellow Avenue as a driveway and turn-table at all times hereafter forever, in common with the owners, tenants and occupiers of the adjoining Lot No. 7, as shown on said plan.

SUBJECT, however, to the proportionate part of the expense of keeping said driveway and turn-table in good order and repair.

ALSO ALL THAT CERTAIN strip or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania.

BEGINNING at a point in the Southwesterly side of Longfellow Avenue (40 feet wide), said point being at the distance of 273.05 feet measured South 21 degrees, 36 minutes, 01 second East, from the point of intersection which the aforesaid side of Longfellow Avenue produced, makes with the Southeasterly side of Rices Mill Road (36.5 feet wide, having been widened to the present width by the addition of 3.5 feet on the Southeasterly side thereof) produced; thence continuing along the aforesaid Southwesterly side of Longfellow Avenue, South 21 degrees, 36 minutes, 01 second East, 10.36 feet to a point, a corner of Lot No. 64; thence South 53 degrees, 21 minutes, 52 seconds West, along Lot No. 64, 102.75 feet to a point in rear line of Lot No. 55; thence along rear line of Lot No. 55, North 25 degrees, 55 minutes, 05 seconds West, 10.18 feet to a point, a corner of Lots No. 5 and No. 6; thence along Lot No. 6, North 53 degrees, 21 minutes, 52 seconds East, 103.55 feet to a point in the Southwesterly side of Longfellow Avenue, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Karena A. Neal** by Deed from Michael Patrick Foight and Jennifer E. Foight-Cressman dated May 27, 2011 and recorded June 2, 2011 in Deed Book 5802, Page 02256.

Parcel Number: 31-00-17977-00-1.

Location of property: 424 Longfellow Road, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Karena A. Neal** at the suit of Bank of America, N.A. Debt: \$202,915.44.

**Andrew L. Markowitz**, Attorney.

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

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

15-06169

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situated in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, and being known and numbered as 470 Dresher Road, Horsham, Pennsylvania, 19044, Parcel No. 36-00-10329-10-2 and found at Instrument Number 2005133645 and in Deed Book 5571, Page 1380.

BEING the same property conveyed to Thomas A. Zintner who acquired title by virtue of a Deed from Joseph DeCicco and Ruth DeCicco, dated August 30, 2005, recorded September 19, 2005, at Instrument Number 2005133645, Book 5571, Page 1380, Montgomery County, Pennsylvania records.

Parcel Number: 36-00-10329-10-2.

Location of property: 470 Dresher Road, Horsham, PA 19044 a/k/a 470 Dresher Road, Condominium B-1, Horsham, PA 19044.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Thomas A. Zintner and United States of America** at the suit of U.S. Bank National Association, as Trustee for Mastr Asset Backed Securities Trust 2006-AB1, Mortgage Pass-Through Certificates Series 2006-AB1. Debt: \$130,955.17.

**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 \$3,500. 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.

15-15280

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Jenkintown Borough**, County of Montgomery and State of Pennsylvania, plan thereof made by William T. Muldrew, Civil Engineer dated December 8th, 1925, as follows, to wit:

BEGINNING at a point at the intersection of the Southeasterly side of Runnymede Avenue (forty feet wide) with the Southwesterly side of Florence Avenue (forty feet wide); thence along said side of Florence Avenue South forty-five degrees, fifty-three minutes East, seventy feet to a corner; thence South forty-four degrees, seven minutes West, one hundred and twenty feet to a corner; thence North forty-five degrees, fifty-three minutes West, forty-five and fifty-three hundredths feet to the aforesaid side of Runnymede Avenue; thence along the same the three following courses and distances, to wit: North twenty-two degrees, seven minutes East, forty-five and eighty-eight hundredths feet and on a curve to the right with a radius of one hundred feet the arc distance of thirty-eight and forty hundredths feet and North forty-four degrees, seven minutes East, forty feet to the first mentioned point and place of beginning.

BEING the same premises which Joseph P. Cattie, Jr. and Barbara A. Cattie, his wife, by Deed dated September 26, 1980 and recorded October 1, 1980 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4565, Page 474, granted and conveyed unto John J. Madden and Nancy C. Madden, his wife.

AND THE SAID Nancy C. Madden departed this life on February 24, 2015. Title to the property passed to John J. Madden by operation of law.

Parcel Number: 10-00-00960-00-2.

Location of property: 607 Florence Avenue, Jenkintown, PA 19046.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John J. Madden** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Upland Mortgage Loan Trust A. Debt: \$219,337.48.

**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 \$3,500. 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.

15-15573

ALL THAT CERTAIN tract or parcel of ground, situate in **Skipack Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a subdivision plan "Harmony Towne Phase 2A", prepared by Showalter & Associates, Registered Professional Engineer, dated 1/30/2000 and last revised 7/23/2001 and recorded in Plan Book A-60, Pages 171 and 172, bounded and described, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of North Gorski Lane, said point being a corner of Lot #3 as shown on the above mentioned plan; thence extending from said point of beginning and along the Southwesterly side of North Gorski Lane on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 45.59 feet to a point a corner of Lot #5 as shown on said plan; thence extending along same South 38 degrees, 02 minutes, 35 seconds West, 141.31 feet to a point in line of lands n/f Philadelphia Electric Company; thence extending along same North 87 degrees, 24 minutes, 30 seconds West, 42.82 feet to a point in line of lands of sediment/detention basin; thence extending along same North 18 degrees, 55 minutes, 00 seconds West, 57.00 feet to a point a corner of Lot #3 aforesaid; thence extending along same North 52 degrees, 58 minutes, 15 minutes East, 145.90 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot #4 as shown on the above mentioned plan.

CONTAINING 10,220 square feet or 0.2346 acres.

TITLE TO SAID PREMISES IS VESTED IN Douglas E. Lingo and Jennifer A. Lingo, by Deed from T.H. Properties, a PA Limited Partnership dated May 31, 2002 and recorded July 8, 2002 in Deed Book 5415, Page 200.

Parcel Number: 51-00-02897-12-1.

Location of property: 4214 North Gorski Lane, Collegetown, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Douglas E. Lingo and Jennifer A. Lingo** 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: \$248,710.77.

**Andrew L. Markowitz**, Attorney.

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

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



15-19197

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon to be erected, situated in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a plan thereof known as Providence Hills Subdivision #3 made by Donald H. Schurr, Registered Professional Engineer dated this 2nd date of September 1955 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Wayne Avenue (fifty feet wide) at the distance of 85 feet measured on the bearing of North 45 degrees, no minutes East along the said side of Wayne Avenue from a point of tangent in the same, said point of tangent being at the distance of 23.56 feet measured on the arc of a circle curving to the right having a radius of fifteen feet from the point of curve on the Northeasterly side of Mann Road (fifty feet wide).

CONTAINING in front or breadth on the said East of Wayne Avenue 87 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Wayne Avenue 155 feet.

BEING the same property conveyed to Bruce Hunsberger and Cheryl A. Hunsberger, husband and wife as Tenants by the Entirety who acquired title by virtue of a Deed from Bruce Hunsberger, dated November 1, 2005, recorded November 4, 2005, at Deed Book 5678, Page 1026, Montgomery County, Pennsylvania records.

Parcel Number: 43-00-15790-00-7.

Location of property: 106 Wayne Avenue, Norristown, PA 19403.

The improvements thereon are: Single family dwelling

Seized and taken in execution as the property of **Bruce Hunsberger and Cheryl A. Hunsberger** at the suit of Wells Fargo Bank, N.A. Debt: \$264,063.99.

**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 \$3,500. 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.

15-23068

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Salford Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan of Salford Pond made for C & M Developers, Inc. prepared by Urwiler and Walter, Inc., Sumneytown, PA dated 5/22/1990 and last revised 8/17/1992 and recorded in Plan Book A-54, Page 127, as follows, to wit:

BEGINNING at a point a corner of this and Lot No. 30 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 30 North 02 degrees, 00 minutes, 00 seconds West, 43.00 feet to a point, a corner of Lot No. 28; thence extending along the same North 88 degrees, 00 minutes, 00 seconds East, 43.00 feet to a point, a corner; thence extending South 02 degrees, 00 minutes, 00 seconds East, 43.00 feet to a point, a corner; thence extending South 88 degrees, 00 minutes, 00 seconds West, 43.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 29 as shown on said plan.

BEING the same premises which John M. Borro and Tracy A. Borro by Deed dated 8/28/2009 and recorded 10/19/2009 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5747 and Page 1493, granted and conveyed unto Aldo J. Camara.

Parcel Number: 50-00-01496-02-9.

Location of property: 343 Lazy Turtle Circle, Harleysville, PA 19438.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Aldo J. Carnara** at the suit of JP Morgan Chase Bank, National Association. Debt: \$231,593.22.

**Samantha Gable**, Attorney.

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

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

15-23337

ALL THOSE CERTAIN lots or pieces of ground, situate in **Abington Township**, Montgomery County, and State of Pennsylvania, described according to a plan and survey made thereof by Metz and Weir, C.B. on the first day of December A.D. 1920, known as York Road Heights, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Park View Avenue, also known as Parkview Avenue, (fifty feet wide) at the distance of one hundred fifty feet Southeastwardly from the intersection of the said side of Park View Avenue with the Southeasterly side of Grove Avenue (fifty feet wide).

CONTAINING in front or breadth on the said side of Park View Avenue, also known as Parkview Avenue fifty feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Park View Avenue, one hundred twenty-three and thirty-eight one-hundredths feet.

BEING Lots #87 and #88 on said plan.

TITLE TO SAID PREMISES VESTED IN Thomas Donahue by Deed from Thomas J. Monteleone and Christine M. Monteleone dated August 15, 2003 and recorded on November 18, 2003 in the Montgomery County Recorder of Deeds in Book 5481, Page 2465 as Instrument No. 2003623809.

Parcel Number: 30-00-51844-00-2.

Location of property: 2133 Parkview Avenue, Abington, PA 19001.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Thomas Donahue a/k/a Thomas J. Donahue** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2006-HE7, Mortgage Pass-Through Certificates, Series 2006-HE7. Debt: \$314,313.17.

**Roger Fay**, Attorney.

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

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

15-24843

ALL THAT CERTAIN lot or piece of land, with buildings thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING on the North side of Walnut Street at the distance of 30 feet West of Grant Street at a corner of Lot No. 95; thence by the same North 135 feet to a 20 feet wide alley; thence by the same West 80 feet to the corner of Lot #93; thence by the same South 135 feet to Walnut Street aforesaid; thence by the same East 30 feet to the place of beginning.

BEING Lot No. 94 on a plan of lots laid out by the Executors of William Mintzer.

BEING the same premises which Cotton Properties, L.P. by Deed dated 3/4/2005 and recorded 3/22/2005 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5547, Page 1400 and Instrument #2006040140, granted and conveyed unto Cobrysh, Inc.

Parcel Number: 16-00-30960-00-2.

Location of property: 673 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Brian T. O'Reilly, Individually and as President of Cobrysh, Inc.** at the suit of JP Morgan Chase Bank, National Association. Debt: \$64,613.52.

**Samantha Gable**, Attorney.

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

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

15-25089

PREMISES "A"

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan and survey thereof made by C. Raymond Weir, Registered Engineer, on 9/3/1958, as follows:

BEGINNING at a point in the center line of Ambler Road (40 feet wide) at the distance of 224.80 feet Northwestwardly from the intersection of the center line of Ambler Road with the center line of Bethlehem Pike (60 feet wide); thence extending South 26 degrees, 59 minutes West, 169.20 feet to a point at an iron pin; thence extending South 9 degrees, 54 minutes East, 141.77 feet to a point an iron pin; thence extending South 36 degrees, 57 minutes, 30 seconds West, 322.44 feet to a point, an iron pin; thence extending North 55 degrees, 5 minutes, 30 seconds West, 185.40 feet to a point, an iron pin; thence extending North 8 degrees, 19 minutes, 30 seconds West, 316.37 feet to a point an iron pin; thence extending North 84 degrees, 35 minutes, 30 seconds East, 71.34 feet to a point, an iron pin; thence extending North 14 degrees, 48 minutes East, 142.60 feet to a point an iron pin; thence extending North 79 degrees, 26 minutes East, 139.23 feet to a point in the center line of Ambler Road; thence extending South 21 degrees, 55 minutes East (along the center line of Ambler Road) 19.58 feet to a point, an angle on said Road, thence extending South 83 degrees, 10 minutes East (still along the center line of said Road) 193.73 feet to the first mentioned point and place of beginning.

CONTAINING 3.799 acres be the same more or less.

PREMISES "B"

ALL THAT CERTAIN tract or parcel of land, hereditaments and appurtenances, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, as shown on a Subdivision Plan Prepared for The Estate of Alexander Abels, dated 6/3/1983 and last revised 11/10/1983 and recorded in Plan Book A-45, Page 106 in and for Montgomery County at Norristown, PA as prepared by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, Ambler, PA, bounded and described, as follows, to wit:

BEGINNING at an interior point a corner of this and land of Donald B. Crawford in line of land of D.R. Kerstetter, to whom this is being conveyed, which said point of beginning is located North 84 degrees, 49 minutes, 45 seconds West, 279.17 feet from a point on the Northwesterly right-of-way line of Bethlehem Pike, 60 feet wide; thence from the point of beginning along land of Donald P. Crawford South 84 degrees, 49 minutes, 45 seconds East, 34 feet to a point a corner of other land of The Estate of Alexander Abels, of which this was a part; thence through and along the same the three following courses and distances to wit: (1) South 5 degrees, 10 minutes, 15 seconds West, 36 feet to an angle point; (2) South 55 degrees, 5 minutes East, 135.41 feet to an angle point; (3) South 3 degrees, 55 minutes, 20 seconds West, 77.96 feet to a point a corner in line of land of Carpenter Ventures, Inc. A/L; thence along the same and along land of Joseph A. and Virginia B. Pugliese, Walter O. and Anna E. Thaler, C. Dwayne and Margaret E. Sloan, Augustus and Phyllis Lagomarsino, and Howard E. Hill North 86 degrees, 30 minutes, 30 seconds West, 357.73 feet to a stone monument in line of land of D.R. Kerstetter, to whom this is being conveyed; thence along the same North 52 degrees, 0 minutes, 30 seconds East, 280.10 feet to the point and place of beginning.

CONTAINING in area 38,643.38 square feet or .887 acres of land be the same more or less.

BEING as to premises "A" Parcel No. 54-00-00397-00-8. BEING as to premises "B" Parcel No. 54-00-00397-10-7.

TITLE TO SAID PREMISES VESTED IN Denis Stewart and Patricia Stewart by Deed from Edward L. Rubin and Ilene N. Moore dated June 26, 2006 and recorded on July 17, 2016 in the Montgomery County Recorder of Deeds in Book 05608, Page 0928 as Instrument No. 2006086538.

Parcel Numbers: 54-00-00397-00-8 and 54-00-00397-10-7.

Location of property: 465 Ambler Road, Fort Washington, PA 19034.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Dwight Stewart and Patricia Stewart** at the suit of Capital One, N.A., as Successor by Merger to ING Bank, F.S.B. Debt: \$1,408,066.84.

**Roger Fay**, Attorney.

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

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

15-26924

ALL THAT CERTAIN lot or piece of ground, with the buildings or improvements thereon erected, situate in **Towamencin Township**, County of Montgomery, and Commonwealth of Pennsylvania and bounded and described according to a Subdivision Plan prepared for R.C. Machler, Civil Engineers and Surveyors, dated 6/7/1965, as follows, to wit:

BEGINNING at a point in the bed of a private lane (fifty feet ultimate right-of-way, reserved for future dedication), said point being located the two following courses and distances from the centerlines of Morris Road (no width given): (1) along the centerline of Forty Foot Road North forty-four degrees, thirty-nine minutes East, eight hundred eighty-one and forty one-hundredths feet to a point; (2) crossing the Southeasterly side of Forty Foot Road, South forty-six degrees, twenty-seven minutes, thirty seconds East, two hundred twenty-three and sixty-six one-hundredths feet to a point in the bed of the aforesaid Private Lane, the point and place of beginning; thence extending from said point of beginning and along Lot A as shown on the above mentioned plan, North forty-seven degrees, seventeen minutes, thirty seconds East, four hundred fifteen and seventy-five one-hundredths feet to a point, a corner of lands now or late of Theodore and Minnie E. Nitterauer; thence extending along the same South fifty-one degrees, twenty minutes East, one hundred fifty-two and sixty-nine one-hundredths feet to a point; thence extending along the same South fifty degrees, thirty-seven minutes East, two hundred eighty-three and fourteen one-hundredths feet to a point, a corner of lands now or late of the aforesaid Nitterauer; thence extending along the same South thirty-four degrees, twenty-three minutes West, three hundred eighty and sixteen one-hundredths feet to a point in the bed of the aforesaid Private Lane, North fifty-two degrees, seventeen minutes West, three hundred ninety-six and forty one-hundredths feet to a point, an angle; thence extending along the same North sixty degrees, fifty-seven minutes, thirty seconds West, one hundred thirty-one eighty-seven one-hundredths feet to a point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Neil R. Migliaccio, Jr. and Christina M. Volpe by Deed from Neil R. Migliaccio and Lynda J. Migliaccio, husband and wife dated January 10, 2006 and recorded on January 23, 2006 in the Montgomery County Recorder of Deeds in Book 05567, Page 2145 as Instrument No. 2006009361.

Parcel Number: 53-00-05900-00-5.

Location of property: 1807 Old Forty Foot Road, Harleysville, PA 19438.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Christina M. Volpe and Neil R. Migliaccio a/k/a Neil R. Migliaccio, Jr.** at the suit of U.S. Bank National Association, as Trustee for CSMC Mortgage-Backed Pass-Through Certificates, Series 2006-5. Debt: \$519,830.42.

**Roger Fay**, Attorney.

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

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

15-28762

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

BEGINNING at a point on the Northeasterly side of Lafayette Street, at the distance of 30 feet, 10 and 1/4 inches measured Southeastwardly from Knox Street, a corner of this and house and lot of Grisdale and Lever; thence extending from said point of beginning Northeastwardly along the same and passing through the middle of a partition wall between this and said Grisdale and Lever's house, 81 feet to a four feet wide alley; thence extending along the said alley Southeastwardly 15 feet, 3/4 inches to a corner of Dr. Louis W. Read's land; thence extending along the same Southwestwardly 81 feet, passing through the middle of the partition wall between this and said Read's house to the Northeasterly side of Lafayette Street, aforesaid; thence extending Northwestwardly along the said side of Lafayette Street, 15 feet, 3/4 inches to the first mentioned point and place of beginning.

BEING the same premises which Mel Martinez, Secretary of Housing and Urban Development, etc. by Deed dated February 26, 2003, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5448, Page 2305 &c., granted and conveyed unto Craig Atkins, in fee.

TITLE TO SAID PREMISES IS VESTED IN Craig Atkins, and Joyce E. Williams, as Joint Tenants With the Right of Survivorship and Not as Tenants in Common by Deed from Craig Atkins dated 04/13/2004 recorded 04/19/2004 in Deed Book 05504, Page 1094.

Parcel Number: 13-00-19988-00-6.

Location of property: 727 West Lafayette Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Craig Atkins and Joyce E. Williams** at the suit of Bank of America, National Association as Successor by Merger to Countrywide Bank, FSB, f/k/a Countrywide Bank, National Association, f/k/a Treasury Bank, National Association. Debt: \$118,011.81.

**Elizabeth L. Wassell**, 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 \$3,500. 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.

15-28998

ALL THAT CERTAIN lot or piece of land, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, being known and designated as Lot No. 93, Section F, on Plan of Barry Heights, which plan is recorded in Norristown in the Office for the Recording of Deeds in Deed Book No. 980, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Miami Avenue at the distance of two hundred ninety-eight and fifty-five one-hundredths feet Southwesterly from the Southerly side of Park Avenue.

CONTAINING in front or breadth on the Southeasterly side of Miami Avenue Southwesterly fifty feet and extending of that width in length or depth between parallel lines at right angles to said Miami Avenue two hundred feet.

TITLE TO SAID PREMISES IS VESTED IN Albert A. Degideo and Elizabeth J. Degideo by Deed from William J. DeGideo and Theresa DeGideo dated April 14, 1999 and recorded April 27, 1999 in Deed Book 5268, Page 02248.

Parcel Number: 43-00-08389-00-1.

Location of property: 112 Miami Avenue, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Albert A. Degideo and Elizabeth J. Degideo** at the suit of Caliber Home Loans, Inc. Debt: \$209,872.84.

**Jacob M. Ottley**, Attorney.

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

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

15-29891

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 Southwesterly 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.

**Samantha Gable**, Attorney.

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

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

15-29951

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements, thereon erected, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, and described according to a plan thereof made by Donald H. Schurr, R.L.S. on February 20, 1952 and recorded at Norristown in the Office for the Recording of Deeds in Deed Book No. 2273, Page 601, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Brookside Road (fifty feet wide) at the distance of sixty-five feet Northwestwardly from a point of curve formed by the intersection of the Southwesterly side of Brookside Road with the Northwesterly side of Woodlawn Road (fifty feet wide); thence extending Northwardly along

Brookside Road on the arc of a circle on a line of curving to the right with a radius of three hundred twenty-five feet the arc distance of sixty-five feet to a point; thence extending South eighty-four degrees, fifty minutes, sixteen seconds West, one hundred thirty-six and fifty-eight one-hundredths feet to a point; thence extending South four degrees, thirty-one minutes, twenty seconds West, thirty-six and eighty-seven one-hundredths feet to a point; thence extending South twenty-eight degrees, four minutes, fifty seconds East, fifty-eight and forty-nine one-hundredths feet to a point; and thence extending North seventy-three degrees, twenty-two minutes, forty-three seconds East, one hundred twenty-nine and five one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 257 on said plan.

BEING the same property conveyed to Francis X. Monaghan and Anna M. Monaghan, husband and wife who acquired title by virtue of a Deed from Anna D. Edwards, widow, dated November 12, 1990, recorded November 28, 1990, at Official Records Volume 4963, Page 2163, Montgomery County, Pennsylvania records.

Parcel Number: 33-00-00940-00-8.

Location of property: 232 Brookside Road, Norristown, PA 19401 a/k/a 232 Brookside Road, East Norriton, PA, 19403.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Francis X. Monaghan and Anna M. Monaghan** at the suit of Wells Fargo Bank, N.A. Debt: \$186,148.28.

**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 \$3,500. 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.

15-31565

ALL THOSE TWO CERTAIN lots or pieces of land, situate in **Abington Township** known and designated as Lots Nos. 959 and 960 on a certain plan of lots of Willow Grove Division, No. 2, recorded in the Recorder's Office at Norristown, in Deed Book No. 538, Page 500.

UNDER AND SUBJECT to certain restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Alfred Dennis and Malessia A. Dennis, h/w, as Tenants by the Entireties and Pamela Dennis, daughter, by Deed from Alfred Dennis and Malessia A. Dennis, h/w, dated 06/10/2008, recorded 06/10/2008, in Book 5695, Page 2199.

Parcel Numbers: 30-00-60048-00-6, 30-00-60052-00-2.

Location of property: 1555 Rothley Avenue, Willow Grove, PA 19090-4800.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alfred Dennis and Malessia A. Dennis and Pamela Dennis** at the suit of Wells Fargo Bank, N.A. Debt: \$342,439.23.

**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 \$3,500. 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.

15-32606

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County, PA bounded and described according to a plan of subdivision prepared for Rolling Glen Estates by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated 6/18/1987 last revised 12/7/89 and recorded in Plan Book A-51, Page 384, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Glenview Drive, said point being a corner of Lot 12, as shown on the above mentioned plan; thence extending North 21 degrees, 11 minutes, 02 seconds West, 48.24 feet to a point; thence extending North 67 degrees, 52 minutes, 30 seconds East, 186.16 feet to a point; thence extending South 31 degrees, 44 minutes, 44 seconds East, 243.38 feet to a point of curve on the Northwesterly side of Glenview Drive; thence extending along the same on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 50.00 feet to the first mentioned point and place of beginning.

CONTAINING in area ? 33,831 square feet.

BEING Lot 13 as shown on the above mentioned plan.

BEING the same premises which Robert D. Horner and Kim McFadden Horner, by Deed dated August 11, 2000 and recorded November 3, 2000 in the Montgomery County Recorder of Deeds Office in Deed Book 5337, Page 977, granted and conveyed unto Smita Guha and Amit Guha.

Parcel Number: 36-00-04757-74-2.

Location of property: 615 Glenview Drive, Horsham Township, PA.

The improvements thereon are: Residential single family dwelling house.

Seized and taken in execution as the property of **Smita Guha and Amit Guha** at the suit of 21st Mortgage Corporation, et al. Debt: \$586,401.52.

**Thomas A. Capehart**, Attorney. I.D. #57440

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

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

15-33151

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania bounded and described according to a survey and plan thereof made for William S. Wassell by Milton E. Yerkes, C.E., Bryn Mawr, PA dated 5/21/1937, as follows, to wit:

BEGINNING at a spike set in the middle line of Old Gulph (also spelled "Gulf") Road at the distance of 210.86 feet measured South 63 degrees, 47 minutes East along the middle line of Old Gulph Road from its intersection with the middle line of McClanaghan's Mill Road; thence leaving the middle line of Old Gulph Road and extending North 40 degrees, 11 minutes East, 224.64 feet to an iron pin; thence South 26 degrees, 12 minutes East, 116.87 feet to an iron pin; thence South 33 degrees, 05 minutes West, 141.84 feet to a point in the middle line of Old Gulph Road; thence along the middle line of Old Gulph Road North 66 degrees, 23 minutes West, 130 feet to a spike being the first mentioned point and place of beginning.

ALSO ALL THAT CERTAIN piece or parcel of land, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania bounded and described according to a map of property made for William S. Wassell by Milton R. Yerkes, Civil Engineer, Bryn Mawr, PA dated 5/21/1937 and revised as to this piece on 1/27/1946, as follows, to wit:

BEGINNING at a point in the middle line of Old Gulph Road at the distance of 178.60 feet measured South 63 degrees, 47 minutes East along the middle line of said Old Gulph Road from its intersection with the middle line of McClanaghan's Mill Road; thence leaving the middle line of Old Gulph Road and extending North 40 degrees, 11 minutes East, 279.97 feet to an iron pin; thence extending South 49 degrees, 32 minutes East, 157.85 feet to an iron pin; thence extending South 51 degrees, 56 minutes West, 95.60 feet to an iron pin; thence extending North 26 degrees, 12 minutes West, 116.87 feet to an iron pin; thence extending South 40 degrees, 11 minutes West, 224.64 feet to a point in the middle line of Old Gulph Road; thence extending along same North 63 degrees, 47 minutes West, 32.26 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gregory J. Stefan and Carol Berger, by Deed from Richard D. Greenfield, dated 12/13/2000, recorded 12/27/2000, in Book 5344, Page 369.

Parcel Number: 40-00-43788-00-2.

Location of property: 111 Old Gulph Road a/k/a 111 East Old Gulph Road, Wynnewood, PA 19096-1016.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gregory J. Stefan and Carol Grochowski Berger a/k/a Carol Berger a/k/a Carol G. Berger** at the suit of Wells Fargo Bank, N.A. S/B/M/T Wells Fargo Bank Southwest, N.A. f/k/a Wachovia Mortgage, FSB, S/B/M/T World Savings Bank, FSB. Debt: \$568,286.72.

**Vishal J. Dobaria**, Attorney, I.D. #311860

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.

16-00487

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Pottsgrove Township**, County of Montgomery and Commonwealth of PA, bounded and described according to a Plan of Subdivision for Holly Acres by Urwiler & Walter, Inc., Registered Professional Engineer, Sumnytown, PA, dated 1/19/1973, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Holly Drive (50 feet wide) which point is measured the six following courses and distances from the point of intersection of the said Southwesterly side of Holly Drive and a point in the title line of the bed of Grosstown Road: (1) North 48 degrees, 34 minutes, 6 seconds West, 182.22 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 125 feet the arc distance of 12.15 feet to a point of tangent; (3) North 57 degrees, 51 minutes, 10 seconds West, 293.03 feet to a point of curve therein; (4) on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 20.26 feet to a point of tangent thereon; and (5) North 38 degrees, 34 minutes, 6 seconds West, 456.18 feet to a point of curve therein; and (6) on the arc of a circle curving to the right having a radius of 140 feet the arc distance of 108.43 feet to a point of beginning; thence extending from said point of beginning, along Lot No. 12 on said plan, South 85 degrees, 48 minutes, 44 seconds West, 195.81 feet to a point, a corner; thence extending North 48 degrees, 34 minutes, 6 seconds West, 5.76 feet to a point, a corner in line of land now or late of Pottstown Trap Rock Quarries, Inc.; thence extending along the same North 39 degrees, 8 minutes, 54 seconds East, 66.50 feet to a point a corner of Lot No. 10 on said plan; thence extending along said Lot South 84 degrees, 4 minutes, 36 seconds East, 158.85 feet to a point on the Northwesterly side of Holly Drive, aforesaid; thence extending along the said side of said road on the arc of a circle curving to the left having a radius of 140 feet the arc distance of 24.71 feet to the first mentioned point and place of beginning.

CONTAINING 7,370 square feet of land, more or less and being Lot No. 11 on said plan.

TITLE TO SAID PREMISES VESTED IN Lori A. Clemmer by Deed from Patricia P. Mitchell dated February 28, 2002 and recorded on March 15, 2002 in the Montgomery County Recorder of Deeds in Book 5399, Page 2453, as Instrument No. 005746.

Parcel Number: 64-00-02446-49-6.

Location of property: 722 Holly Drive, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Lori A. Clemmer** at the suit of CitiMortgage, Inc., Successor by Merger to ABN AMRO Mortgage Group, Inc. Debt: \$70,749.16.

**Roger Fay**, 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.

16-01746

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan thereof made by W. O. Weisel, Civil Engineer, which plan is duly recorded in the Office for the Recording of Deeds &c., in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 873, Page 600 &c., as follows, to wit:

BEGINNING at a point on the Southeastwardly side of Summit Avenue (40 feet wide) at the distance of 80 feet Northeastwardly from the Northeast side of Fair Oaks Avenue, (40 feet wide).

CONTAINING in front or breadth on the said side of Summit Avenue 40 feet and extending of that width in length or depth Southeastwardly 150 feet.

BEING Lot No. 120 on the above mentioned plan.

BEING the same property which David C. Wackes and Kathleen K. Wackes, his wife, granted and conveyed unto Kathleen K. Wackes by Deed dated March 19, 2003 and recorded March 19, 2003 in the Recorder's Office of said County in Deed Book 5450, Page 799.

Parcel Number: 36-00-10951-00-2.

Location of property: 441 Summit Avenue, Horsham, PA 19044.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Kathleen T. Wackes a/k/a Kathleen K. Wackes** at the suit of PNC Bank, National Association. Debt: \$64,095.22.

**Michael C. Mazack**, 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.

16-01802

ALL THAT CERTAIN parcel or piece of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, and described according to a certain plan thereof known as "Plan of Part of Lots 185 to 187" on a certain plan of Huntingdon Terrace, made by George B. Mebus, Inc., Engineers, dated November 25, 1957, as follows to wit:

BEGINNING at a point on the Northwesterly side of Arthur Avenue (formerly Glendale Avenue) (40 feet wide), said point being the 2 following courses and distances from a point of curve on the Northeasterly side of Morris Avenue (40 feet wide): (1) leaving Morris Avenue on the arc of a circle curving to the left having a radius of 10 feet arc of a circle curving to the left having a radius of 10 feet the arc distance of 8.61 feet to a point of reverse curve on the Northwesterly side of Arthur Avenue; and (2) Northeastwardly along the Northwesterly side of Arthur Avenue on the arc of a circle curving to the right having a radius of 345 feet the arc distance of 10.06 feet to the place of beginning; thence extending from said point of beginning; thence extending from said point of beginning North 34 degrees, 26 minutes, 35 seconds West through Lot No. 185, 107.91 feet to a point; thence extending North 51 degrees, 44 minutes, 27 seconds East through Lots Nos. 185, 186 and 187, 77.27 feet to a point in line of Lot No. 188, thence extending South 33 degrees, 05 minutes, 29 seconds East along the line of Lot No. 188, 106.72 feet to a point on the Northwesterly side of the Arthur Avenue aforesaid; thence extending Southwestwardly along the Northwesterly side of Arthur Avenue on the arc of a circle curving to the left having a radius of 345.00 feet the arc distance of 75.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Edward R. Love and Joan P. Love, by Deed dated August 26, 2003 and recorded September 10, 2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5472, Page 1249, granted and conveyed unto Edward R. Love.

SUBJECT TO MORTGAGE.

Parcel Number: 30-00-02572-00-8.

Location of property: 1060 Winding Creek Lane, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward R. Love** at the suit of Wells Fargo Bank, N.A. Debt: \$238,488.77.

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

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

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

16-02992

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements to be on erected, situated in **Montgomery Township**, Book 12162, Page 01532, Montgomery County, Pennsylvania bounded and described according to a Mallard Pond Plan of Subdivision prepared for DeLuca Enterprises, Inc., made by Urwiler & Walter, Inc., Sumneytown, Pennsylvania, dated 5/30/1986 and last revised 10/9/1987 said plan recorded in the Office of Recording of Deeds at Norristown, Montgomery County, Pennsylvania in Plan Book A-49, Page 387, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Mallard Drive West (50 feet wide) said point being measured the 2 following courses and distances from a point of curve on the Southeasterly side of Swallow Court (50 feet wide): (1) leaving Swallow Court on the arc of a circle curving to the right having a radius of 25.00 feet and the arc distance of 36.14 feet to a point of reverse curve on the Southwesterly side of Mallard Drive West; and (2) on the arc of a circle curving to the left having a radius 375.00 feet and the arc distance of 90.01 feet

to the point of beginning, said point of beginning being a point a corner of Lot No. 78 as shown on the above mentioned plan; thence extending from said point of beginning along the Southwesterly side of Mallard Drive Weston the arc of a circle curving to the left having a radius of 375.00 feet and crossing a certain 20 feet wide Access Easement and also crossing a 20 feet wide Drainage Easement the arc distance of 111.82 feet to a point a corner of Lot No. 80 as shown on the above mentioned plan; thence extending along the aforesaid Lot No. 80 as shown on the above mentioned plan; thence extending along the aforesaid Lot No. 80 as shown on the above mentioned plan South 00 degrees, 09 minutes, 47 seconds West and again recrossing the aforementioned Drainage Easement 240.27 feet to a point a corner of Lot No. 175 as shown on the above mentioned plan; thence extending along the aforesaid lot South 75 degrees, 10 minutes, 00 seconds West and again recrossing the aforementioned Access Easement 148.00 feet to a point a corner of Lot No. 77 as shown on the above mentioned plan; thence extending along the aforesaid lot North 17 degrees, 12 minutes, 40 seconds West, 144.49 feet to a point a corner of Lot No. 78 as shown on the above mentioned plan; thence extending along the aforesaid lot North 24 degrees, 53 minutes, 55 seconds East, 189.09 feet the first mentioned point and place of beginning.

BEING Lot No. 79 as shown on the above mentioned plan.

BEING the same premises which Bruce W. MacKinney and Christine G. MacKinney, his wife, by Indenture bearing date 6/26/2007 and recorded 7/12/2007 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5655, Page 319 etc., granted and conveyed unto Charles H. Fuller and Cathy D. Fuller, in fee. And the said Charles H. Fuller departed this life on 9/28/2013, vesting title solely in Cathy D. Fuller as Surviving Tenant by the Entireties as of the date of his death. Cathy D. Fuller transferred the Deed to Tyric claim deed dated 01/05/1027 and recorded 01/06/2017.

Parcel Number: 46-00-02579-22-8.

Location of property: 108 Mallard Drive West, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Cathy D. Fuller and Tyric Armstead (New Record Owner)** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually but as Trustee for Carlsbad Funding Mortgage Trust. Debt: \$571,493.34.

**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 \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-04009

ALL THAT CERTAIN lot or piece of land, situate in **Hatfield Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Herbert H. Metz, Registered Engineer and Surveyor, dated May 1940, as follows, to wit:

BEGINNING at a point in the center line of Vine Street (forty feet wide) said beginning point being a corner of this and other land of Bertha Smith; thence along other land of the said Bertha Smith and passing through an iron pin in the Southeast side line of said Vine Street, South forty-five degrees, forty-nine minutes East, four hundred fifty feet and eighteen one-hundredths feet to an iron pin, a corner of this and land now or late Hyer Alman and William Bordin; thence along the same South thirty-eight degrees, twenty-seven minutes West, eighty feet and thirty-six one-hundredths feet to an iron pin a corner of this and land now or late of Kenneth S. Staddon and Marguerite C. Staddon, his wife; thence extending along the same and passing through an iron pin in the Southeast side line of Vine Street aforesaid, North forty-five degrees, forty-nine minutes West, four hundred sixty feet and eighty-nine one-hundredths feet to the center line of said Vine Street; thence along the center line of said Vine Street, North forty-six degrees, six minutes East, eighty feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Helen I. Goetter and Carl G. Goetter by Deed from Helen I. Goetter and Carl G. Goetter dated May 15, 1987 and recorded on May 21, 1987 in the Montgomery County Recorder of Deeds in Book 4838, Page 836.

Parcel Number: 09-00-01915-00-2.

Location of property: 390 West Vine Street, Hatfield, PA 19440.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Helen I. Goetter** at the suit of Nationstar Mortgage, LLC. Debt: \$236,436.19.

**Roger Fay**, 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.

16-04086

ALL THAT CERTAIN lot or piece of ground, situate in **Royersford Borough**, County of Montgomery and Commonwealth of Pennsylvania described according to a plan of subdivision made for Twin County Construction by Bursich Associates, Inc., Pottstown, PA dated 3/27/1990 and last revised 2/1/1991 and recorded in Plan Book A-52, Page 320, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Sixth Avenue a corner of this and Lot No. 4 on the above mentioned plan; thence extending along Lot No. 4 North 49 degrees, 00 minutes, 00 seconds East, 146.13 feet to a point in the bed of a certain 20 feet wide proposed sanitary sewer easement and also in line of Lot No. 23



on the above mentioned plan; thence extending along the same South 41 degrees, 00 minutes, 00 seconds East, 40 feet more or less feet to a point a corner of Lot No. 6 on the above mentioned plan; thence extending along the same South 49 degrees, 00 minutes, 00 seconds West leaving said easement 145.81 feet to a point on the aforesaid side of Sixth Avenue; thence extending along the same North 41 degrees, 00 minutes, 00 seconds West, 35.53 feet to a point of curve; thence along the arc of a circle curving to the left having a radius of 50 feet the arc distance of 5.63 feet to the first mentioned point and place of beginning.

BEING Lot No. 5.

TITLE TO SAID PREMISES IS VESTED IN Wayne Pritchett, Jr. and Samara E. Stevens, as Joint Tenants, and not as Tenants in Common, by Deed from Robert S. Thoms and Barbara A. Thoms, h/w, dated 12/18/2009, recorded 12/18/2009, in Book 5754, Page 974.

Parcel Number: 19-00-03768-08-3.

Location of property: 510 North 6th Avenue a/k/a 510 North Sixth Avenue, Royersford, PA 19468.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Samara E. Stevens a/k/a Samara E. Pritchett and Wayne Pritchett, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$230,732.06.

**Vishal J. Dobaria**, Attorney. I.D. #311860

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.

16-04380

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, being parts of Lots Nos. 80, 81 and 82 on a plan laid out by J.T., Coleman, called "Norristown Heights" and bounded and described, as follows, to wit:

BEGINNING at the point of intersection of the Southeast side of Locust Street with the Northeast side of Brown Street; thence extending along the Northeast side of Brown Street, Southeast 68 feet to a corner of other land now or late of William P. Sherry; thence extending along the same at right angles to Brown Street, Northeast 73.3 feet to a point; thence extending parallel with Brown Street, Northwest 68 feet to the Southeast side of Locust Street; thence extending along said side of Locust Street Southwest 73.3 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Justin Covington and Coleen Covington by Deed from Prudential Residential Services, Limited Partnership dated June 28, 2005 and recorded on October 26, 2005 in the Montgomery County Recorder of Deeds in Book 5576, Page 2568 as Instrument No. 2005156353.

Parcel Number: 13-00-20572-00-7.

Location of property: 1600 Locust Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Coleen Covington and Justin Covington** at the suit of U.S. Bank National Association as Successor by Merger with U.S. Bank National Association ND. Debt: \$309,978.51.

**Roger Fay**, 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.

16-04594

ALL THAT CERTAIN lot of land, situate in the Eighth Ward of **Pottstown Borough**, on the West side of Charlotte Street, between St. John and Wilson (formerly known as Noble and Orange) Streets, bounded and described, as follows, to wit:

BEGINNING at a point in the centre line of said Charlotte Street, at a corner of this and land late of the Pottstown-Boyertown Street Railway, now of George D. Smalo, at the distance of 500 feet Northwardly from the Northern line of Gay Street; thence Westwardly along land of said Smalo 165 feet to the East side of a 20 feet wide alley; thence Southwardly 18 feet, 8 3/4 inches more or less to other land of John H. Hendricks, about to be conveyed to Mary A. Bertolet; thence Eastwardly along the same 165 feet to the centre line of Charlotte Street aforesaid, passing in part of said course and distance through the middle of the brick division or partition wall of this and house of said Mary A. Bertolet immediately adjoining to the South; thence Northwardly along the center line of said Charlotte Street 18 feet, 8 3/4 inches more or less to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Lanie Moreno and Marvie Barron by Deed from Robin S. Wanish, Executrix of the Estate of Helen H. Hauder, deceased dated January 20, 2009 and recorded on January 26, 2009 in the Montgomery County Recorder of Deeds in Book 5720, Page 00991 as Instrument No. 2009006110.

Parcel Number: 16-00-04200-00-5.

Location of property: 783 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Lanie Moreno** at the suit of Wells Fargo Bank, N.A. Debt: \$104,130.50.

**Roger Fay**, 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.

16-04755

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon, situate in **Montgomery Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan made for Montgomeryville Woods, Inc., Developers by Wilhelm & Associates, Engineers, dated 5/19/1977, and last revised 9/26/1977, in Plan Book A-31, Page 19-A and 19-D, as follows, to wit.

BEGINNING at a point on the Northerly side of Cricklewood Circle, said point being measured the 10 following courses and distances from a point a corner of lands now or late of Richard F. Nicholas, viz: (1) on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent; (2) North 51 degrees, 41 minutes, 30 seconds West, 64.00 feet to a point of curve; (3) thence on the arc of a circle curving to the left having a radius of 319.66 feet the arc distance of 81.97 feet to a point of tangent; (4) North 66 degrees, 23 minutes, 04 seconds West, 35.00 feet to a point of curve; (5) on the arc of a circle curving to the right having a radius of 117.00 feet to the arc distance of 83.50 feet to a point of tangent; (6) thence North 25 degrees, 20 minutes, 17 seconds West, 3.66 feet to a point of curve; (7) on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 13.36 feet to a point of curve; and (8) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 489.61 feet to a point of tangent; (9) South 70 degrees, 46 minutes, 19 seconds West, 204.00 feet to a point of curve; and (10) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 225.04 feet to the point of beginning/ a corner of Lot 98; thence along the same North 87 degrees, 05 minutes, 34 seconds West, 125.00 feet to a point; thence extending from said point North 00 degrees, 22 minutes, 38 seconds East, 42.87 feet to a point, a corner of Lot No. 65; thence along the same South 84 degrees, 43 minutes, 20 seconds East, 125.61 feet to a point on Cricklewood Circle; thence along the same on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 25.00 feet to the point and place of beginning.

BEING Lot No. 64 on said plan.

BEING the same property which Myron Harwanko and Ulana Harwanko father and daughter granted and conveyed unto Ulana Harwanko, single person by Deed dated June 25, 2005 and recorded July 27, 2005 in the Recorder's Office of said County in Deed Book 5563, Page 2574.

Parcel Number: 46-00-00666-18-8.

Location of property: 266 Cricklewood Circle, Lansdale, PA 19446.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Ulana M. Harwanko a/k/a Ulana Harwanko** at the suit of PNC Bank, National Association. Debt: \$290,427.91.

**Michael C. Mazack**, 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.

16-05508

ALL THAT CERTAIN lot or piece of ground, with the buildings thereon erected, being Lot No. 20 on a plan of lots laid out by Mike Tose according to a survey made June 1914, by James Cresson, C.E. and now lodged for record, situate in the Village of Swedesburg, in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described as one lot, as follows, to wit:

BEGINNING at a point on the Northeast side of Tose Road, laid out on said plan at the distance of 396.95 feet Northwesterly from the Northwest side of Church Road; thence along said side of said Tose Road, North 23 degrees, 45 minutes West, 20 feet to a point a corner of Lot No. 21 on said plan; thence along said Lot No. 21 North 66 degrees, 15 minutes East, 119.82 feet to the Southwest side of an alley laid out 10 feet, and running from Church Road to Stewart Street, as laid out on said plan; thence along said side of said alley South 23 degrees, 45 minutes East, 20 feet to a point a corner of this and Lot No. 19 being land now or late of Jan Kopacs and Mary, his wife; thence along said Lot No. 19 and land aforesaid the line passing through the middle of the partition wall between this house and the house on the adjoining lot South 66 degrees, 15 minutes West, 119.62 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Patricia A. Gahm and Darrell J. Gahm, wife and husband, as Tenants by the Entireties by Deed from Patricia A. Gahm and Darrell J. Gahm, wife and husband dated December 28, 2004 and recorded on January 18, 2005 in the Montgomery County Recorder of Deeds in Book 5540, Page 2389 as Instrument No. 2005009996.

Parcel Number: 58-00-18976-00-1.

Location of property: 707 Tose Street, Bridgeport, PA 19405.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Darrell J. Gahm a/k/a Darrell Gahm and Patricia A. Gahm** at the suit of U.S. Bank N.A., Successor Trustee to Bank of America, N.A., Successor in Interest to LaSalle Bank National Association, on Behalf of the Registered Holders of Bear Stearns, Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2005-AQ1. Debt: \$229,438.81.

**Roger Fay**, 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.

16-09666

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, and described according to a last Subdivision Plan, part of Whitemarsh Village, Section No. 1, made for McCloskey Homes, Inc., by Franklin and Lindsay, Registered Engineers on October 4, 1949 which said plan is recorded at Norristown in the Office for the Recorder of Deeds in and for the County of Montgomery in Deed Book 2025, Page 601, as follows, to wit:

BEGINNING at a point on the Southeast side of Churchill Road (50 feet wide) at the distance of 236 feet measured along said side of Churchill Road South 38 degrees, 30 minutes West from its intersection with the Southwest side of Douglas Road (50 feet wide); thence extending South 51 degrees, 30 minutes East partly long the center line of a certain 8 feet wide driveway laid out between these premises and the premises adjoining to the Northeast 182 feet to a point; thence extending South 38 degrees, 30 minutes, 79 feet to a point; thence extending North 51 degrees, 30 minutes West, 182 feet to a point on the Southeast side of Churchill Road; thence extending along same North 38 degrees, 30 minutes East, 79 feet to the first mentioned point and the place of beginning.

BEING known as Lot No. 664 on the above mentioned plan.

TOGETHER with the free and common use, right, liberty, and privilege of the above mentioned 8 feet wide driveway, as and for a driveway, passageway and watercourse at all times hereafter forever, in common with the owners, tenants and occupiers of the premises adjoining to the Northeast and having the use thereof.

SUBJECT, however, to the proportionate part of the expense of keeping the driveway in good order, conditions and repair at all times hereafter forever.

BEING the same premises which Philip B. Seeherman and Jill Seeherman, by Deed dated June 18, 1998 and recorded in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania on July 21, 1998 in Book 5233, Page 1828 granted and conveyed unto Florence Watson.

Parcel Number: 52-00-03985-00-4.

Location of property: 1200 Churchill Road, Wyndmoor, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Roy Watson, Surviving Heir of Florence B. Watson, deceased, Jeffery Blair, Surviving Heir of Florence B. Watson, deceased, Kyle Watson, Surviving Heir of Florence B. Watson, deceased and Unknown Surviving Heir of Florence B. Watson, deceased** at the suit of The Bank of New York Mellon et al. Debt: \$164,532.85.

**Stephen M. Hladik**, Attorney. I.D. #66287

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

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

16-10006

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Conshohocken Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled "Pleasant Valley Homes", drawn by DePallo Design & Planning, Conshohocken, PA, dated 11/15/1989 last revised 12/31/1991 and recorded in Plan Book A-53, Page 342, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Pleasant Valley Drive, said point being at a point a corner of Lot No. 32 on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 32, North 35 degrees, 50 minutes, 30 seconds East, 90.00 feet to a point in line of lands now or late of "Cardinal View Subdivision" as shown on said plan; thence extending along the same, South 54 degrees, 09 minutes, 30 seconds East, 26.00 feet to a point a corner of Lot No. 34 on said plan; thence extending along the line of said Lot No. 34, South 35 degrees, 50 minutes, 30 seconds West, 90.00 feet to a point on the Northeasterly side of Pleasant Valley Drive, aforesaid; thence extending along the said Northeasterly side of Pleasant Valley, aforesaid North 54 degrees, 09 minutes, 30 seconds West, 26.00 feet to a point a corner of Lot No. 32 aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 33 on said plan.

TITLE TO SAID PREMISES VESTED IN Joseph M. Comber and Diana Comber by Deed from PLV Homes, Inc., a Pennsylvania Corporation dated July 20, 1993 and recorded on July 28, 1993 in the Montgomery County Recorder of Deeds in Book 5048, Page 1764 as Instrument No. 012182.

Parcel Number: 05-00-07513-24-9.

Location of property: 422 Pleasant Valley Drive a/k/a 33 Pleasant Valley Drive, Conshohocken, PA 19428.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joseph M. Comber and Diana Comber** at the suit of Federal National Mortgage Association. Debt: \$105,682.00.

**Roger Fay**, 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.

16-10241

ALL THAT CERTAIN tract or parcel of land now, or late Stuart's Inc., situated in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, as shown on a Land Development Plan prepared by Buraich Associates, Inc. of Pottstown, Pennsylvania, Drawing No. 071516-1, dated July 16, 1988, last revised March 8, 1989, said track being more fully bounded and described, as follows:

BEGINNING at a point in the Northerly legal right-of-way line for limited access of Route 422 By-Pass (L.R. 1041) (one hundred an ten feet from center line), said point also being a common property corner between these lands now or late Maple Glen Village; thence from said point of beginning and extending along lands of Maple Glen Village North sixteen degrees, three minutes, fifty-four seconds West, one hundred twenty-six and fifty-seven one-hundredths feet to a corner of lands now or late Developers Diversified Services; thence along the same and also partly crossing South Pleasantview Road North eighty-two degrees, two minutes, forty-two seconds East, eight hundred seventy feet; thence through the bed of South Pleasantview Road South zero degrees, ten minutes, fifty seconds East, two hundred forty-four and ninety one-hundredths feet; thence crossing South Pleasantview Road and also lands now or late John D. Yanis and Mary Yanis, his wife, South eighty-one degrees, fifty-six minutes, forty-eight seconds West, three hundred ninety-nine and nineteen one-hundredths feet to a point in the Northerly legal right-of-way line for limited access of Route 422 By-Pass; thence along the same North eighty-two degrees, fifteen minutes, eleven seconds West, four hundred thirty-six and ten one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING 4.12 acres of land, more or less.

Parcel Number: 42-00-03328-50-9.

Location of property: 175 South Pleasant View Road, Pottstown, PA19464.

The improvements thereon are: Commercial multi-tenant mini storage facility.

Seized and taken in execution as the property of **Driven Autoplex, LLC, SCA, L.P. and Allen Berman** at the suit of Meridian Bank. Debt: \$2,254,365.94 plus interest.

**William J. Thomas**, Attorney, I.D. #39492

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-10849

ALL THAT CERTAIN lot plot or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 1803 on a certain development plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to a "As Built" Plan of House Number 1803 prepared by Serdy and Bursich, Inc., as endorsed hereon, as follows:

BEGINNING at a point on the extended center line of the party wall between this lot and Lot Number 1804, as shown on said plan, which point is 52.00 feet measured North 42 degrees, 14 minutes West from a point, which last mentioned point is 260.545 feet measured North 47 degrees, 46 minutes East from a point, which last mentioned point is 122.00 feet measured North 42 degrees, 14 minutes West from a point of tangent on the centerline of Walnut Ridge Estates roadbed.

CONTAINING in frontage or breadth on a course measured North 47 degrees, 46 minutes East from said point of beginning 17.83 feet and extending of that width Northwestwardly between parallel lines at right angles thereto 38.00 feet.

BEING the same lot or parcel of ground which by Deed dated January 8, 1993 and recorded among the land records of Montgomery County in Book 5030, Page 1798, was granted and conveyed by Michael D. Dietrich and Katherine E. Dietrich, unto Paul R. Barr and Deborah Ann Barr, his wife.

Parcel Number: 42-00-05118-27-6.

Location of property: 1803 Walnut Ridge Estates a/k/a 1803 Walnut Ridge, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Deborah Ann Barr and Paul R. Barr** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-NC4, Mortgage Pass-Through Certificates, Series 2006-NC4. Debt: \$128,077.32.

**Samantha Gable**, 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.

16-12427

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

BEGINNING at a point on the Southwesterly side of Mineral Street (50 feet wide), said point being at a distance of 120.60 feet Northwestwardly from the point of intersection of the Southwesterly side of Mineral Street with the Northwestery side of Spruce Street (50 feet wide); thence by Lot No. 9, South 44 degrees, 27 minutes West, 121.45 feet to a point in the center of a 10 feet wide utility easement; thence along the middle thereof South 45 degrees, 33 minutes East, 104.96 feet to a point on the Northwestery side of Spruce Street; thence along the same on the arc of a curve to the left having a radius of 450 feet, the arc length of 19.13 feet to a point, being the P. T. of the aforementioned curve; thence still along the Northwestery side of Spruce Street North 51 degrees, 36 minutes, 30 seconds East, 92 feet to a point, the P. C. of a curve to the left, having a radius of 10 feet, the arc length of 16.96 feet to the P. T. of the said curve on the Southwest side of Mineral Street; thence along same North 45 degrees, 33 minutes West, 109.27 feet to the place of beginning.

BEING Lot No. 10 on said Plan of Lots known as 'Maplewood Terrace', bearing date July 15, 1940.

TITLE TO SAID PREMISES IS VESTED IN Edward G. Murray and Deborah K. Murray, husband and wife, by Deed from Patricia D. Dellaquila, Executrix of the Estate of Helen A. Cancglin, a/k/a Helen Cancglin, deceased, dated 08/05/2005, recorded 09/14/2005, in Book 5570, Page 2739.

Parcel Number: 16-00-28340-00-3, Map #16064 056.

Location of property: 1003 Spruce Street, Pottstown, PA 19464-3943.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward G. Murray and Deborah K. Murray** at the suit of Wells Fargo Bank, N.A. Debt: \$187,310.53.

**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 \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-12761

ALL THAT CERTAIN lot or tract of land, situate in **Souderton Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a recent survey and plan dated October 16, 1953 as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania and being Lot No. 2 on said plan, as follows, to wit:

BEGINNING at an iron pin, a corner of lands of Howard Landis and Grantor in the North side of a 20 feet wide public alley; thence along the North side of the same South 52 degrees, 15 minutes West, 46.17 feet to an iron pin, a corner; thence along land of Michael R. Clemmer North 38 degrees, 6 minutes West, 168.12 feet to a drill hole in the South side of the top of a concrete culvert; thence along the same North 63 degrees, 35 minutes East, 48.13 feet to a drill hole, a corner; thence along land of Howard Landis South 37 degrees, 45 minutes East, 158.67 feet to the place of beginning.

BEING the same premises which Frank J. Esposito and Augusta M. Esposito, his wife, by Deed dated 6/26/2006 and recorded 7/6/2006, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5606, Page 2742, Instrument #2006081561, granted and conveyed unto Edgar Reddock.

Parcel Number: 21-00-00188-01-6.

Location of property: 53 Bank Street, Souderton, PA 18964.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Marvia D. Reddock, Administratrix of the Estate of Edgar W. Reddock a/k/a Edgar Reddock deceased** at the suit of Selene Finance, L.P. Debt: \$571,174.38.

**Samantha Gable**, 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.

16-12882

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania bounded, and described according to a Revised Plan of Brookfield, made for Ashrose Associates by George B. Mebus, Inc., Engineers, Abington, Pennsylvania, dated 5/10/1974 and last revised 1/2/1977 and recorded in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-28, Page 43, as follows, to wit:

BEGINNING at a point of reverse curve on the Northerly side of Pleasant Hill Road (50 feet wide) said point being at the arc distance of 29.91 feet measured on the arc of a circle curving to the right having a radius of 25.00 feet from a point curved on the Northwesterly side of Berwyn Road (50 feet wide); thence extending from said point of beginning Westwardly and Southwestwardly along the Northerly and Northwesterly sides of Pleasant Hill Road on the arc of a circle to the left having a radius of 193.00 feet and crossing a portion of the head of a certain drainage right-of-way the arc distance of 83.38 feet to a point, a corner; thence extending North 29 degrees, 22 minutes, 00 seconds West through the bed of the aforementioned drainage right-of-way 56.84 feet to a point, a corner of lands now or late of William R. Longstreth, his wife; thence extending along the last mentioned lands North 45 degrees, 43 minutes, 10 seconds East and crossing a portion of the head of the aforementioned drainage right-of-way 80.29 feet to a point a corner; thence extending South 48 degrees, 46 minutes, 50 seconds East, 126.00 feet to a point on the Northwesterly side of Berwyn Road; thence extending along same South 45 degrees, 43 minutes, 10 seconds West, 60.18 feet to a point of curving; thence extending on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 29.91 feet to the first mentioned point of reverse curve and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Calvin H. E. Thomas by Deed from Calvin H. E. Thomas and Hazel Thomas dated July 11, 2008 and recorded April 2, 2009 in Deed Book 5725, Page 02528. The said Calvin H. E. Thomas died on April 21, 2015 without a will or appointment of an Administrator.

Parcel Number: 31-00-22456-57-1.

Location of property: 115 Pleasant Hill Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Grace B. Grant, Known Surviving Heir of Calvin H. E. Thomas, Paul Thomas, Known Surviving Heir of Calvin H. E. Thomas, George Thomas, Known Surviving Heir of Calvin H. E. Thomas, Hazel Thomas, Mortgagor, Known Surviving Heir of Calvin H. E. Thomas, Unknown Surviving Heirs of Calvin H. E. Thomas and Venetia M. Charles f/k/a Venetia M. Thomas, Known Surviving Heir of Calvin H. E. Thomas** at the suit of CIT Bank, N.A. Debt: \$240,658.77.

**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 \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-14612

ALL THAT CERTAIN message and lot of land situate, at No. 19 Green Street, in **Souderton Borough**, County of Montgomery, state of Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a stone corner in line of land now or late of Harry R. Harzell's Land, and a public road (now called Green Street); thence along said Green Street South 50 degrees, West 50 feet to a stake a corner in line of now or late George W. Dratz's Land; thence along the same North 40 degrees, West 140 feet to a stake a corner in line of now or late Harry R. Hartzell's Land; thence by the same North 50 degrees, East 50 feet to a corner of now or late Harry R. Hartzell's other land; thence along the same South 40 degrees, East 140 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael C. Cardillo, by Deed from Judith Ann Wood, dated 12/29/2009, recorded 12/31/2009 in Book 5755, Page 1429.

Parcel Number: 21-00-03504-00-3.

Location of property: 19 Green Street, Souderton, PA 18964-1703.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael C. Cardillo** at the suit of Wells Fargo Bank, N.A. Debt: \$164,149.12.

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

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

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

16-14759

ALL THAT CERTAIN message and lot of land, known as No. 927 Spring Mill Avenue, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING: at a stake on the South side of Spring Mill Avenue at the distance of 260 feet Easterly from the East side of Sandy Street, a Southerly and parallel with said Sandy Street 120 feet to the rear of the lots fronting on Hector Street; thence by and along the rear of said lots Easterly and parallel with said Hector Street 40 feet to side of Spring Mill Avenue aforesaid; thence by and along the said side of Spring Mill Avenue Westerly 10 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edward J. Petka and Heather C. Petka, by Deed from Elizabeth S. Thomas and Jesse R. Stemple was recorded 05/08/98, in the Montgomery County Recorder of Deeds in Book 5225, Page 1345 as Instrument Number 1998009084.

Parcel Number: 65-00-10759-00-3.

Location of property: 927 Spring Mill Avenue, Conshohocken, PA 19428.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **Edward J. Petka and Heather C. Petka** at the suit of The Bank of New York Mellon et al. Debt: \$80,283.74.

**Patrick J. Wesner**, Attorney, I.D. #203145

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.

16-20129

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof known as Subdivision Plan Section Number 8 "Country Club Manor" made by C. Raymond Weir, Registered Professional Engineer dated November 10, 1961 and revised February 14, 1962, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book C-1, Page 115, as follows, to wit:

BEGINNING at a point on the Southeastly side of Cardinal Drive (50 feet wide) in the center line of a certain 20.00 feet wide Sanitary and Storm Drainage Right-of-Way said point being the five following courses and distances from a point formed by the intersection of the center line of Cardinal Drive with the extended center line of Skylark Lane (50 feet wide): (1) leaving Skylark Lane, South 15 degrees, 39 minutes West along the center line of Cardinal Drive 110.56 feet to a point of curve on the same; (2) Southwardly still along the center line of Cardinal Drive on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 29.78 feet to a point of tangent on the same; (3) Eastwardly through the bed of Cardinal Drive 25.00 feet to a point on the Easterly side of same; (4) South 05 degrees, 54 minutes West along the Easterly side of Cardinal Drive 158.33 feet to a point of curve, on the same; and (5) Southwardly and Southwestwardly partly along the Easterly and partly along the Southeastly sides of Cardinal Drive on the arc of a circle curving to the right having a radius of 150.00 feet crossing the Northeastly side of the aforesaid 20.00 feet wide Sanitary and Storm Drainage Right-of-Way the arc distance of 135.57 feet to the point of beginning; thence extending from said point of beginning South 32 degrees, 19 minutes East along the center line of the aforesaid 20.00 feet wide Sanitary and Storm Drainage Right-of-Way 295.11 feet to a point; thence extending North 84 degrees, 06 minutes West crossing the Southwestly side of the aforesaid Sanitary and Storm Drainage Right-of-Way 221.75 feet to a point; thence extending North 02 degrees, 49 minutes West, 203.80 feet to a point on the Southeastly side of Cardinal Drive aforesaid; thence extending Northeastwardly along the Southeastly side of Cardinal Drive on the arc of a circle curving to the left having a radius of 150.00 feet recrossing the Southwestly side of the aforesaid 20.00 feet wide Sanitary and Storm Drainage Right-of-Way the arc distance of 77.23 feet to the first mentioned point and place of beginning.

BEING Lot Number 94 as shown on the above mentioned plan.

BEING the same premises which Michael J. Horowitz and Katherine Horowitz, husband and wife by Indenture dated December 15, 1971 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 3726, Page 248, granted and conveyed unto Frank E. Crawford and Marian L. Crawford, husband and wife.

Parcel Number: 54-00-03751-00-2.

Location of property: 537 Cardinal Drive, Dresher, PA 19025.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Frank E. Crawford and Marian L. Crawford** at the suit of Wilmington Savings Fund, FSB. Debt: \$250,497.39.

**Jill M. Fein**, Attorney. I.D. #318491

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.

16-20996

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery, State of PA, bounded and described according to a Map of Property of Mahoney Construction Company, by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, PA, October 2, 1945, revised as to this lot December 10, 1946, as follows, to wit:

BEGINNING at a point in the middle of Cedar Grove Road (50 feet wide) said point is at the distance of 186.68 feet measured Southeastwardly along the middle of Cedar Grove Road from its intersection with the middle line of Clover Hill Road (60 feet wide); thence leaving Cedar Grove Road by Lot 37, North 43 degrees, 35 minutes East, 145 feet to a point; thence, South 46 degrees, 25 minutes East, 81.23 feet to a point; thence, partly by Lots 31 and 30, South 46 degrees, 50 minutes West, 70 feet to a point; thence extending South 33 degrees, 57 minutes, 20 seconds West, 76.18 feet to a point in the middle of Cedar Grove Road; thence along the middle of Cedar Grove Road, South 46 degrees, 25 minutes West, 90 feet to the place of beginning.

BEING Lot No. 36 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Richard W. Messick, single, as Tenants by the Entireties, by Deed from Richard W. Messick, Successor Trustee Under the Messick Family Trust Dated July 25, 2000, dated 06/07/2005, recorded 08/11/2005 in Book 5566, Page 0623.

Parcel Number: 40-00-09632-00-3.

Location of property: 1029 Cedar Grove Road, Wynnewood, PA 19096-2005.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard W. Messick a/k/a Richard Messick** at the suit of Wells Fargo Bank, N.A. Debt: \$449,590.04.

**Vishal J. Dobaria**, Attorney. I.D. #311860

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.

16-22801

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situated in **Abington Township**, Montgomery County, Pennsylvania, and described according to a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer dated November 30, 1956, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Ferndale Avenue (50 feet wide), said point being at the distance of 375 feet Southwestwardly measured along the Northwesterly side Ferndale Avenue from its point of intersection with the Southwestly side of Penbryn Avenue (50 feet wide).

CONTAINING in front or breadth on the Northwesterly side of Ferndale Avenue 75 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Ferndale Avenue 125 feet.

BEING Lot Number 676-677 and 678 as shown on a certain plan of Crestmont Division No. 2.

BEING the same property conveyed to John J. Hunt, II, no marital status shown who acquired title by virtue of a Deed from Isabella C. Link, no marital status shown, dated August 5, 2005, recorded August 23, 2005, at Document ID 2005119745, and recorded in Book 05567, Page 2751, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 30-00-19568-00-4.

Location of property: 1508 Ferndale Avenue, Abington, PA 19001.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **John J. Hunt, II** at the suit of U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF2. Debt: \$360,744.68.

**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 \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-23040

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

BEGINNING at a point on the South side of Queen Street at the distance of 200 feet East of Montgomery Street, a corner of this and land late of William D. Hertzog, now of George W. and Elsie G. Devinney; thence by the same Southwardly and parallel with Montgomery Street 140 feet to a 20 feet wide alley, passing in part of said course and distance through the middle of the brick division or partition wall of this and house immediately adjoining to the West of the said Devinney's; thence by the North side of a 20 feet wide alley Eastwardly and parallel with Queen Street 20 feet to land late of William D. Hertzog, now of Ernest S. Williams; thence by the same Northwardly 140 feet to the South side of Queen Street aforesaid; thence by the same Westwardly 20 feet to the place of beginning.

FEE SIMPLE TITLE VESTED IN Dennis Dry by Deed from, Susan K. Frederick Geiger and Samuel L. Geiger, her husband, dated 11/30/1999, recorded 12/6/1999, in the Montgomery County Recorder of Deeds in Deed Book 5299, Page 303, as Instrument No. 026953.

Parcel Number: 16-00-23196-00-8.

Location of property: 922 Queen Street, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Dennis Dry by Deed from Susan K. Frederick Geiger and Samuel L. Geiger, her husband, by Deed dated 11/30/1999, recorded 12/06/1999, in the Montgomery County Recorder of Deeds in Deed Book 5299, Page 303, as Instrument No. 026953** at the suit of WR Asset Trust. Debt: \$69,015.61.

**Jessica N. Manis**, Attorney.

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

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

16-23716

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Grays Lane House, Northwest corner of intersection of Montgomery Avenue and Grays Lane, **Lower 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. 195, by the Recording in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania of a Declaration dated February 27, A.D. 1975 and recorded on February 27, A.D. 1975 in Deed Book 4008, Page 365, and First Amendment thereto dated February 27, 1975 and recorded November 17, 1976 in Deed Book 4158, Page 17, and a Second Amendment thereto dated February 10, 1977 and recorded March 16, 1977 in Deed Book 4185, Page 409 and a Third Amendment thereto dated June 10, 1977 and recorded June 22, 1977 in Deed Book 4210, Page 443 a Declaration Plan dated January 15, A.D. 1975 and recorded on February 27, A.D. 1975 in Condominium Plan Book 3, Page 84, First Amended thereto dated November 1, 1976 and recorded November 1, 1976 and recorded November 17, 1976 in Condominium Plan Book 4, Page 87, Second Amendment thereto dated February 10, 1977 and recorded May 16, 1977 in Condominium Plan Book 5, Page 3 and Third Amendment thereto dated June 17, 1977 and recorded June 22, 1977 in Condominium Plan Book 5, Page 11, and a Code of Regulations dated February 27, A.D. 1975 and recorded on February 27, 1975 in Deed Book 4008, Page 405, being and designated on such Declaration Plan as Unit No. 402-404, as more fully described in such Declaration Plan and Declaration, together with an initial proportionate undivided interest in the Common Element (as defined in such Declaration, as amended) or 3 616%.

FEE SIMPLE TITLE VESTED IN Charles Andes and Dorothea Andes, as Tenants by the Entirety by Deed from, Gordon H. Wilder, Executor Under the Will of Annabel H. Wilder, a/k/a Annabel W. Wilder, a/k/a Annabel Heritage Wilder, dated 11/10/2005, recorded 12/14/2005, in the Montgomery County Recorder of Deeds in Deed Book 5583, Page 66, as Instrument No. 2005182273.

...and the said Charles Andes died 8/17/2006 whereupon title to premises in question became vested in Dorothea Andes by Right of Survivorship.

...and the said Dorothea Andes died 3/6/2015 Leaving a Last Will and Testament dated 7/15/2008 probated 3/12/2015 where she named Page A. Morocco, Executrix of the Last Will and Testament. Rest, residue, and remainder were given to Trustees of the Dorothea A. Andes Revocable Trust. Page A. Morocco, was duly granted Letters of Testamentary on 3/12/2015 by the Montgomery County Surrogates Office, as Case #2015-X0920.

Parcel Number: 40-00-20173-28-9.

Location of property: 100 Grays Lane, Unit 402-404, Haverford, PA 19041.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Page A. Morocco, Executrix of the Estate of Dorothea A. Andes a/k/a Dorothea Abbott Andes, Deceased** at the suit of American M&T Bank. Debt: \$830,891.90.

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

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

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

16-23861

ALL THAT CERTAIN 3 story brick message or tenement and lot of ground known as 801 Swede Street, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:



BEGINNING at the Northwesterly corner of Swede and Oak Streets; thence along the Northwesterly side of Swede Street, aforesaid Northeasterly 21 feet, 8 inches; thence, Northwesterly by Zebulon Welsh's house and lot passing through the middle of the partition wall between this and said Welsh's house, 133 feet, more or less to Maple Alley extended; thence by other land of said Henry Edey and by Maple Alley, extended, Southwesterly parallel to said Swede Street, 21 feet, 8 inches to Oak Street, aforesaid; thence along the Northeasterly side of said Oak Street, Southeasterly 133 feet, more or less, to the place of beginning.

BEING the same premises which John P. Durante, Sheriff of the County of Montgomery, Pennsylvania, by Deed Poll dated 9/7/2004 and recorded 9/10/2004 at Norristown, Pennsylvania in Deed Book 5525, Page 47, granted and conveyed unto TCIF REO, I, LLC, in fee.

Parcel Number: 13-00-36408-00-2.

Location of property: 801 Swede Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ping Cao and Kevin Wilmot** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$142,339.44 plus interest to sale date.

**Heather Riloff**, Attorney. I.D. #309906

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.

16-24846

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situated in **Lower Providence Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a plan of Village Green, made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, on November 7, 1966, and revised on July 17, 1967, which plan is recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book No. , Page, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Village Green Lane fifty feet wide, which point is at the arc distance of one-hundred forty-one and sixty-eight one-hundredths feet measured along the arc of a curve curving to the left, having a radius of nine-hundred seventy-five feet, along the said side of Village Green Lane, from a point of curve, which point of curve is at the distance of one-hundred forty-three and sixty-nine one-hundredths feet measured South fifty-one degrees, six minutes, ten seconds East, along the said side of said lane, from a point of tangent, which point of tangent is at the arc distance of forty-one and ninety-nine one-hundredths feet measured along the arc of a curve, curving to the left, having a radius of twenty-five feet, from a point of curve on the Southeasterly side of Highgate Road fifty feet wide; thence extending from said beginning point, and along line of Lot No. 95, on said plan, North thirty degrees, thirty-four minutes, twenty seconds East, the distance of two hundred one and ninety-eight one-hundredths feet to a point; thence extending along line of Lots Nos. 94 and 93, on said plan, South sixty-one degrees, fourteen minutes, ten seconds East, the distance of eighty-four and ninety-two one-hundredths feet to a point; thence extending along line of Lot No. 91, on said plan, South twenty-four degrees, seventeen minutes West, the distance of two hundred feet to a point on the Northeasterly side of Village Green Lane, aforesaid; thence extending along said side of said lane, along the arc of a curve, curving to the right, having a radius of nine hundred seventy-five feet, the arc distance of one hundred seven feet to the first mentioned point and place of beginning.

BEING known and designated as Lot No. 92, on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph Py by Deed from Michelle Py, Joseph Py, Jeffrey Py, and Jamie Py dated April 7, 2011 and recorded August 7, 2011 in Deed Book 5811, Page 1981. The said Joseph Py died on May 23, 2016 without a will or appointment of an Administrator.

Parcel Number: 43-00-15508-00-1.

Location of property: 2913 Village Green Lane, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jamie Py, Known Surviving Heir of Joseph Py, Unknown Surviving Heirs of Joseph Py, Michelle Py, Known Surviving Heir of Joseph Py, Joseph Py, Known Surviving Heir of Joseph Py and Jeff Py, Known Surviving Heir of Joseph Py** at the suit of Broad Street Funding Trust I. Debt: \$351,876.19.

**Christine L. Graham**, Attorney.

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

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

16-25079

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of "Perkiomen Woods", made by F.X. Ball Associates, Consulting Engineers and Surveyors, Schwenksville, Pennsylvania, dated 04/14/1976 and last revised 12/21/1987 and recorded at Norristown in Plan Book A-49, Page 221, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Pin Oak Court as shown on said plan a corner of Lot No. 285 on said plan; thence extending along the Southwesterly side of Pin Oak Court, South 73 degrees, 37 minutes, 14 seconds East, 20.00 feet to a point; thence extending along Lot No. 287 on said plan, South 16 degrees, 22 minutes, 46 seconds West, 100.00 feet to a point; thence extending along open space North 73 degrees, 37 minutes, 14 seconds West, 20.00 feet to a point; thence extending along Lot No. 285, aforementioned North 16 degrees, 22 minutes, 46 seconds East, 100.00 feet to a point and place of beginning.

BEING Lot No. 286 Country Oaks.

UNDER AND SUBJECT to covenants, easements, restrictions and conditions as set forth in Deed Book 5141, Page 524.

TITLE TO SAID PREMISES IS VESTED IN Pamela A. Drewery by Deed from Mark Pinto and Donna Chrupcala n/b/m Donna Pinto dated March 31, 2005 and recorded April 12, 2005 in Deed Book 05549, Page 02725.

Parcel Number: 61-00-04238-10-2.

Location of property: 104 Pin Oak Court, Collegetown, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Pamela A. Drewery** at the suit of Ditech Financial, LLC. Debt: \$223,730.99.

**Andrew L. Markowitz**, 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.

16-25795

**PREMISES "A"**

ALL THAT CERTAIN message and tract of land, situate in the Village of Port Providence, **Upper Providence Township**, Montgomery County, PA known as Lot No. 4 more particularly hereinafter described according to a survey and plan thereof made September 1926 by Hiltner and Hitchcock, Surveyors and Registered Engineers in and for the Borough of Norristown, Montgomery County, PA.

BEGINNING at a point in the middle of the public road leading from Port Providence to Phoenixville, being a corner of Lots 3 and 4, thence by said Lot No. 3 North 46 degrees, 10 minutes East, 173 feet to an 18 feet alley; thence along said alley South 43 degrees, 29 minutes East, 50 feet to a corner of Lot No. 5; thence by said lot South 46 degrees, 10 minutes West, 173 feet to a point in the middle of the aforementioned public road; thence along said road North 45 degrees, West 50 feet (inadvertently omitted in prior deed) to the place of beginning.

**PREMISES "B"**

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by Donald H. Schurr RIS of Norristown, PA on 10/6/51, as follows, viz:

BEGINNING at an iron pin the Southwesterly side of an unopened 18 feet wide alley and in the line dividing lands of Winfield Scott Michener and said Francis V. Baxter, said iron pin being at the distance of 173 feet of a course of North 46 degrees, 10 minutes East from a point in the middle of Port Providence Road, 33 feet wide, which latter point is 183 feet along said middle line of Port Providence Road on a course of South 45 degrees, East from the Southeasterly line of lands now or late of William F. O'Malley; thence from said point of beginning along premises about to be conveyed to Winfield Scott Michener and crossing said 18 feet wide unopened alley North 46 degrees, 10 minutes East, 71.79 feet to an iron pin set in the Southwesterly right-of-way line of the Schuylkill Valley Division of the Pennsylvania Railroad Company; thence extending by said right-of-way line in a Southeasterly direction on the arc of a circle curving to the left with a radius of 32.82 feet, the arc distance of 53.50 feet to an iron pine line of premises about to be conveyed to Frank B. Wood; thence extending by the same and re-crossing said 18 feet wide unopened alley South 46 degrees, 10 minutes East, 89.82 feet to the aforesaid Southwesterly side of said alley; thence extending by the said side thereof along lands of Francis V. Baxter North 45 degrees, East 50 feet to the first mentioned point and place of beginning.

BEING the same premises in which Keith Ledger and Jennifer Ledger, husband and wife, by Deed dated 09/22/2008 and recorded 09/25/2008, in the Office of the Recorder of Deeds in and for Montgomery County, in Book 5708, Page 2356, Document Number 2008096233, conveyed unto Valerie Chochla, Grantee herein.

Parcel Number: 61-00-04312-00-1.

Location of property: 415 Port Providence Road, Phoenixville, PA 19460.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Valerie Chochla** at the suit of Bank of America, N.A. Debt: \$192,471.26 plus interest and costs.

**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 \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-25872

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

BEGINNING at a point on the Northwesterly side of Markley Street sixteen feet Northeastwardly from the Northerly corner of Markley and Sterigere Streets; thence by land now or late of Morris Levy at right angles to said Markley Street, the line passing through the middle of the partition wall between the house on this lot and house on land now or late of Levy, Northwestwardly for a distance of one hundred twelve feet to the Southeasterly side of a 15 feet wide alley now widened to 20 feet by the addition of 5 feet on the Northwesterly side thereof, laid out for use of this and the adjoining premises; thence by and along said side of said alley, Northeastwardly 18 feet to a point in line of land now or late of Rambo; thence by and along said land, parallel with the first named course, Southeastwardly one hundred twelve feet to a point on the Northwesterly side of Markley Street Southwestwardly 18 feet to the first mentioned point and place of beginning.

BEING the same premises which James Boyd and Audrey A. Boyd, his wife by Deed dated 1/30/2003 and recorded 2/7/2003 in the Recorder's Office of Philadelphia, Pennsylvania, Deed Book 5446, Page 286 granted and conveyed unto William J. Keller, Jr. and Natalie Keller.

Parcel Number: 13-00-23712-00-8.

Location of property: 1203 Markley Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Natalie M. Keller** at the suit of Nationstar Mortgage, LLC. Debt: \$58,124.84.

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

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

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

16-25889

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of survey showing Final Plan of Buildings lots prepared for Applewood-Sawmill Valley Section 2 by Urwiler and Walter, Inc., dated 4/6/1984 and last revised 3/26/1986, as follows, to wit:

BEGINNING at a point, a corner of Lot 45 said beginning point measured the following 7 courses and distances from the centerline intersecting Sawyers Way and Macintosh Court: (1) North 07 degrees, 38 minutes, 18 seconds East, 89.94 feet to a point; thence (2) North 07 degrees, 42 minutes, 30 seconds East, 162.26 feet to a point of tangent; thence (3) along the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 30.53 feet to a point; thence (4) North 03 degrees, 00 minutes, 00 seconds East, 49.83 feet to a point; thence (5) South 87 degrees, 00 minutes, 00 seconds East, 50.00 feet to a point; thence (6) North 52 degrees, 46 minutes, 41 seconds East, 105.35 feet to a point; thence (7) North 51 degrees, 59 minutes, 10 seconds West, 54.00 feet to a point and from said beginning point North 51 degrees, 59 minutes, 10 seconds West, 18.00 feet to a point; thence North 38 degrees, 00 minutes, 50 seconds East, 60.00 feet to a point; thence South 51 degrees, 59 minutes, 10 seconds East, 18.00 feet to a point; thence South 38 degrees, 00 minutes, 50 seconds West, 60.00 feet to the first mentioned point and place of beginning.

BEING Lot 45 on aforementioned plan.

BEING the same premises which Daniel Heinze and Susan Heinze, his wife by Deed dated 9-29-1998 and recorded 10-8-1998 in Montgomery County in Deed Book 5243, Page 1731 conveyed unto John Ristine and Stacy Long, in fee. And the said John Ristine and Stacy Long have since intermarried.

Parcel Number: 36-00-00855-03-6, Map #36038R045.

Location of property: 45 Blackwatch Court, Horsham, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Han Pan and Danhua Dong** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$24,463.14 plus interest to sale date on August 30, 2017.

**Tyler J. Wilk**, Attorney. I.D. #322247

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.

16-26289

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Cynwyd, in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, and bounded and described according to a survey thereof, made by E.J. Hedden, Civil Engineers, as follows, to wit:

BEGINNING at a stone at the intersection of the middle line of Montgomery Avenue with the middle line of Kent Road (40 feet wide, laid out by Charles J. McIlvain, Jr.); thence extending North 10 degrees, 15 minutes West, along the said middle line of Kent Road, 125.36 feet to a stone at an angle in said Road; thence extending North 20 degrees, 40 minutes West, still along the said middle line of Kent Road, 3.34 feet to a point; thence extending North 69 degrees, 15 minutes East, along ground now or late of Charles J. McIlvain, Jr., 92.12 feet to a point; thence extending South 10 degrees, 15 minutes East, still along said ground now or late of Charles J. McIlvain, Jr., 179.881 feet to a point in the middle line of Montgomery Avenue; thence extending North 79 degrees, 14 minutes West, along the said middle line of Montgomery Avenue, 96.41 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Wilson O. Rigdon, III, by Deed from Wilson O. Rigdon and Theresa S. Rigdon, h/w, dated 09/20/2001, recorded 10/04/2001, in Book 5379, Page 1277.

Parcel Number: 40-00-39396-00-2.

Location of property: 107 Montgomery Avenue, Lower Merion Township, PA 19004-2813.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wilson O. Rigdon, III a/k/a Wilson O. Rigdon and Theresa S. Rigdon** at the suit of Wells Fargo Bank N.A. s/b/m Wachovia Mortgage FSB f/k/a World Savings Bank, FSB. Debt: \$207,463.69.

**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 \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-26783

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Subdivision Plan Section No. 4, "Welsh Manor" made by C. Raymond Weir, Registered Professional Engineer, dated July 19, 1961, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Dillon Road (41.50 feet wide) said point being the two following courses and distances from a point of curve on the Northeasterly side of Blair Lane (50 feet wide): (1) leaving Blair Lane on the arc of a circle curving to the left having a radius of 10.00 feet the arc distance of 15.71 feet to a point of tangent on the Northwesterly side of Dillon Road; and (2) North 42 degrees, 01 minute East along the Northwesterly side of Dillon Road 635.23 feet to the point of beginning; thence extending from said point of beginning North 47 degrees, 59 minutes West, 240.00 feet to a point; thence extending North 48 degrees, 14 minutes, 30 seconds East, 129.57 feet to a point; thence extending South 47 degrees, 59 minutes East, 225.95 feet to a point on the Northwesterly side of Dillon Road aforesaid; thence extending South 42 degrees, 01 minute West along the Northwesterly side of Dillon Road 128.81 feet to the first mentioned point and place of beginning.

BEING Lot No. 12 on said plan.

BEING the same premises which Patricia K. Harris by Deed dated July 30, 1997 and recorded August 25, 1997 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5197, Page 0532, granted and conveyed unto George T. Harris, III, his heirs and assigns.

Parcel Number: 54-00-04897-00-8.

Location of property: 1630 Dillon Road, Maple Glen, PA 19002-3002.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **George T. Harris, III a/k/a George T. Harris** at the suit of Citizens Bank N.A f/k/a RBS Citizens N.A and Citizens Bank of Massachusetts c/o Ocwen Loan Servicing, LLC. Debt: \$155,874.39.

**Jessica N. Manis**, Attorney.

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

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

16-26836

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Robert L. Gersh and Russell L. Gersh made by Ralph E. Shaner and Son Pottstown, Pennsylvania dated 5/9/1987 and last revised 8/22/1987 recorded in Plan Book C-16, Page 96, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Willow Street (50 feet wide) said point being at the distance of 220.00 feet measured North 38 degrees, 04 minutes East along the Northwesterly side of Willow Street from a point of intersection with the Northeasterly side of Mulberry Street (50 feet wide) said point also being a corner of Lot No. 1 as shown on the above-mentioned plan; thence extending from said point of beginning along Lot #1 as shown on the above-mentioned plan North 51 degrees, 56 minutes West, 140.00 feet to a point on the Southeasterly side of a 20 feet wide alley; thence extending along the same North 38 degrees, 04 minutes East, 100 feet to a point a corner of Lot #2 as shown on the above mentioned plan; thence extending along the same South 51 degrees, 56 minutes East, 140.00 feet on the Northwesterly side of Willow Street; thence extending along the same South 38 degrees, 04 minutes West, 100.00 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain agreements as of record. CONTAINING 14,000 square feet.

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

BEING the same premises which FNMA by Deed dated April 12, 2000 and recorded May 16, 2000 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5316, Page 2467 granted and conveyed unto Deborah Duvall, in fee.

Parcel Number: 60-00-03148-00-5.

Location of property: 975 Willow Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Deborah Duvall** at the suit of Bank of America, N.A. Debt: \$123,165.80.

**Samantha Gable**, 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.

16-26850

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected hereditaments and appurtenances (No. 1005 Loney Street), situate on the Northeast side of Loney Street at the distance of 95 feet Northwestward from the Northwesterly side of Thompson Street, in **Rockledge Borough**, County of Montgomery, and State of Pennsylvania.

CONTAINING in front or breadth on the said Loney Street 45 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles with said Loney Street 85 feet.

BEING the same premises which Lawrence J. Brown and Kathleen M. Frisco, now known as Kathleen M. Brown, by Deed dated May 14, 2009 and recorded on June 10, 2009 in the Office for the Recording of Deeds in Book 05582 and Page 1988 conveyed unto Jeanne F. Dearden, as sole owner.

Parcel Number: 18-00-01666-00-8.

Location of property: 1005 Loney Street, Jenkintown, PA 19046.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Jeanne Dearden** at the suit of Ocwen Loan Servicing, LLC. Debt: \$188,087.10.

**Jessica N. Manis**, Attorney.

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

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

16-26932

ALL THAT CERTAIN property, situated in **Bridgeport Borough**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a Deed dated 04/27/1972 and recorded 04/27/1972, among the Land Records of the County and the State set forth above, in Deed Volume 3747 and Page 369.

TITLE TO SAID PREMISES IS VESTED IN David Ottey and Connie Ottey, his wife by Deed from John A. Perna, singleman dated 04/27/1972 recorded 04/27/1972 in Deed Book 3747, Page 369.

Parcel Number: 02-00-02960-00-8.

Location of property: 24 West Front Street, Bridgeport, PA 19405.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Connie Ottey and David Ottey** at the suit of LSF9 Master Participation Trust. Debt: \$208,878.52.

**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 \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-27621

ALL THAT CERTAIN message and lot or piece of land, marked No. 196 on a plan of lots laid out by John S. Pennypacker, situate upon the Northwesterly side of Walnut Street, situate in **Royersford Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point in the centerline of Walnut Street, a corner of this and Lot No. 195 and at the distance of three hundred twenty-eight and five-tenths feet Northeasterly from the centerline of Ninth Avenue; thence Northwesterly along the line of Lot No. 195 the distance of two hundred feet; thence Northeasterly along the line of Lot No. 160 the distance of fifty feet; thence Southeasterly along the line of Lot No. 197 the distance of two hundred feet to the centerline of Walnut Street; thence on the centerline of Walnut Street Southwesterly the distance of fifty feet to the place of beginning.

CONTAINING ten thousand (10,000) square feet of land more or less.

AND ALSO ALL THAT CERTAIN lot or piece of land, being the Southwesterly 20 feet of lot marked No. 197 on a plan of lots laid out by John S. Pennypacker, situate upon the Northwesterly side of Walnut Street formerly in the Township of Limerick now in the 4th Ward of **Royersford Borough**, County of Montgomery and State of Pennsylvania, being bounded and described, as follows, to wit:

BEGINNING at a stake in the centerline of said Walnut Street at the Easterly corner of Lot No. 196 on the above mentioned plan and at the distance of two hundred forty-seven and one-half feet Southwesterly from the point of intersection of the centerline of said Walnut Street with the centerline of Tenth Avenue; thence along Lot No. 196 on the aforesaid plan other lands of the Grantees herein named, Northwesterly two hundred feet to a stake; thence by Lot No. 161 on said plan, Northeasterly the distance of 20 feet to a stake; thence by other lands of said Morris A. Freed about to be conveyed to Charles H. Shappell, et ux.; thence by said lands, Southeasterly two hundred feet to a point in the centerline of Walnut Street aforesaid; thence on the centerline of said Walnut Street, Southwesterly the distance of 20 feet to the place of beginning.

CONTAINING four thousand (4,000) square feet of land, be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Rosemarie T. Wilhelm and Paula Harkin, by Deed from Rosemarie T. Wilhelm, dated 03/15/2010, recorded 03/16/2010, in Book 5761, Page 828. Rosemarie T. Wilhelm was a co-record owner of the mortgaged premises as a Joint Tenant With the Right of Survivorship. By virtue of Rosemarie T. Wilhelm's death on or about 05/28/2012, her ownership interest was automatically vested in the Surviving Joint Tenant(s).

Parcel Number: 19-00-04928-00-3.

Location of property: 939 Walnut Street, Royersford, PA 19468-2423.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paula Harkin** at the suit of Wells Fargo Bank, N.A. Debt: \$182,961.91.

**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 \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-28109

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township** of the County of Montgomery and State of Pennsylvania and described according to a certain plan thereof known as Subdivision Plan Section No. 1, James H. Oeste, Land Development Company, Inc. made by C. Raymond Weir, Registered Professional Engineer, dated 10/31/1960, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book B-6, Page 151, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Stevens Drive (50 feet wide), said point being the two (2) following courses and distances from a point of curve on the Northeasterly side of Highland Avenue (50 feet wide): (1) leaving Highland Avenue on the arc of a circle curving to the right having a radius of 10 feet, the arc distance of 15.54 feet to a point of tangent on the Southeasterly side of Stevens Drive; and (2) North 44 degrees, 23 minutes, 20 seconds East, along the Southeasterly side of Stevens Drive, 114.50 feet to the point and place of beginning.

CONTAINING in front or breadth Northeastwardly along the Southeasterly side of Stevens Drive, 125 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Stevens Drive, 160 feet.

BEING Lot No. 19 as shown on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN Michelle Marvel by Deed from Jean Heubach dated September 1, 2009 and recorded on October 27, 2009 in the Montgomery County Recorder of Deeds in Book 5748, Page 01133 as Instrument No. 2009113211.

Parcel Number: 54-00-14287-00-5.

Location of property: 1009 Stevens Drive, Fort Washington, PA 19034.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michelle Marvel** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee, on Behalf of the Holders of the Alternative Loan Trust 2005-56, Mortgage Pass-Through Certificates, Series 2005-56. Debt: \$466,131.08.

**Roger Fay**, 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.

16-28523

ALL THAT CERTAIN message and lot or piece of land, situated on the West side of Jefferson Street in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin set for a corner in the center line of Jefferson Street and land of Charles K. Gery; thence by land of the said Charles K. Gery South sixty-four and three-quarter degrees, West two hundred feet to a stake, a corner in the center line of Green Alley; thence along the same North twenty-five degrees and a quarter West forty feet to a stake, a corner; thence by land of Henry Hartlieb North sixty-four degrees and three-quarters East, two hundred feet to a stake, a corner in the center line of Jefferson Street; thence along the same South twenty-five degrees and a quarter East, forty feet to the place of beginning.

CONTAINING eight thousand square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Christian J. Brunner and Melva R. Brunner, his wife, as Tenants by the Entireties, by Deed from Christian J. Brunner and Melva R. Brunner, his wife, dated 10/21/1952, recorded 10/25/1952, in Book 2318, Page 303. Christian J. Brunner was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Christian J. Brunner's death on or about 07/30/1995, his ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 06-00-02032-00-5, Map #06015 011.

Location of property: 206 Jefferson Street, East Greenville, PA 18041-1625.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Melva R. Brunner a/k/a Melva Brunner** at the suit of Wells Fargo Bank, N.A. Debt: \$207,521.60.

**Vishal J. Dobaria**, Attorney. I.D. #311860

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.

16-28893

ALL THAT CERTAIN TRACT or land, situate in **Souderton Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Lot #18, as shown on a plan of subdivision made for Kenneth Grosse, Jr., by Urwiler and Walter, Inc., dated 6/29/1971, and revised 9/22/1971, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly sideline of Valley Lane (40 feet wide), said point being located the two following courses and distances from the intersection of the Southeasterly sideline of Valley Lane with the centerline of Fifth Street (30 feet curb to curb): (1) North 73 degrees, 23 minutes East, 368.35 feet to a point of curvature; and (2) along an arc curving to the right, having a radius of 50 feet, the arc distance of 27.72 feet to the point of beginning; thence from said point and along the Southeasterly sideline of Valley Lane the two following courses and distances: (1) along an arc curving to the right, having a radius of 50 feet, the arc distance of 12.05 feet to a point of reverse curvature; and (2) along an arc curving to the left having a radius of 50 feet, the arc distance of 24.46 feet to a point, a corner of Lot #19; thence extending along the same South 16 degrees, 37 minutes East, 122.49 feet to a point in line, of a 15 foot wide alley; thence extending along the same South 73 degrees, 26 minutes West, 30 feet to a point, a corner of Lot #17; thence extending along the same North 16 degrees, 37 minutes West, 142.64 feet to the point and place of beginning.

BEING the same premises conveyed to James Fitzgerald and Sally Fitzgerald, his wife, from Charles E. Boyer, III and Janet M. Boyer, his wife, by Deed dated August 30, 1979 and recorded on September 4, 1979, as Instrument No. 1979033979 in Deed Book 4448, Page 417, as recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania. The said Sally Fitzgerald died on February 5, 2004 thereby vesting title into James Fitzgerald a/k/a James W. Fitzgerald, Sr. by operation of law.

Parcel Number: 21-00-07364-00-4.

Location of property: 540 Valley Lane, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James Fitzgerald a/k/a James W. Fitzgerald, Sr.** at the suit of CIT Bank, N.A. Debt: \$155,342.17.

**Jacob M. Ottley**, Attorney.

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

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

16-29282

Parcel ID: 02-00-05496-00-1

ALL THAT CERTAIN parcel or tract of land, situate in **Bridgeport Borough**, Montgomery County, Commonwealth of Pennsylvania, as shown on a certain plan entitled "ALTA/ACSM Land Title Survey Bridgeview" prepared by Pennoni Associates, Inc., dated 11-05-2005, revised 11/28/05, and being bounded and described, as follows:

BEGINNING at a point of intersection of the Southerly line of Front Street (50 feet wide) with the Westerly line of Depot Street (60 feet wide); thence (1) from said point of beginning along the Westerly line of Depot Street (60 feet wide) South 04 degrees, 27 minutes, 43 seconds West, a distance of 146 feet to a point, common to the Northerly line of Second Street (40 feet wide); thence (2) along the Northerly line of Second Street, North 69 degrees, 07 minutes, 13 seconds West, a distance of 94 feet to point; thence (3) leaving the Northerly line of Second Street, North 21 degrees, 59 minutes, 56 seconds East, a distance of 140 feet to point, on the Southerly line of Front Street; thence (4) along the Southerly line of Front Street South 69 degrees, 11 minutes, 31 seconds East, a distance of 50 feet to the point of beginning.

Parcel ID: 02-00-02936-00-5

ALL THAT CERTAIN parcel or tract of land, situate in **Bridgeport Borough**, Montgomery County, Commonwealth of Pennsylvania, as shown on a certain plan entitled "ALTA/ACSM Land Title Survey Bridgeview" prepared by Pennoni Associates, Inc., dated 11/05/05, revised 11/28/05 and being bounded and described, as follows:

BEGINNING at a point of intersection of the Southerly line of Front Street (50 feet wide) with the Easterly line of Depot Street (60 feet wide); thence (1) from said point of beginning along the Southerly line of Front Street (50 feet wide) South 69 degrees, 11 minutes, 31 seconds East, a distance of 781.59 feet to a point; (2) continuing along same, South 51 degrees, 00 minutes, 31 seconds East, a distance of 73.77 feet to point common to lands now or formerly of Reading Company; thence (3) along lands now or formerly of Reading Company, North 85 degrees, 26 minutes, 31 seconds West, a distance of 559.07 feet to a point on the approved subdivision line as shown in Deed Book 00025, Page 391; thence (4) along said approved subdivision line, North 04 degrees, 33 minutes, 29 seconds East, a distance of 49.79 feet to point common to Premises C; thence (5) along said premises C, North 85 degrees, 41 minutes, 31 seconds West, a distance of 205.15 feet to point; thence (6) along same North 04 degrees, 18 minutes, 29 seconds East, a distance of 24.50 feet to point; thence (7) along same, North 85 degrees, 41 minutes, 31 seconds West a distance of 28.00 feet to point; thence (8) along same, North 04 degrees, 18 minutes, 29 seconds East, a distance of 3.50 feet to point; thence (9) along same, North 85 degrees, 41 minutes, 31 seconds West, a distance of 18.57 feet to point, on the aforementioned Easterly line of Depot Street; thence (10) along the Easterly line of Depot Street, North 04 degrees, 27 minutes, 43 seconds East, a distance of 183.74 feet the point of beginning.

CONTAINING 2.3179 acres of land, more or less.

Parcel ID: 02-00-03040-00-9

ALL THAT CERTAIN parcel or tract of land, situate in **Bridgeport Borough**, Montgomery County, Commonwealth of Pennsylvania, a shown on a certain plan entitled "ALTA/ACSM Land Title Survey Bridgeview" prepared by Pennoni Associates Inc., dated 11/05/05 , revised 11/28/05 and being bounded and described, as follows:

BEGINNING at a point of intersection of the Northerly line of Front Street (50 feet wide) with the Easterly line of Depot Street (60 feet wide); thence (1) from said point of beginning, along the Easterly line of Depot Street (60 feet wide) North 04 degrees, 44 minutes, 00 seconds East, a distance of 126.82 feet to a point; thence (2) North 70 degrees, 31 minutes, 56 seconds West, a distance of 111.01 feet to point; thence (3) North 41 degrees, 31 minutes, 34 seconds East a distance of 10.44 feet to point; thence (4) North 75 degrees, 04 minutes, 01 seconds West a distance of 397.61 feet to point; thence (5) along the Northerly line of Mill Street, North 70 degrees, 23 minutes, 01 seconds West, a distance of 16.06 feet to point common corner to lands now or formerly of Daniel Deorzio; thence (6) along lands now or formerly of Daniel Deorzio, North 22 degrees, 58 minutes, 14 seconds East, a distance of 35.00 feet to point; thence (7) along same North 69 degrees, 50 minutes, 41 seconds West, a distance of 417.27 feet to point; thence (8) along same, North 22 degrees, 33 minutes, 29 seconds East, a distance of 302.59 feet to point on the low water mark of the South Bank of the Schuylkill River; thence (9) along said low water mark of the South Bank of the Schuylkill River, in an Easterly direction, a distance of 2,458 feet more or less, having a tie line of South 70 degrees, 46 minutes, 23 seconds East, a distance of 2404.66 feet to point; thence (10) continuing along said South Bank of the Schuylkill River South 60 degrees, 22 minutes, 41 seconds East, a distance of 125.11 feet to point; thence (11) continuing along same , South 58 degrees, 00 minutes, 41 seconds East, a distance of 133.08 feet to point; thence (12) continuing along same, South 62 degrees, 18 minutes, 26 seconds East, a distance of 323.34 feet to point, common corner to lands now or formerly of James Lees & Sons; thence (13) along lands now or formerly of James Lees & Sons, South 01 degrees, 56 minutes, 19 seconds West , a distance of 90.33 feet to point, common to lands now or formerly of Reading Company; thence (14) along lands now or formerly of Reading Company, North 80 degrees, 32 minutes, 36 seconds West, a distance of 415.00 feet to point; thence (15) along same North 74 degrees, 31 minutes, 56 seconds West, a distance of 130.01 feet to point; thence (16) along same, North 72 degrees, 16 minutes, 56 seconds West, a distance of 91.00 feet to point; thence (17) along same, North 75 degrees, 16 minutes, 56 seconds West, a distance of 21.62 feet

to point; thence (18) along same, South 39 degrees, 31 minutes, 49 seconds West, a distance of 45.10 feet to point; thence (19) along same, North 82 degrees, 47 minutes, 31 West, a distance of 53.10 feet to point; thence (20) along same, North 70 degrees, 46 minutes, 31 seconds West, a distance of 48.14 feet to point on the Northerly line of Front Street (50 feet wide); thence (21) along the Northerly line of Front Street, South 70 degrees, 45 minutes, 59 seconds West, a distance of 98.00 feet to point; thence (22) along same, South 84 degrees, 10 minutes, 59 seconds West, a distance of 76.77 feet to point; thence (23) along same, North 89 degrees, 19 minutes, 31 seconds West, a distance of 66.83 feet to point; thence (24) along same, North 85 degrees, 21 minutes, 31 seconds West, a distance of 143.18 feet to point; thence (25) along same, North 69 degrees, 11 minutes, 31 seconds West, a distance of 940.77 feet the point of beginning.

CONTAINING 31.5577 acres of land, more or less.

Parcel Numbers: 02-00-03040-00-9, 02-00-02936-00-5, 02-00-05496-00-1.

Location of property: Parcel No. 02-00-03040-00-9, 5 West Front Street, Bridgeport, PA; Parcel No. 02-00-02936-00-5, 19 Depot Street, Bridgeport, PA; Parcel No. 02-00-05496-00-1, 5 West Second Street, Bridgeport, PA.

The improvements thereon are: Miscellaneous industrial and commercial buildings.

Seized and taken in execution as the property of **Bridgeview Development Associates, L.P.** at the suit of UCF I Trust 1 By and Through UC Credit Services, LLC in its Capacity as Servicer. Debt: \$17,675,804.22 (plus interest and costs).

**Alan C. Promer**, Attorney. I.D. #81006

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-29498

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as 100 Centre Avenue, located in **West Norriton Township**, County of Montgomery and State 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 of Montgomery County a Declaration dated 2/15/1980 and recorded on 5/5/1980 in Deed Book 4523, Page 519 and an Amendment thereto dated 11/24/1980 and recorded 11/26/1980 in Deed Book 4584, Page 98 and the Declaration Plan dated 5/3/1979 and recorded 5/5/1980 in Condominium Plan Book 8, Pages 1, 2, and 3 and a Code of Regulation dated 12/27/1979 and recorded 5/5/1980 in Deed Book 4523, Page 552 and an Amendment dated 11/24/1980 and recorded 11/26/1980 in Deed Book 4584, Page 100 being and designated on Declaration Plan as Unit No. 219 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 086756%.

BEING the same premises which Kevin Lawn by Deed dated 05/28/10 and recorded 6/8/10 in the Recorder's Office of Montgomery, Pennsylvania, Deed Book 5769, Page 1206 granted and conveyed unto Shannon Michelle Tyndall and Heather Postlewait.

Parcel Number: 63-00-04864-52-7.

Location of property: 219 Centre Avenue, Condominium 219, Norristown, PA 19403.

The improvements thereon are: Residential - condominium townhouse.

Seized and taken in execution as the property of **Heather Postlewait and Shannon Michelle Tyndall** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$137,293.41.

**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 \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-29906

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan and a survey thereof, as follows, to wit:

BEGINNING at a point on the Northwesterly side of the Conshohocken Road or Fayette Street (one hundred feet wide) at the distance of seventy-seven feet Northeasterly from an iron pin in the Northwesterly side of said Fayette Street (one hundred feet wide) at said iron in being in line of the land of the late Christopher, deceased said point of beginning being also in the Northeasterly line of land conveyed to Margaret Potter; thence extending along said land conveyed to Margaret Potter, North forty-nine degrees, fifty-four minutes West, one hundred eighty-six feet to a point on the Southeasterly side of Forrest Street (fifty feet wide); thence extending along said side of Forrest Street (fifty feet wide) North forty degrees, six minutes East, forty feet to a point, a corner of this and land recently conveyed to Edna Miller (by Deed recorded in Deed Book No. 935, Page 204); thence along said Miller's land and passing through the partition wall upon this and said Miller's land, South forty-nine degrees, fifty-four minutes East, one hundred eighty-six feet to a point on the Northwesterly side of said Conshohocken Road or Fayette Street; and thence along said Northwesterly side of said Fayette Street, South forty degrees, six minutes West, forty feet to the place of beginning.

THIS IS A TRANSFER from husband and wife to husband as part of a property settlement agreement.

TITLE TO SAID PREMISES IS VESTED IN William D. Wynne, by Deed from Christine Wynne and William D. Wynne, h/w, dated 05/13/1998, recorded 06/29/1998, in Book 5231, Page 108.

Parcel Number: 49-00-01522-00-4.

Location of property: 1332 Fayette Street a/k/a 1332 Butler Pike, Conshohocken, PA 19428.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William D. Wynne** at the suit of Bank of America, N.A. Successor by Merger to Fleet National Bank. Debt: \$29,579.23.

**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 \$3,500. 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.

17-00634

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 in accordance with a survey thereof made by Will D. Hiltner, Registered Engineer, dated March, 1951 and revised May, 1951, as follows, to wit:

BEGINNING at a point on the Southeast side of Third Street (50 feet in width), at the distance of 80.29 feet Northeasterly from the Northeast side of Hartranft Avenue (50 feet in width); thence extending along the said Southeast side of Third Street, North 47 degrees, 50 minutes East, 69.95 feet to a point on the Southwest side of a driveway (16 feet in width); thence extending along the Southwest side of said driveway, South 43 degrees, 25 minutes East, 120.03 feet to a point, a corner of land of Clark and Hattie Wolfe; thence extending along said land, South 47 degrees, 50 minutes West, 72.57 feet to a point, a corner of other lands of J. Willard Roberts and Eleanor H. Roberts, his wife; thence extending along said land, North 42 degrees, 10 minutes West, 120 feet to the first mentioned point and place of beginning.

SUBJECT to certain rights and privileges of the Grandview Heights Water Company.

TOGETHER with unto the Grantees, their heirs and assigns, the free and common use, right, liberty and privilege of said driveway, 16 feet in width.

TITLE TO SAID PREMISES IS VESTED IN George A. Sautner and Janice Sautner, his wife, by Deed from George A. Sautner, dated 11/18/2010, recorded 11/26/2010, in Book 5786, Page 699.

Parcel Number: 33-00-09619-00-5.

Location of property: 2202 3rd Street a/k/a 2202 Third Street, Norristown, PA 19401-1933.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George A. Sautner and Janice Sautner** at the suit of Wells Fargo Bank, N.A. Debt: \$205,121.13.

**Jennie C. Tsai**, Attorney. I.D. #315213

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.

17-00946

ALL THAT CERTAIN brick message and lot or piece of land, situate in **Bridgeport Borough**, County of Montgomery and Commonwealth of Pennsylvania, and numbered according to the plan of numbering houses in said Borough Numbered 44 Front Street and bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Front Street at the distance of forty-five and ninety-five one-hundredths feet Southeasterly from the Southeast corner of Front and Mill Streets, and said point being in the middle of the partition wall between the premises hereby conveyed and the adjoining premises now or late of said Charles J. Quiliman; thence Southwesterly the line passing through the middle of the partition wall between the premises hereby conveyed and the adjoining premises now or late of said Charles J. Quiliman one hundred thirty-seven and five-tenths feet to the Northeasterly side of Second Street, thence along said side of Second Street Southeasterly thirteen and fifty-five one-hundredths feet to a spike a corner of this and land now or late of Mary Mares; and thence along the line of said Mary Mares land and passing through the middle of a partition wall between the premises hereby conveyed and said Mary Mares adjoining premises Northeasterly one hundred thirty-seven and forty-three one-hundredths feet to the Southwest side of Front Street and along the said side of said Front Street, Northwesterly fourteen and five one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Beverly McArdle by Deed from Kenneth H. Smith, widower dated 08/01/2001 recorded 08/01/2001 in Deed Book 5369, Page 1972.

Parcel Number: 02-00-02992-00-3.

Location of property: 44 West Front Street, Bridgeport, PA 19405-1023.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dana R. McArdle, Known Heir of Beverly McArdle, Kenneth H. Smith a/k/a Kenneth W. Smith, Individually, and as Known Heir of Beverly McArdle, Nicole L. McArdle, Known Heir of Beverly McArdle, Robert S. McArdle, Known Heir of Beverly McArdle, Sean R. McArdle, Known Heir of Beverly McArdle and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Beverly McArdle** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, as Successor in Interest to JP Morgan Chase Bank, National Association, as Successor in Interest to Bank One, National Association, as Trustee for Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2002-BC4. Debt: \$28,486.70.

**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 \$3,500. 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.

17-00999

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, described according to a survey and plan thereof made by Franklin and Lindsey, C.E., bearing date August 16, 1944, as follows, to wit:

BEGINNING at a point on the Southwest side of County Line Road at the distance of one hundred fifty-one and sixty one-hundredths feet Southeast of a point of curve on the Southwest side of County Line Road, at the arc distance of forty seven and twelve one-hundredths feet measured on the arc of a circle with a radius of thirty feet from a point of compound curve on the Southeast side of Madison Avenue.

CONTAINING in front or breadth on the said Southwest side of County Line Road thirty-two and five-tenths and extending of that width in length or depth Southwestwardly between parallel lines at right angles to said County Line Road one hundred fifteen feet, the Southeast line thereof passing through the center line of the party wall between this and the message adjoining on the Southeast.

BEING the same premises which Edward R. Thomson and Ethlyn C. Thomson, his wife by Deed dated 9/10/1976 and recorded 9/14/1976 in the Recorder's Office of Montgomery, Pennsylvania, Deed Book 4140, Page 577 granted and conveyed unto Charles E. Mac Kelvey and Margaret H. Mac Kelvey, his wife.

Parcel Number: 08-00-01015-00-3.

Location of property: 210 East County Line Road, Hatboro, PA 19040.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Charles E. Mac Kelvey and Margaret H. Mac Kelvey** at the suit of Ditech Financial, LLC. Debt: \$111,738.63.

**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 \$3,500. 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.

17-01011

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania described according to a plan of subdivision made for John J. Glennon by Joseph J. Estock, Professional Land Surveyor, King of Prussia, PA dated 10/25/1985 and last revised 4/21/1986 and recorded in Plan Book A-47, Page 248, bounded and described, as follows, to wit:

BEGINNING at a point on the Northerly side of Lincoln Avenue (60 feet wide) a corner of this and Loan No. 2 on the above mentioned plan which last mentioned point is measured South 80 degrees, 45 minutes East, 80.00 feet along said side of Lincoln Avenue from its intersection with the Easterly side of Grant Street (60 feet wide); thence extending from said point of beginning along Lot No. 2 and also along Lot No. 1 the two following courses and distances: (1) North 9 degrees, 15 minutes East, 100.00 a point; (2) North 80 degrees, 45 minutes West, 80.00 feet to a point on the Easterly side of Grant Street; thence along the same North 09 degrees, 15 minutes East, 35.00 feet to a point on the Southerly side of a 20 feet wide alley; thence extending along the same South 80 degrees, 45 minutes, 120.00 feet to a point in line of lands now or late of Edith Scott; thence extending along said lands South 09 degrees, 15 minutes West, 135.00 feet to a point on the aforesaid of Lincoln Avenue; thence extending along the same North 80 degrees, 45 minutes West, 40.00 West, 40.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 3.

BEING the same premises Fernando Rosado and Angelo Rosado, by Deed dated April 30, 2002, and recorded in the Office of Recorder of Deeds in and for Montgomery County on May 30, 2002, at Book 5410, Page 1452, conveyed unto Angela Rosado.

Angela Rosado departed this life on June 20, 2016.

Parcel Number: 16-00-19280-00-9.

Location of property: 709 Lincoln Avenue, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Estate of Angela Rosado, Deceased, and All Unknown Individuals, Heirs, Successors, Assigns, Business Entities, Non-Profit Entities, and/or Charitable Entities Having and/or Claiming Any Right, Title, and/or Interest Therein, Therefrom and/or Thereunder, Miguel A. Santiago, Solely as Administrator of the Estate of Angela Rosado, Deceased, Fernando Rosado, Jr., Solely as Heir to Angela Rosado, Deceased and Samuel Rosado, Solely as Heir to Angela Rosado, Deceased** at the suit of CU Members Mortgage, a Division of Colonial Savings, F.A. Debt: \$97,009.30 plus interest and costs.

**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 \$3,500. 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.

17-01121

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as 421 Manor Road and Lot No. 87 on a plan of part of "Moreland Village", Section No. 2, made for Stenton Builders, Inc. by George E. Mebus, Registered Professional Engineer bearing date the 8th day of August A.D. 1950 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book No. 2103, Page 601.

BEING the same premises which John H. Colbeck, widower by Deed dated March 30, 1992 and recorded April 1, 1992 in Montgomery County in Deed Book 5002, Page 1600 conveyed unto David L. Hoberg and Linda M. Hoberg, husband and wife, as Tenants by the Entireties, in fee. The said David L. Hoberg departed this life on 11/14/2012 vesting title solely in Linda M. Hoberg.

Parcel Number: 59-00-11977-00-6.

Location of property: 421 Manor Road, Hatboro, PA 19040.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Linda M. Hoberg** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$214,001.60.

**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 \$3,500. 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.

17-01141

ALL THAT CERTAIN one-half of a double dwelling with the lot of land on which the same is erected, situate the North side of Cherry Street in the Sixth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, known as 1209 Cherry Street, bounded and described, as follows:

BEGINNING at a point on the North side of Cherry Street Eastwardly 45 feet from the Northeast corner of Cherry and Roland Streets; thence Northwardly 140 feet to a 20 feet wide alley; thence along said alley Eastwardly 20 feet, 8 inches to a point in line of lands to be conveyed to Cresson Levensgood and Dorothy L. Levensgood, his wife; thence Southwardly a distance of 25 feet, 6 inches to a point; thence Eastwardly a distance of 114 feet, 6 inches to the North side of Cherry Street, aforesaid, passing in part of said course and distance thru middle of the partition or division wall erected between this and the house adjoining on the East; thence along said Cherry Street Westwardly 21 feet, 8 inches to the point or place of beginning.

BEING the same premises which Walker J. Banks and Jolene M. Banks, husband and wife by Deed dated 6/21/2016 and recorded 6/21/2016 at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery in Book 6003, Page 1230 granted and conveyed unto Jolene M. Banks, in fee.

Parcel Number: 16-00-05268-00-8.

Location of property: 1209 Cherry Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jolene M. Banks a/k/a Jolene Banks** at the suit of PNC Bank, National Association, Successor by Merger to National City Bank, Successor by Merger to National City Mortgage Company. Debt: \$122,967.13.

**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 \$3,500. 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.

17-01167

ALL THAT CERTAIN lot, plot or parcel of ground, with the message or tenement thereon erected, hereditaments and appurtenances, situate in Walnut Ridge Estate, in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, designated as Lot No. 1804 on a Certain Development Plan of Walnut Ridge Estate, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A and described according to an "As-Built" Plan of House No. 1804 prepared by Serdy & Bursich, Inc. as endorsed hereon, as follows:

BEGINNING at a point on the center line of the party wall between this lot and Lot No. 1805 as shown on said plan, which point is 57.33 feet measured North 42 degrees, 14 minutes West from a point, which last mentioned point is 242.715 feet measured North 47 degrees, 46 minutes East from a point, which last mentioned point is 122 feet measured North 42 degrees, 14 minutes West from a point of tangent on the center line of Walnut Ridge Estates road bed.

CONTAINING in front or breadth on a course measured North 47 degrees, 46 minutes East from said point of beginning, 17.83 feet and extending of that width Northwestwardly between parallel lines at right angles thereto, 38 feet.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Polen and Christine I. Polen, his wife, by Deed from Nancy Umbel-Kerr, dated 09/27/1990, recorded 10/05/1990, in Book 4959, Page 2294.

Parcel Number: 42-00-05118-28-5.

Location of property: 1804 Walnut Ridge Estate, Pottstown, PA 19464-3066.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Polen and Christine I. Polen** at the suit of Bank of America, N.A. Debt: \$114,833.87.

**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 \$3,500. 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.

17-01344

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a plan of Lots Nos. 872, 873 and 874 on Plan of Roslyn Park, Section I, made by George E. Mebus, Registered Professional Engineer, Glenside, PA dated 4/28/1948, as follows, to wit:

BEGINNING at a point in the centerline of Brookdale Avenue (40 feet wide) said point being 280 feet measured Northwestwardly along the said centerline of Brookdale Avenue from its intersection with the centerline of Norwood Avenue (40 feet wide) and the centerline of Colonial Avenue; thence extending along the centerline of Brookdale Avenue, North 89 degrees, 21 minutes, 3 seconds West, 60.00 feet to a point; thence extending North 00 degrees, 38 minutes, 57 seconds East, 175.83 feet to a point; thence extending South 84 degrees, 27 minutes, 7 seconds East, 60.33 feet to a point; thence extending South 00 degrees, 38 minutes, 57 minutes West, 182.33 feet to the first mentioned point and place of beginning.

BEING the same premises which Edward Salloum by Deed dated 12/29/2011 and recorded 1/3/2012 in the Recorder's Office of Montgomery, Pennsylvania, Deed Book 5823, Page 2550 granted and conveyed unto James J. Knapp.

Parcel Number: 30-00-05528-00-4.

Location of property: 2523 Brookdale Avenue, Roslyn, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **James J. Knapp** at the suit of Pennsylvania Housing Finance Agency. Debt: \$225,334.30.

**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 \$3,500. 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.

17-01732

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County Pennsylvania, described pursuant to a Subdivision Record Plan for Golfview Estates II, recorded in Montgomery County on 5/3/2006 in Plan Book, P-26, Page 454.

BEING Lot #9.

TITLE TO SAID PREMISES IS VESTED IN Jackie Yon a/k/a Jackie M. Yon and Starr Morgan Yon by Deed from Golf View Properties, L.P. dated May 26, 2006 and recorded June 19, 2006 in Deed Book 5604, Page 2754.

Parcel Number: 54-00-11167-00-2.

Location of property: 322 Logan Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jackie Yon a/k/a Jackie M. Yon and Starr Morgan Yon** at the suit of Lakeview Loan Servicing, LLC. Debt: \$270,395.47.

**Jacob M. Ottley**, Attorney.

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

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

17-01910

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as "Westover Hoods", a Condominium located on South Schuylkill Avenue, **West Norriton Township**, Montgomery County, Pennsylvania which heretofore has been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of 7/3/1903, P.L. 196, by the recording in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania of a Declaration Condominium dated 5/28/1974 and recorded on 7/15/1974 in Deed Book 3949, Page 212, as amended by First Amendment thereto dated 6/17/1974 and recorded 7/15/1974 in Deed Book 3949, Page 212, as amended by First Amendment thereto dated 6/17/1974 and recorded 7/15/1974 in Deed Book 3960, Page 112, and the Declaration Plan, dated 5/13/1974 and recorded 6/12/1974 in Condominium Plan Book 3, Page 27, and The Code of Regulations dated 5/28/1974 and recorded 6/12/1974 in Deed Book 3949, Page 197 as amended by First Amendment thereto dated 6/17/1974 recorded 7/15/1974 in Deed Book 3960, Page 116 as amended by Second Amendment thereto dated 12/7/1983 and recorded 1/17/1984 in Deed Book 4729, Page 229 and Amendment to Declaration of Condominium and Code of Regulations, dated 1/11/2001 and recorded 1/11/2001 in Deed Book 5346, Page 686, being designated on said Declaration Plan as Building Number 2, Entrance Number 214 and Unit Number L1 as more fully described in such Declaration Plan and Declaration together with the proportionate undivided interest in the Common elements as defined in such Declaration.

BEING the same premises which Anthony M. Paschall, Barbara D. Paschall, Andrea M. Paschall by Deed dated 08/02/05 recorded 10/03/05 in Montgomery County in Deed Book 05573, Page 1809, Instrument #2005142946 conveyed unto Joanne Bani, in fee.

Parcel Number: 63-00-07304-22-9.

Location of property: 123 Riversedge Drive #123 a/k/a 123 Rivers Edge Drive, Norristown, PA 19403.

The improvements thereon are: Residential - condominium garden style - common ent. 1-3S.

Seized and taken in execution as the property of **Joanne Bani** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Long Beach Mortgage Loan Trust 2005-WL3, Asset-Backed Certificates, Series 2005-WL3. Debt: \$81,601.85.

**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 \$3,500. 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.

17-02032

ALL THAT CERTAIN lot or piece of land, with the dwelling thereon erected, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Francis W. Wack, Registered Surveyor, Schwenksville, Pennsylvania dated August 20, 1951, as follows, to wit:

BEGINNING at a point in the center line of State Highway Route No. 29 a corner of land conveyed to Kenneth F. Hoffman and Jean L. Hoffman, his wife; thence along the center line of State Highway Route No. 29, North 01 degree, East 37.08 feet to a point a corner of land of Jaquelin Turner; thence along said land, South 86 degrees, 45 minutes East crossing over an iron pin set on the Easterly side of State Highway Route No. 29, 188.95 feet to an iron pin in line of land of the Reading Company; thence along said land, South 05 degrees, 45 minutes West, 32.07 feet to an iron pin, a corner of land conveyed to Kenneth F. Hoffman and Jean L. Hoffman, his wife; thence along said land the line for a portion of the distance passing through the center of the partition wall dividing the house hereon erected and the house erected on said adjoining premises, North 87 degrees, 57 minutes West, 185.05 feet to the place of beginning

BEING the same premises which Estate of Edith Hartzell, deceased, by Deed dated January 22, 2008 and recorded February 8, 2008 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5681, Page 02384, granted and conveyed unto Ann Stuckert-Davis.

Parcel Number: 48-00-00841-00-2.

Location of property: 214 Gravel Pike, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ann Stuckert-Davis** 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: \$120,753.00.

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

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

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

17-02417

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, the County of Montgomery, Commonwealth of Pennsylvania and described according to certain plan thereof known as High Park made by George B. Mebus, Registered Professional Engineer, dated October 11, 1948, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Corinthian Avenue (fifty feet wide) at the distance of three hundred sixty-seven and five-one hundredths feet Southeastwardly measured along the said side of Corinthian Avenue from a point of tangent in the same, said point of tangent being at the distance of thirty-one and sixty-two one-hundredths feet measured on the arc of a circle curving to the right having a radius of twenty feet from a point of curve on the Southeasterly side of Warminster Road (forty-one and five-tenths feet wide).

CONTAINING in front or breadth on the said side of Corinthian Avenue sixty feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Corinthian Avenue one hundred forty-five feet.

BEING known as Lot No. 8 as shown on the above mentioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN Franklyn E. Milani by Deed from Marlene L. Friedman, Executrix of the Estate of Frank J. Milani dated March 23, 1990 and recorded April 25, 1990 in Deed Book 4944, Page 01112. The said Franklyn E. Milani died on September 21, 2016 without a will or appointment of an Administrator.

Parcel Number: 59-00-03169-00-3.

Location of property: 410 Corinthian Avenue, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marlene L. Friedman, Known Surviving Heir of Franklyn E. Milani and Unknown Surviving Heirs of Franklyn E. Milani** at the suit of CIT Bank, N.A. Debt: \$152,635.82.

**Andrew L. Markowitz**, 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.

17-02796

ALL THAT CERTAIN unit in the property known, named and identified as Elkins Court Condominium, located in **Cheltenham Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Recorder of Deeds Office of Montgomery County of a Declaration dated 12/16/87 and recorded on 12/24/87 in Deed Book 4861, Page 791, being designated as Unit No. E-3, together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 5.210%.

TITLE TO SAID PREMISES IS VESTED IN June W. Burnley, by Deed from Elkins Court Associates, dated 04/27/1998, recorded 08/06/1998, in Book 5235, Page 2069. Mortgagor June W. Burnley died on 08/03/2015, and upon information and belief, his surviving heir is Janet Upsher.

Parcel Number: 31-00-09226-88-6.

Location of property: 700 Elkins Avenue E3 a/k/a 700 Elkins Avenue, Condominium E-3 a/k/a 700 Elkin Avenue, Apartment E3, Elkins Park, PA 19027-2315.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Janet Upsher, in Her Capacity as Heir of June W. Burnley, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under June W. Burnley, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$164,707.73.

**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 \$3,500. 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.

17-02819

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan of Property of King Construction, Inc., Landis Mill Road, made by Thomas J. Dinan, Consulting Engineer, dated 6/30/1971 and last revised 8/30/1971, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Sharon Lane, formerly known as Ford Road (50 feet wide), said point being measured the two (2) following courses and distance from a point of tangent on the Southwesterly side of Landis Mill Road: (1) leaving Landis Mill Road on the arc of a circle curving to the left having a radius of 20 feet, the arc distance of 15.04 feet to a point of tangent; (2) thence extending, South 60 degrees, 41 minutes West, 184.43 feet to the point of beginning; thence extending from said point of beginning along Lot No. 1, South 29 degrees, 19 minutes East, 199.12 feet to a point in line of lands now or late of Mary Seminick; thence extending along said land, South 60 degrees, 54 minutes, 15 seconds West, 223.19 feet to a point, a corner of Lot No. 3; thence along same, North 17 degrees, 13 minutes, 14 seconds West, 212.98 feet to a point on the Southeasterly side of Sharon Lane; thence extending along the Southeasterly side of Sharon Lane, the two (2) following courses and distances: (1) extending in an Easterly direction on the arc of a circle curving to the left having a radius of 150 feet, the arc distance of 95 feet to a point; (2) North 60 degrees, 41 minutes East, 84.25 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

BEING the same premises which Samuel A. Trusik and Jeanine Trusik, husband and wife by Deed dated 04/28/2000 and recorded 05/12/2000 in the Recorder's Office of Montgomery, Pennsylvania, Deed Book 5316, Page #2388 granted and conveyed unto Louis J. Alleva and Linda L. Alleva, husband and wife, as Tenants by the Entireties.

Parcel Number: 43-00-13063-50-2.

Location of property: 16 Sharon Lane, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Linda Alleva a/k/a Linda L. Alleva and Louis Alleva a/k/a Louis J. Alleva** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$245,276.17.

**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 \$3,500. 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.

17-02833

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Record Subdivision Plan of Heritage Hills Golf Club, made by Van Cleef Engineering Associates, dated September 12, 2000, last revised July 18, 2003, and recorded in Plan Book 24, Page 320 to 331, as follows, to wit:

BEGINNING at a point on the Northerly side of Wedge Court (52 feet wide), a corner of this and Lot No. 184 on said plan; thence extending from said point of beginning and along the Northerly side of Wedge Court, aforesaid, the three (3) following courses and distances: (1) North 88 degrees, 46 minutes, 23 seconds West, 6.11 feet to a point of curve therein; (2) along the arc of a circle curving to the left having a radius of 326.00 feet the arc distance of 60.51 feet to a point of tangent therein; and (3) South 80 degrees, 35 minutes, 30 seconds West, 23.12 feet to a point, a corner of Lot No. 186 on said plan; thence extending along the same, North 15 degrees, 59 minutes, 25 seconds East, 144.78 feet to a point, a corner of Open Space "A" on said plan; thence extending along the same, North 86 degrees, 05 minutes, 36 seconds East, 88.85 feet to a point, a corner of Lot No. 184, aforesaid; thence extending along the same, South 15 degrees, 59 minutes, 25 seconds West, 142.79 feet to the first mentioned point and place of beginning.

BEING Lot No. 193 as shown on the above-mentioned plan.

BEING the same premises which DHLPL-Limerick Golf Community, L.P., a Pennsylvania Limited Partnership, by Deed dated August 5, 2008 and recorded in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania on August 8, 2008 in Book 5703, Page 01528, Instrument No. 2008082423 granted and conveyed unto Gregory B. Lynch and Marisol Freytes.

Parcel Number: 37-00-05030-11-7.

Location of property: 13 Wedge Court, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gregory B. Lynch and Marisol Freytes** at the suit of MTGLQ Investors, L.P. Debt: \$514,654.48.

**Stephen M. Hladik**, Attorney. I.D. #66287

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

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

17-03680

ALL THOSE TWO CERTAIN lots or parcels of land, together with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Commonwealth of Pennsylvania, and designated and known as Lots Numbered 118 and 119 in a Certain Plan of Lots called "Belmont Heights" surveyed for Robert T. Paine, Jr., Trustee, by Alan W. Corson, Civil Engineer, which is duly recorded in the aforesaid Office in Deed Book 456, Page 500.

BEING the same premises which Elizabeth A. DiCicco and William J. Henderson and Jane E. Henderson, by Deed dated 2/13/03 and recorded 4/17/03 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5454, Page 1546, and Instrument #008361, granted and conveyed unto Elizabeth A. DiCicco, in fee.

Parcel Number: 40-00-45644-00-9.

Location of property: 18 Park Avenue, Bala Cynwyd, PA 19004.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Elizabeth A. DiCicco** at the suit of Nationstar Mortgage, LLC.  
Debt: \$195,403.21.

**Samantha Gable**, 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.

17-04237

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, to wit:

BEGINNING at a stake in the Northeast side of Chestnut Street at a distance of 24 feet from the East side of Church Street; thence along the middle of the partition wall between this and the adjoining brick house now or late of the property of Joseph K. Gotwall in a Northeast direction parallel to said Church Street 93 feet, 4 inches to a stake, a corner of this and lot now or late of Barbara Axer; thence by said lot Southeast parallel to said Chestnut Street 18 feet to a stake a corner of this and lot now or late of John F. Hamill; thence by said lot Southwest (passing through the middle of the parallel wall between brick house on premises being described and the adjoining brick house on said lot of John F. Hamill) 93 feet, 4 inches to the Northeast side of Chestnut Street; thence along the said side of Chestnut Street Northwest 18 feet to the place of beginning.

TOGETHER with the free and uninterrupted liberty and privilege of and passage in and along the existing alley between this and premises of John F. Hamill leading to Chestnut Street, aforesaid and together with the free and uninterrupted use, liberty and privilege of and passage in and along a certain alley or passage of 3 feet to breadth extending from this lot just described along the line of said Axer's Lot to Church Street aforesaid; together with free ingress, egress and regress to and for the said party of the second part, her heirs, executors, administrators and assigns and her and their heirs and assigns, tenants and under tenants, occupiers and possessors of said message and tenement and lot (just described) continuous to said passage at all times and seasons for hereafter.

TITLE TO SAID PREMISES IS VESTED IN Stephen A. Tracanna, II, by Deed from George Grote and Barbara Grote, h/w, dated 01/03/2007, recorded 01/23/2007, in Book 5632, Page 1757.

Parcel Number: 13-00-08584-00-7.

Location of property: 21 East Chestnut Street, Norristown, PA 19401-3954.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen A. Tracanna, II** at the suit of JP Morgan Chase Bank, National Association. Debt: \$127,146.82.

**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 \$3,500. 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.

17-04341

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Jenkintown Borough**, County of Montgomery and State of Pennsylvania, described according to a plan and survey thereof made by Charles F. Mebus, Registered Professional Engineer, on May 29, 1934, as follows, to wit:

BEGINNING at a stone on the Southwesterly side of Cloverly Avenue (50 feet wide) at the distance of 234.43 feet Southeastwardly from the intersection which the said side of Cloverly Avenue makes with the Easterly side of Leedom Street (35 feet wide); thence extending along the said side of Cloverly Avenue South 49 degrees, 24 minutes, 41 seconds East, 75 feet to a point; thence South 38 degrees, 36 minutes, 24 seconds West, 91.12 feet passing over a stone near Cloverly Avenue to another stone; thence North 63 degrees, 45 minutes, 36 seconds West, 19.84 feet to a stone; thence South 26 degrees, 14 minutes, 24 seconds West, 40.50 feet to a point; thence by land now or late of O'Donnell North 86 degrees, 15 minutes, 36 seconds West, 48.32 feet to a point; thence still by the said O'Donnell's land and along now or late of Helwig North 5 degrees, 00 minutes, 45 seconds East, 45 feet to a stone; thence North 38 degrees, 45 minutes East, 127.55 feet to the first mentioned point and place of beginning.

EXCEPTING AND RESERVING THEREFROM ALL THAT CERTAIN lot or piece of ground, situate in the Borough and County aforesaid, and described according to a survey thereof made by Charles F. Mebus Civil Engineer, on May 29, 1934, as follows, to wit:

BEGINNING at a stone a rear corner of land now or late of O'Donnell and land now or late of Helwig, at the distance of 120.03 feet measured South 86 degrees, 15 minutes, 36 seconds East from a stone on the Easterly side of Leedom Street (35 feet wide) this last mentioned stone being at the distance of 249.94 feet Southwardly from the intersection which the said side of Leedom Street makes with the Southwesterly side of Cloverly Avenue (50 feet wide); thence crossing land now or late of John C. Ponderfract of which this was a part South 65 degrees, 24 minutes, 46 seconds East, 59.15 feet to a point; thence South 26 degrees, 14 minutes, 24 seconds West, 20.50 feet to a point; thence along land now or late of said O'Donnell North 86 degrees, 15 minutes, 36 seconds West, 48.32 feet to a point; thence still along said land North 5 degrees, 00 minutes, 45 seconds East, 40 feet to the place of the beginning.

BEING the same premises which Cloverly Court Realty, L.P. by Deed dated 05/26/2005 and recorded 06/03/2005 in the Office of the Recorders of Deeds, in and for the County of Montgomery in Deed Book 5556, Page 1097 etc., granted and conveyed unto Joseph J. Connolly, Sr. and Kathalina M. Connolly, husband and wife, in fee.

Parcel Number: 10-00-00600-00-2.

Location of property: 809 Cloverly Avenue, Jenkintown, PA 19046.

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

Seized and taken in execution as the property of **Joseph J. Connolly, Sr., Kathalina M. Connolly and United States of America** at the suit of Fireman's Relief Association of Jenkintown. Debt: \$136,966.38.

**Leona Mogavero**, Attorney. I.D. #38388

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.

17-04598

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Valley Forge Tower West Condominium, in the Upper Ward, **Upper Merion 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 07/03/1963, P.L. 196, by the recording in the Office for Recording of Deeds in and for Montgomery County, Pennsylvania the Declaration of Valley Forge Tower West Condominium dated 12/06/1976 and recorded 12/06/1976 in Deed Book 4162, Page 540 and the Declaration Plan of Valley Forge Tower West Condominium dated 12/06/1976 and recorded 12/06/1976 in Condominium Plan Book 4, Page 94 and the Code of Regulations of Valley Forge Tower West Condominium dated 12/06/1976 and recorded 12/06/1976 in Deed Book 4162, Page 568, being and designated on such Declaration Plan as Unit No. 536, as more fully described in such Declaration Plan and Declaration, together with an initial proportionate undivided interest in the Common Elements (as defined in such Declaration) of .380 percent.

UNDER AND SUBJECT to covenants, restrictions, easements, rights, agreements, exceptions, reservations and exclusives contained and set forth in the following instruments by Tower Associates, a Pennsylvania Limited Partnership: (1) Declaration of Community Restrictions, Covenants and Conditions dated 03/14/1974 and recorded 04/10/1974 in Deed Book 3033, Page 328 as supplemented and amended by Declaration dated 12/06/1976 and recorded 12/06/1976 in Deed Book 4162, Page 509. And any amendments thereto; (2) Declaration of Mall Restrictions, Covenants and Conditions dated 04/10/1974 and recorded 04/10/1974 in Deed Book 3933, Page 419 as supplemented and amended by Declaration dated 12/06/1976 and recorded 12/06/1976 in Deed Book 4162, Page 532. And any amendments thereto; (3) Declaration of Valley Forge Tower West Condominium under the Unit Property Act dated 12/06/1976 and recorded 12/06/1976 in Deed Book 4162, Page 540. And any amendments thereto; (4) The Code of Regulations of Valley Forge Tower West Condominium dated 12/06/1976 and recorded 12/06/1976 in Deed Book 4162, Page 568. And any amendments thereto; (5) Declaration of Plan of Valley Forge Tower West Condominium dated 12/06/1976 and recorded 12/06/1976 in Condominium Plan Book 4, Page 94.

TITLE TO SAID PREMISES IS VESTED IN Melvin Lieberman and Sandra Lieberman, his wife, by Deed from Valley Forge Estates, Inc., a Delaware Corporation, dated 10/12/1978, recorded 10/13/1978, in Book 4351, Page 410.

Sandra Lieberman was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Sandra Lieberman's death on or about 07/28/1999, her ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Mortgagor Melvin Lieberman died on 09/08/2016, leaving a Last Will and Testament dated 10/21/1991. Letters Testamentary were granted to Mindy E. Pocrass a/k/a Mindy Ellen Lieberman and Michelle Weinstein on 09/14/2016 in Montgomery County, No. 46-2016-3104. The Decedent's surviving devisees are Mindy E. Pocrass and Michelle Weinstein.

Parcel Number: 58-00-19303-72-7, Map #58032A372.

Location of property: 20536 Valley Forge Circle #536 a/k/a 20536 Valley Forge Circle, Condominium 536, King of Prussia, PA 19406-1192.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mindy E. Pocrass a/k/a Mindy Ellen Lieberman, in Her Capacity as Co-Executrix and Devisee of The Estate of Melvin Lieberman and Michelle Weinstein, in Her Capacity as Co-Executrix and Devisee of The Estate of Melvin Lieberman** at the suit of Wells Fargo Bank, N.A. Debt: \$172,313.01.

**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 \$3,500. 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.

17-05922

PREMISES "A"

ALL THAT CERTAIN tract or piece of ground with the buildings thereon erected, situate in **Lansdale Borough** (formerly in the Township of Upper Gwynedd) County of Montgomery and Commonwealth of Pennsylvania, being bounded and described according to a survey thereof made by Metz and Weir, Civil Engineers dated December 24, 1920, as follows, to wit:

BEGINNING at an iron pipe set for a corner in the middle of a public road known as Hancock Street (33 feet wide), being also on the Western boundary line of the North Pennsylvania Railroad; thence extending along the middle line of said Hancock Street North 46 degrees, 3 minutes West, 691.94 feet to an iron pipe, a corner of land now or late of Susie C. Ogden; thence along said land now or late of the said Susie C. Ogden and land now or late of Floyd F. Vogel North 44 degrees, 22 minutes East, 484.5 feet to an iron pipe set for a corner on the Western boundary line of the North Pennsylvania Railroad; thence extending along said land of the said North Pennsylvania Railroad Company South 6 degrees, 59 minutes East, 768.75 feet to the place of beginning.

BEING Parcel #11-00-07588-00-6.



## PREMISES "B"

ALL THAT CERTAIN tract of land, situate in **Lansdale Borough**, County of Montgomery, State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point at the intersection of the center line of Hancock Street (48 feet wide), as now constructed, with the East property line of the Stony Creek Railroad (100 feet wide), said point being 63.37 feet South 44 degrees, 31 minutes, 30 seconds East of a bolt set in the center line of the Stony Creek right of way; thence along the said East property line of the railroad aforesaid North 24 degrees, 61 minutes East, 111.12 feet to a point in line of other land of Andale Company of which this was a part; thence along said land the two (2) following courses and distances, to wit: South 44 degrees, 31 minutes, 80 seconds East, 214.87 feet and South 44 degrees, 59 minutes, 30 seconds West, 104.0 feet to a point in the center line of Hancock Street aforesaid; thence along said center line North 44 degrees, 31 minutes, 30 seconds West, 176.61 feet to the place of beginning.

BEING Parcel #11-00-07604-00-8.

## PREMISES "C-1"

ALL THAT CERTAIN tract or piece of land, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with surveys thereof made by Metz & Weir C.E., as of December 24th, 1920 and March 9th, 1922, as follows:

BEGINNING at a point in the middle line of Hancock Street, at the distance of 636.6 feet on a course North forty-five degrees, three minutes West from the Northwest right of way line of the North Pennsylvania Railroad; thence North forty-five degrees, three minutes West along the middle of Hancock Street 294.68 feet; thence to an iron pipe in the Northeast right of way line of the Stony Creek Railroad; thence North twenty-four degrees, fifty-three minutes East along the right of way of the Stony Creek Railroad 286.16 feet to an iron pipe in the right of way line of said Railroad Company; thence South forty-three degrees, five minutes East, 239.88 feet to an iron pipe at the corner of this and land now or late of Floyd Vogel; thence North forty-four degrees, fifty-seven minutes East along said land 106.16 feet to an iron pipe; thence along said land now or late of said Vogel South forty-five degrees, three minutes East, 146 feet to a corner; thence along land now or late of William H. Blank South forty-four degrees, fifty-seven minutes West, 355.18 feet to the place of beginning.

CONTAINING 2 and 305/1000 acres of land more or less.

EXCEPTING THEREOUT AND THEREFROM: ALL THAT CERTAIN tract of land, situate in **Lansdale Borough**, County of Montgomery, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point at the intersection of the center line of Hancock Street (48 feet wide), as now constructed, with the East property line of the Stony Creek Railroad (100 feet wide), said point being 53.37 feet South 44 degrees, 31 minutes, 30 seconds East or a bolt set in the center line of the Stony Creek right of way; thence along the said East property line of the railroad aforesaid North 24 degrees, 51 minutes East, 111.12 feet to a point in line of other land of Andale Company of which this was a part; thence along said land the two (2) following courses and distances, to wit: South 44 degrees, 31 minutes, 30 seconds East, 214.67 feet and South 44 degrees, 59 minutes, 30 seconds West, 104.0 feet to a point in the center line of Hancock Street aforesaid; thence along said center line North 44 degrees, 31 minutes, 30 seconds West, 176.61 feet to the place of beginning.

## PREMISES "C-2"

ALL THAT CERTAIN tract or piece of land, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, being bounded and described according to a survey made thereof by Metz & Weir, C.E. on December 24, 1920, as follows:

BEGINNING at an iron pipe set for a corner on the West right of way line of the North Pennsylvania Railroad Company at the distance of seven hundred sixty-eight and seventy-five one-hundredths feet, North five degrees, fifty-nine minutes West from an iron pipe set for a corner at the intersection of the West boundary line of the said North Pennsylvania Railroad Company's Land with the middle line of Hancock Street as laid out thirty-three feet wide, being a corner of this and land of M. Henry Orr; thence extending along said land of said M. Henry Orr, South forty-four degrees, twenty-two minutes West, one hundred twenty-nine and thirty-one one-hundredths feet to an iron pipe, a corner of land of William H. Blank; thence extending along said land of said William H. Blank North forty-five degrees, three minutes West, three hundred eighty-five and ninety-six one-hundredths feet to an iron pipe, a corner; thence still extending along said land of the said William H. Blank, South forty-four degrees, fifty-seven minutes West, one hundred five and eighteen one-hundredths feet to an iron pipe, a corner of a twenty feet wide lane hereinafter mentioned; thence crossing said twenty feet lane and extending along land of Susie C. Ogden, North forty-five degrees, three minutes West, two hundred thirty-nine and eighty-eight one-hundredths feet to an iron pipe, a corner of land of the Stony Creek Railroad Company; thence extending along said land of the said Stony Creek Railroad Company North twenty-four degrees, fifty-three minutes East, three hundred eighty-one and three-tenths feet to an iron pipe, a corner: thence along said land of said Stony Creek Railroad Company North forty-two degrees, eighteen minutes East (incorrectly given in prior deed as "West"), one hundred ninety-one and four one-hundredths feet to a stone, a corner of the land of the North Pennsylvania Railroad Company; thence extending along said land of the said North Pennsylvania Railroad Company, South forty-six degrees, ten minutes East, three hundred sixty-seven and seventy-four one-hundredths feet to an iron pipe, a corner of other land of the North Pennsylvania Railroad Company being the Western boundary of the North Pennsylvania Railroad Company's right of way; thence extending along said Western boundary of said North Pennsylvania Railroad Company South five degrees, fifty-nine minutes East, five hundred ten and seventy-five one-hundredths feet to the place of beginning.

CONTAINING 6.706 acres of land, more or less.

BEING Parcel No. 11-00-07600-00-3.

**PREMISES "D"**

ALL THAT CERTAIN tract of land with building and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a plan of subdivision of property of Elizabeth Mae Hawthorne, widow, by Herbert H. Metz, Inc., Registered Engineers, Lansdale, Pennsylvania, dated September 16, 1969, revised January 20, 1970, as follows, to wit:

BEING Tract No. 1 on said plan.

BEGINNING at a point in the present centerline of Hancock Street, 657.10 feet more or less, 45 degrees, 16 minutes Southeast of the Westerly right of way line of the Bethlehem-Philadelphia Branch of North Pennsylvania Railroad ("The Reading Company"); thence along lands now or late of Wilbur W. Hawthorne North 44 degrees, 24 minutes East the distance of 353.99 feet to a point a corner of lands of grantor and lands of said now or late Wilbur W. Hawthorne; thence North 45 degrees, 03 minutes, 07 seconds West the distance of 171.51 feet to an iron pin found a corner of this and lands now or late Andale Company; thence along the same South 46 degrees, 03 minutes, 36 seconds West the distance of 364.64 feet to a present centerline of said Hancock Street; thence along the same South 45 degrees, 16 minutes East the distance of 175.66 feet to the point and place of beginning.

CONTAINING a gross area (to present centerline of Hancock Street) of 61,464 square feet (1.4114 acres), more or less.

CONTAINING a net area (to the Northeast side of Hancock Street) of 58,714 square feet (1.3478 acres), more or less. BEING 176 East Hancock Street.

BEING Assessment Parcel Number 11-00-07596-00-7.

**PREMISES "E"**

ALL THAT CERTAIN tract of land with buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a plan of subdivision of property of Elizabeth Mae Hawthorne, widow, by Herbert H. Metz, Inc., Registered Engineers, Lansdale, Pennsylvania, dated September 16, 1969, revised January 20, 1970, as follows, to wit:

BEGINNING at a point in the present centerline of Hancock Street five hundred eighty-one and one-tenths feet, more or less, forty-five degrees, sixteen minutes Southeast of the Westerly right of way line of the Bethlehem-Philadelphia Branch of North Pennsylvania Railroad ("The Reading Company"); thence along lands now or late of Mountain Valley Bottling Company, North forty-four degrees, twenty-four minutes, sixteen seconds East the distance of three hundred fifty-three and seventy-four one-hundredths feet to A. C. B. Mon. found; thence North forty-five degrees, three minutes, seven seconds West the distance of sixty-eight feet to a point a corner of other lands of grantor; thence along the same, South forty-four degrees, twenty-four minutes, sixteen seconds West the distance of three hundred fifty-three and ninety-nine one-hundredths feet to the present center line of said Hancock Street; thence along the same, South forty-five degrees, sixteen minutes East the distance of sixty-eight feet to the point and place of beginning.

BEING County Parcel Number 11-00-07592-00-2.

**PREMISES "F"**

ALL THAT PARCEL of land, situate in **Lansdale Borough**, County of Montgomery, Commonwealth of Pennsylvania, as follows, to wit:

BEGINNING at point where the original Borough Line of Lansdale intersects the Westerly side of the Bethlehem Branch right of way formerly of the North Pennsylvania Railroad, now Consolidated Rail Corporation (Conrail) near Engineering Station 1263+57, more or less, and 33 feet, more or less, measured Westerly from the original centerline of said right of way; thence, Northwardly parallel to said centerline 746 feet, more or less, to another angle point; thence, Westwardly 60 feet, more or less to another angle point; thence, Southwardly 672 feet more or less, to a point in said borough line; thence Southeastwardly 98 feet, more or less, to the point and place of beginning.

CONTAINING 1.03 acres, more or less.

County Parcel No. 11-00-07603-00-9.

**Attachment - Parcel Numbers Subject of Foreclosure:**

11-00-07588-00-6 (originally identified 11-00-07588-00-6) 11-00-07588-01-5 (originally identified 11-00-07604-00-8).

Excepting multiple parcels per attached Listing.

**PARCELS EXCEPTED OUT AND NOT SUBJECT OF FORECLOSURE**

Parcel, Address (all Lansdale Borough), Lot, Deed Book and Page No., Deed Recordation Date, Approximate Sale Date.

11-00-07603-00-9, 318 Andale Green Drive, 143, Book 5972, Page 1308, 09/30/2015, 09/24/2015

11-00-07596-00-7, 316 Andale Green Drive, 144, Book 5972, Page 1308, 09/30/2015, 09/24/2015

11-00-07600-01-2, 314 Andale Green Drive, 145, Book 5972, Page 1308, 09/30/2015, 09/24/2015

11-00-07592-00-2, 312 Andale Green Drive, 146, Book 5972, Page 1308, 09/30/2015, 09/24/2015

11-00-07600-00-3, 310 Andale Green Drive, 147, Book 5972, Page 1308, 09/30/2015, 09/24/2015

11-00-07588-02-4, 310 Almond Drive, 158, Book 5992, Page 1615, 03/22/2016, 03/17/2016

11-00-07588-03-3, 312 Almond Drive, 159, Book 5992, Page 1615, 03/22/2016, 03/17/2016

11-00-07588-04-2, 314 Almond Drive, 160, Book 5992, Page 1615, 03/22/2016, 03/17/2016

11-00-07588-05-1, 316 Almond Drive, 161, Book 5992, Page 1615, 03/22/2016, 03/17/2016

11-00-07588-00-9, 318 Almond Drive, 162, Book 5992, Page 1615, 03/22/2016, 03/17/2016

11-00-07588-01-8, 214 Compass Drive, 106, Book 5999, Page 2507, 05/24/2016, 05/20/2016

11-00-07588-02-7, 212 Compass Drive, 107, Book 5999, Page 2507, 05/24/2016, 05/20/2016

11-00-07588-03-6, 210 Compass Drive, 108, Book 5999, Page 2507, 05/24/2016, 05/20/2016

11-00-07588-04-5, 208 Compass Drive, 109, Book 5999, Page 2507, 05/24/2016, 05/20/2016

11-00-07588-05-4, 206 Compass Drive, 110, Book 5999, Page 2507, 05/24/2016, 05/20/2016

11-00-07588-06-3, 204 Compass Drive, 111, Book 5999, Page 2507, 05/24/2016, 05/20/2016

11-00-07588-07-2, 202 Compass Drive, 112, Book 5999, Page 2507, 05/24/2016, 05/20/2016

11-00-07588-08-1, 200 Compass Drive, 113, Book 5999, Page 2507, 05/24/2016, 05/20/2016  
 11-00-07588-18-1, 212 Foxtail Way, 153, Book 6012, Page 602, 08/19/2016, 08/09/2016  
 11-00-07588-20-9, 216 Foxtail Way, 154, Book 6012, Page 602, 08/19/2016, 08/09/2016  
 11-00-07588-21-8, 220 Foxtail Way, 155, Book 6012, Page 602, 08/19/2016, 08/09/2016  
 11-00-07588-22-7, 224 Foxtail Way, 156, Book 6012, Page 602, 08/19/2016, 08/09/2016  
 11-00-07588-23-6, 228 Foxtail Way, 157, Book 6012, Page 602, 08/19/2016, 08/09/2016  
 11-00-07588-24-5, 230 Compass Drive, 98, Book 6027, Page 155, 12/14/2016, 11/23/2016  
 11-00-07588-25-4, 228 Compass Drive, 99, Book 6027, Page 155, 12/14/2016, 11/23/2016  
 11-00-07588-26-3, 226 Compass Drive, 100, Book 6027, Page 155, 12/14/2016, 11/23/2016  
 11-00-07588-27-2, 224 Compass Drive, 101, Book 6027, Page 155, 12/14/2016, 11/23/2016  
 11-00-07588-28-1, 222 Compass Drive, 102, Book 6027, Page 155, 12/14/2016, 11/23/2016  
 11-00-07588-30-9, 220 Compass Drive, 103, Book 6027, Page 155, 12/14/2016, 11/23/2016  
 11-00-07588-31-8, 218 Compass Drive, 104, Book 6027, Page 155, 12/14/2016, 11/23/2016  
 11-00-07588-32-7, 216 Compass Drive, 105, Book 6027, Page 155, 12/14/2016, 11/23/2016  
 11-00-07588-10-9, 351 East Hancock Street, 167, Book 6031, Page 783, 01/18/2017, 01/12/2017  
 11-00-07588-11-8, 353 East Hancock Street, 168, Book 6031, Page 783, 01/18/2017, 01/12/2017  
 11-00-07588-12-7, 355 East Hancock Street, 169, Book 6031, Page 783, 01/18/2017, 01/12/2017  
 11-00-07588-13-6, 357 East Hancock Street, 170, Book 6031, Page 783, 01/18/2017, 01/12/2017  
 11-00-07588-14-5, 359 East Hancock Street, 171, Book 6031, Page 783, 01/18/2017, 01/12/2017  
 11-00-07588-15-4, 361 East Hancock Street, 172, Book 6031, Page 783, 01/18/2017, 01/12/2017  
 11-00-07588-16-3, 363 East Hancock Street, 173, Book 6031, Page 783, 01/18/2017, 01/12/2017  
 11-00-07588-17-2, 365 East Hancock Street, 174, Book 6031, Page 783, 01/18/2017, 01/12/2017  
 11-00-07588-37-2, 226 Foxtail Way, 148, Book 6033, Page 2275, 02/14/2017, 01/26/2017  
 11-00-07588-38-1, 222 Foxtail Way, 149, Book 6033, Page 2275, 02/14/2017, 01/26/2017  
 11-00-07588-40-9, 218 Foxtail Way, 150, Book 6033, Page 2275, 02/14/2017, 01/26/2017  
 11-00-07588-41-8, 214 Foxtail Way, 151, Book 6033, Page 2275, 02/14/2017, 01/26/2017  
 11-00-07588-42-7, 210 Foxtail Way, 152, Book 6033, Page 2275, 02/14/2017, 01/26/2017  
 11-00-07588-33-6, 307 Evergreen Way, 163, Book 6036, Page 2948, 03/16/2017, 03/15/2017  
 11-00-07588-34-5, 305 Evergreen Way, 164, Book 6036, Page 2948, 03/16/2017, 03/15/2017  
 11-00-07588-35-4, 303 Evergreen Way, 165, Book 6036, Page 2948, 03/16/2017, 03/15/2017  
 11-00-07588-36-3, 301 Evergreen Way, 166, Book 6036, Page 2948, 03/16/2017, 03/15/2017

Location of property: 215 East Hancock Street, Lansdale, PA 19446.

The improvements thereon are: Vacant Land.

Seized and taken in execution as the property of **Andale Properties, LLC** at the suit of Liberty Bell Capital IV, L.P.  
 Debt: \$8,055,089.93.

**Lauren P. McKenna**, Attorney. I.D. #59145

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.

#### 17-07102

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, Washington, PA dated 8-18-1989, last revised 7-7-1992 and recorded in Plan Book A-53, Pages 373-378 and a 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 Southwesterly side of King Way, said point of beginning is being at a point a corner of Lot No. 99 as shown on said plat; thence extending from said point of beginning and extending along the said Southwesterly side of King Way the two following courses and distances, viz: (1) South 54 degrees, 47 minutes, 00 seconds East, 34.26 feet to a point of curve; and (2) measuring in a Southeasterly direction along the arc of a circle curving to the left having a radius of 1175.00 feet the arc distance of 27.08 feet to a point a corner of Lot No. 101 as shown on said plan; thence extending along the line of said Lot No. 101, South 35 degrees, 13 minutes, 00 seconds West, 101.71 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, North 54 degrees, 47 minutes, 00 seconds West, 60.44 feet to a point a corner of Lot No. 99, aforesaid; thence extending along the line of said Lot No. 99 North 35 degrees, 13 minutes, 00 seconds East, 102.00 feet to a point Southwesterly side of King Way, aforesaid, being the first mentioned point and place of beginning.

BEING all and the same lot of ground which by Deed dated December 15, 2008, and recorded January 22, 2009 among the Land Records of Montgomery County, Pennsylvania in Book 5720, Page 0222 was granted and conveyed by Eric W. Irby and Diahann A. Irby unto Diahann A. Irby.

Parcel Number: 37-00-01399-55-3.

Location of property: 62 King Way, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Diahann A. Irby** at the suit of Bank of America, N.A. Debt: \$307,746.90.

**Samantha Gable**, 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.

17-07371

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a certain plan thereof known as Whitemarsh Estates, Section No. 1 made by Anthony C. Loftus, Jr., Registered Surveyor, dated the Twenty-Third day of March A.D. 1962 and revised on the Fourteenth day of June A.D. 1962, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Oakwyn Road (50 feet wide) said point being the 2 following courses and distances from a point of curve on the Southwesterly side of Hemlock Place (50 feet wide): (1) leaving Hemlock Place on the arc of a circle curving to the right having a radius of 15 feet, the arc distance of twenty-three and fifty-six one-hundredths feet to a point of tangent on the Northwesterly side of Oakwyn Road; and (2) South 41 degrees, 19 minutes, 22 seconds West along the Northwesterly side of Oakwyn Road seventy feet to the point of beginning.

CONTAINING in front or breadth Southwestwardly, along the Northwesterly side of Oakwyn Road, 70 feet and extending of that width in length or depth Northwesterwardly between parallel lines at right angles to Oakwyn Road one hundred fourteen and thirty one-hundredths feet.

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

BEING the same premises which were conveyed to Daniel L. DiScala and Elizabeth L. DiScala by Deed of Timothy M. Allen and Jennifer L. Vatz dated June 8, 2010 and recorded June 10, 2010 as Instrument 2010047781 Book 5769, Page 2039 in the Montgomery County Recorder of Deeds Office.

Parcel Number: 65-00-08545-00-3.

Location of property: 2204 Oakwyn Road, Lafayette Hill, PA 19444.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Daniel L. DiScala and Elizabeth L. DiScala a/k/a E.L. DiScala** at the suit of Nationstar Mortgage, LLC. Debt: \$328,548.24.

**Samantha Gable**, 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.

17-10372

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Conshohocken Borough** and **Whitemarsh Township**, Montgomery County, Pennsylvania and described according to a plan of survey made for C&D Power Systems by Urwiler and Walter on October 29, 1985 and described, as follows, to wit:

BEGINNING at a point in the title line of Washington Street and (ultimate width 60 feet), said point being the intersection of said title line with the centerline of Cherry Street extended; thence extending along said title line of Washington Street North 84 degrees, 02 minutes, 08 seconds East., 337.60 feet to a point in the line of lands of Hale Fire Pump Company; thence extending along said lands, crossing the Conshohocken Borough, Whitemarsh Township Line South 06 degrees, 13 minutes, 00 seconds East, 689.71 feet to a point; thence extending South 78 degrees, 55 minutes, 56 seconds West, 338.82 feet to a point in line of lands of Bernard K. Weissman; thence extending along said lands North 06 degrees, 13 minutes, 00 seconds West, 734.73 feet to the point and place of beginning.

CONTAINING 5.421 acres of land, more or less.

BEING known as 401 Washington Street.

BEING TAX PARCEL NOS.: 05-00-11904-00-7 AND 65-00-11904-00-7.

AND NOW as more particularly bounded and described by that certain Alta/Acsm Survey dated December 16, 2011, as last revised May 21, 2015, prepared by Momenee Survey Group, Inc., File No. 11-260.

ALL THAT CERTAIN tract of land, situate in **Conshohocken Borough**, and in **Whitemarsh Township**, in accordance with a survey prepared by Momenee Survey Group, Inc. dated December 23, 2002, File No. 01139.

BEGINNING at a point on the Southerly side of Washington Street (30' wide) said point marking the Northwesterly corner of the about to be described tract of land being also at the intersection of the South side of Washington Street with the center line of Cherry Street extended; thence from said beginning point along the Southerly side of Washington Street North 81 degrees, 54 minutes, 00 seconds East, 338.60' to a point; thence leaving Washington Street by land now or formerly of Hale Fire Pump Company South 8 degrees, 06 minutes, 00 seconds East, crossing over the township line dividing the Borough of Conshohocken and Whitemarsh Township 689.71' to a point on or near the low water mark of the Schuylkill River; thence along the Schuylkill River South 77 degrees, 07 minutes, 00 seconds West, 340.51' to a point; thence by land now or formerly of Washington Street Associates, L.P. North 8 degrees, 02 minutes, 34 seconds West, 718.11' to the first mentioned point and place of beginning.

CONTAINING: 5.477 acres of land, be the same more or less.

LEGAL DESCRIPTIONS DESCRIBE SAME PARCEL.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate partly in **Whitemarsh Township** and partly in **Conshohocken Borough**, Montgomery County, Pennsylvania and described according to a major subdivision plan prepared by Robert .E. Chester and Associates for Hale Products, Inc., dated December 22, 1994 and last revised October 10, 1995 and recorded in Montgomery County in Plan Book A-55, Page 488, as follows, to wit:

BEGINNING at a point on the Southerly ultimate right-of-way line of Washington Street which point of beginning is common to this lot and Lot No. 1 as shown on said plan; thence extending from said point of beginning, along Lot No. 1, South 6 degrees, 13 minutes, 00 seconds East, crossing the line dividing the Borough of Conshohocken and the Township of Whitemarsh, 651.54 feet to a point on the mean low water mark of the Schuylkill River; thence along the same, the 4 following courses and distances, viz: (1) South no degrees, 49 minutes, 54 seconds West, 100 feet to a point; (2) South 82 degrees, 11 minutes, 00 seconds West, 165 feet to a point; (3) South 79 degrees, 7 minutes, 00 seconds West, 70 feet to a point; and (4) South 77 degrees, 17 minutes, 21 seconds West, 41.43 feet to a point, a corner of land, now or late of C. and D. Power Systems, Inc.; thence extending along the same, North 6 degrees, 13 minutes, 00 seconds West, re-crossing the line dividing the Borough of Conshohocken and the Township of Whitemarsh, 671.68 feet to a point on the said Southerly ultimate right-of-way line of Washington Street; thence extending along the same, North 83 degrees, 47 minutes, 00 seconds East, 375.74 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said plan.

BEING known as 433 Washington Street.

BEING TAX PARCEL NOS.: 05-00-11908-00-3 and 65-00-12685-01-2.

Parcel numbers: 05-00-11904-00-7 and 65-00-11904-00-7 (Premises "A"); 05-00-11908-00-3 and 65-00-12685-01-2 (Premises "B").

Location of property: Premises "A" - 401 Washington Street, Conshohocken, PA 19428; Premises "B" - 433 Washington Street, Conshohocken, PA 19428.

The improvements thereon are: C-Commercial vacant land and I-Industrial one-story warehouse.

Seized and taken in execution as the property of **401 Washington Street Associates, L.P. (Premises "A") and Washington Street Associates, III, L.P. (Premises "B")** at the suit of Spectrum Origination, LLC. Debt: \$21,635,671.41 plus interest and costs to date of sale.

Michael V. Phillips, 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.

**To all parties in interest and claimants:**

Notice is hereby given the schedules of distribution by the Sheriff on September 27, 2017 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  
CIVIL ACTION - LAW  
No. 2017-06487

**NOTICE OF QUIET TITLE ACTION**

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

vs.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING TITLE OR INTEREST FROM  
OR UNDER JEANNE BUZBY, DECEASED, et. al.,**  
Defendants

**TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING TITLE OR INTEREST FROM  
OR UNDER JEANNE BUZBY, DECEASED**

Presently or formerly of 2896 East Walnut Street, Colmar, PA 18915. A Quiet Title Action lawsuit has been filed against you regarding real property located at 2896 East Walnut Street, Colmar, PA 18915. The lawsuit is filed in the Montgomery County Court of Common Pleas, at the above term and number.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Brian H. Smith, Esquire, P.O. Box 650, Hershey, PA 17033. Phone (717) 533-3280.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

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

**ARTICLES OF DISSOLUTION**

Pursuant to the requirements of Section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **R. DRATCH CONSTRUCTION, INC.** is currently in the process of voluntarily dissolving.

Notice is hereby given that the shareholders and directors of **Tiger Leasing, Inc.**, a Pennsylvania corporation, with an address of 1902 Little Avenue, Conshohocken, PA 19428, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**Stanley A. Pelli, Esquire**  
**Alexander & Pelli, LLC**  
 1608 Walnut Street, Suite 900  
 Philadelphia, PA 19103

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## ARTICLES OF INCORPORATION

*Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.*

**Corleone's Pizza Me Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

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NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for **Salvo General Contracting Inc.**, a business corporation organized under the Pennsylvania Business Corporation Law of 1988. Celli & Associates, 115 Bloomingdale Ave., Ste. 201, Wayne, PA 19087.

NOTICE IS HEREBY GIVEN THAT, on July 21, 2017, Articles of Incorporation were filed with the Department of State for **Sykes USA, Inc.**, a business corporation organized under the Pennsylvania Business Corporation Law of 1988.

**FOX ROTHSCHILD LLP, Solicitors**

747 Constitution Drive, Ste. 100  
 P.O. Box 673  
 Exton, PA 19341-0673

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## ARTICLES OF INCORPORATION NONPROFIT

NOTICE IS HEREBY GIVEN THAT, on July 11, 2017, Articles of Incorporation were filed with the Department of State for **Dina Wind Art Foundation**, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable and educational purposes.

**Spector Gadon & Rosen, P.C., Solicitors**

Seven Penn Center, 7th Fl.  
 1635 Market St.  
 Phila., PA 19103

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**SD Charitable Foundation** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

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## AUDIT LIST

NOTICE  
 ORPHANS' COURT DIVISION  
 COURT OF COMMON PLEAS  
 OF MONTGOMERY COUNTY, PA.  
 ONE MONTGOMERY PLAZA

### Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on August 7, 2017, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Louis E. Murphy and Cheryl L. Austin, Judges will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

### Second and Final Publication

**NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED IN THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:30 a.m.**

1. ATKINSON, JR., JOSEPH B. - June 30 - Stated by Branch Banking & Trust Company and Edward Fackenthal, Trustees. T/W
2. ELISIO, MICHAEL D. - Upper Merion - June 7 - Francine M. Rath, Admr.
3. FISCHER, JR., CARL R. - Lower Merion - June 21 - Kathleen M. Valentine, Extrx.
4. GOLDBERG, THELMA W. - Jenkintown - July 5 - Meryl Lightstone, Extrx.
5. JACOVELLI, BERNARD R. - Lower Merion - July 5 - Ellen Lichtenstein, former Extrx.
6. PINCUS, GERALDINE - Settlor - July 6 - Stated by Mark S. Halpern, Trustee. Deed of Trust dated November 27, 2012. **FBO Nathan Pincus.** T/D
7. SAPONE, KAYLA - Settlor - July 3 - Stated by Branch Banking & Trust Company, Trustee. **Special Needs Trust** dated April 27, 2016. T/D
8. STAPLER-ELIAS, NANCY - Incap - June 27 - Stated by Naomi Fenlin, Guardian.
9. WOLGIN, JACK L. - Settlor - June 29 - Stated by Joshua Wolgin, Trustee. Deed of Trust dated December 21, 2000 as amended. T/D

### RELISTED ACCOUNTS

1. BYLER, RICHARD PARKS - Settlor - May 3 - Stated by James M. Jacquette, Trustee. Deed of Trust dated January 28, 1985 as Amended October 20, 2004. T/D
2. DIFALCO, DOMENICK - April 11 - Stated by Robert J. DeLaCour and Michael Covolus, Co-Trustees. **FBO Ann Brennan.** T/W
3. HARRIS, LISA R. (AKA LISA RENEE WAGNER, LISA R. HARRIS, LISA R. WAGNER) - Limerick - April 25 - Shane A. Harris and Amanda J. Harris, Co-Extrs.

4. MUNDY, DENNIS R. - West Norriton - May 31 - Lisa Brillhart and Denise Stagliano, Extres.
5. PINCUS, DAVID N. - May 31 - Stated by George Hirschhorn and Andrew Epstein, Trustees. **FBO Nathan Pincus.** T/W

**D. Bruce Hanes, Esquire**  
Register of Wills &  
Clerk of the Orphans' Court

## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-18409

NOTICE IS HEREBY GIVEN that on July 18, 2017, the Petition of Amy K. Holtz was filed in the above named Court, praying for a Decree to change her name to AMY HOLTZ.

The Court has fixed September 13, 2017, 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. 2017-18371

NOTICE IS HEREBY GIVEN that on July 19, 2017, the Petition of David Samuel Nuessle was filed in the above named Court, praying for a Decree to change his name to DAVID SAMUEL PECK.

The Court has fixed September 13, 2017, 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. 2017-18432

NOTICE IS HEREBY GIVEN that on July 18, 2017, the Petition of Emily Elliott, on behalf of Riley Steiger-Elliott, a minor child, was filed in the above named Court, praying for a Decree to change his name to RILEY ELLIOTT.

The Court has fixed October 25, 2017, 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. 2017-17060

NOTICE IS HEREBY GIVEN that on June 30, 2017, the Petition of Heather Parker, on behalf of Lucas Matthew Drum, a minor child, was filed in the above named Court, praying for a Decree to change his name to LUCAS CARL JORDAN.

The Court has fixed August 23, 2017, 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.

**L. Elizabeth Hanbidge, Esquire**  
500 Office Center Drive, Suite 400  
Fort Washington, PA 19034

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-17971

NOTICE IS HEREBY GIVEN that on July 26, 2017, the Petition of Irina Varich, on behalf of Mason Welburn, a minor child, was filed in the above named Court, praying for a Decree to change his name to MASON VARICH.

The Court has fixed September 6, 2017, 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. 2017-18838

NOTICE IS HEREBY GIVEN that on July 24, 2017, the Petition of Lamont Bershawn Burno was filed in the above named Court, praying for a Decree to change his name to LAMONT BERSHAWN.

The Court has fixed September 13, 2017, 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. 2017-18530

NOTICE IS HEREBY GIVEN that on July 19, 2017, the Petition of Melanie McGrath, on behalf of Raven Lansing Griffin, a minor child, was filed in the above named Court, praying for a Decree to change his name to RAVEN LIAM McGRATH.

The Court has fixed September 13, 2017, 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. 2017-18227

NOTICE IS HEREBY GIVEN that on July 13, 2017, the Petition of Sarah Mugisha Nakayenga, on behalf of Patience Mugisha Ainebyona, a minor child, was filed in the above named Court, praying for a Decree to change the name to PATIENCE MUGISHA.

The Court has fixed September 6, 2017, 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. 2017-18226

NOTICE IS HEREBY GIVEN that on July 13, 2017, the Petition of Sarah Mugisha Nakayenga, on behalf of Peace Mugisha Natukwatsa, a minor child, was filed in the above named Court, praying for a Decree to change the name to PEACE MUGISHA.

The Court has fixed September 6, 2017, 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.

**CIVIL ACTION**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-12657

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**Nationstar Mortgage LLC d/b/a Champion Mortgage Company,**  
Plaintiff

vs.

**Barry Greenberg, Solely in His Capacity as Heir of Harriet Greenberg, Deceased & The Unknown Heirs of Harriet Greenberg, Deceased, Mortgage and Real Owner,**  
Defendant(s)

**To:** The Unknown Heirs of Harriet Greenberg Deceased, Mortgage and Real Owner, Defendant(s), whose last known address is 7967 Rolling Green Road, Cheltenham, PA 19012.

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt.

You are hereby notified that Plaintiff, Nationstar Mortgage LLC d/b/a Champion Mortgage Company, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Montgomery County, Pennsylvania,

docketed to No. 2017-12657, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 7967 Rolling Green Road, Cheltenham, PA 19012, whereupon your property will be sold by the Sheriff of Montgomery County.

**NOTICE**

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

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

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

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

**Michael T. McKeever**  
Atty. for Plaintiff  
KML Law Group, P.C.  
Mellon Independence Center, Ste. 5000  
701 Market St.  
Phila., PA 19106-1532  
215-627-1322

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 15-04982

**Upper Moreland-Hatboro Joint Sewer,**  
Plaintiff

vs.

**Michael Ostrander and Aleta Ostrander,**  
Defendants

Notice is given that the above were named as defendants in a civil action by plaintiff to recover 01-02 & 2014 sewer fees for property located at 218 Crooked Billet Road, Hatboro, PA, Tax Parcel No. 08-00-01240-00-3. A Writ of Scire Facias for \$1,394.13 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.



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

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

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

**Portnoff Law Associates, Ltd.**  
P.O. Box 391  
Norristown, PA 19404-0391  
(866) 211-9466

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 14-23659

**Pottstown School District,**  
Plaintiff

vs.

**Robert C. Farley, Trustee, under a certain Trust Agreement dated August 21, 1992,**  
Defendant

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2012-2015 school real estate taxes for property located at 323 W. High Street, Pottstown, PA, Tax Parcel No. 16-00-15476-00-6. A Writ of Scire Facias for \$55,161.82 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyer Referral Service  
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Norristown, PA 19404-0268  
(610) 279-9660, ext. 201

**Portnoff Law Associates, Ltd.**  
P.O. Box 391  
Norristown, PA 19404-0391  
(866) 211-9466

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-17058-0

Notice is hereby given of a Petition filed with the Montgomery County Court of Common Pleas, 38th District, requesting the Court issue an Order awarding **JEFFREY D. PATRICK**, residing at 1516 College Avenue, Trappe, PA 194262, ownership of a 2003 Ford F550 truck, VIN# 1FDAW56P53EC42242. This matter is assigned Case #2017-17058-0 and is scheduled for a Civil Hearing on August 28, 2017 at 1:30 p.m. in Court Room 13 of the Montgomery County Courthouse, Norristown, PA.

**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**

**AGLIANO, DOROTHY M. also known as**

**DOROTHY AGLIANO,  
DOT M. AGLIANO and  
DOT AGLIANO, dec'd.**

Late of Barto, PA.

Co-Administrators: WILLIAM AGLIANO, SR. AND PHILIP AGLIANO.

ATTORNEY: CHRISTOPHER H. MEINZER,  
MLO ASSOCIATES,

516 Main Street,  
Pennsburg, PA 18073,  
215-679-4554

**ANTENOZZI, ANN M., dec'd.**

Late of Borough of Ambler.

Executors: STEPHEN J. ANTENOZZI AND THERESA P. ROSSI,

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

**BARANYAI, FRANCIS, dec'd.**

Late of East Norriton Township.

Executor: NORRISTOWN COMMITIUM OF THE LEGION OF MARY,

510 Green Street,  
Norristown, PA 19401.

ATTORNEY: MICHAEL T. MURPHY,  
MURPHY and MURPHY,

801 Old Lancaster Road,  
Bryn Mawr, PA 19010

**CETLIN, ROBERT A. also known as****ROBERT CETLIN, dec'd.**

Late of Lower Providence Township.

Executor: BERNICE CETLIN,

c/o Richard Lipow, Esquire,

629A Swedesford Road,

Malvern, PA 19355.

ATTORNEY: RICHARD N. LIPOW,

629A Swedesford Road,

Malvern, PA 19355

**CHESKY, MARILYN CECILIA POLKOWSKI****also known as****MARILYN P. CHESKY, dec'd.**

Late of Upper Merion Township.

Executrix: BETHANNE C. McFADDEN,

120 Lantern Lane,

King of Prussia, PA 19406.

**CUEROU, FLORENCE KATHRYN, dec'd.**

Late of Borough of Lansdale.

Executor: LORRAINE R. CREELY,

6413 Lyric Lane,

Falls Church, VA 22044.

ATTORNEY: FRANCIS X. DILLON,

BEGLEY, CARLIN & MANDIO, LLP,

680 Middletown Boulevard,

Langhorne, PA 19047

**DEAM, ROSEANN M., dec'd.**

Late of Borough of Ambler.

Executrix: TAMARA BRUNO,

205 Pony Lane,

Schwenksville, PA 19473.

**DRESSLER, DOLORES MARIE, dec'd.**

Late of Springfield Township.

Executrix: JANET GAUGER,

2115 Mt. Carmel Avenue,

Glenside, PA 19038.

**EGGERT, HELEN O., dec'd.**

Late of Huntingdon Valley, PA.

Executor: WALTER M. EGGERT,

c/o John A. Saling, Esquire,

442 N. High Street,

West Chester, PA 19380.

**EURENIUS, JACQUELINE M., dec'd.**

Late of Horsham Township.

Executors: HEATHER K. EURENIUS AND

KEITH D. EURENIUS,

c/o Amy H. Besser, Esquire,

1701 Walnut Street, 6th Floor,

Philadelphia, PA 19103.

ATTORNEY: AMY H. BESSER,

LAW OFFICES OF PETER L. KLENK &

ASSOCIATES,

1701 Walnut Street, 6th Floor,

Philadelphia, PA 19103

**GERBER, EVELYN, dec'd.**

Late of Lower Merion Township.

Administratrix: ANASTASIA DePAZ,

c/o Keelin S. Berry, Esquire,

1518 Walnut Street, Suite 800,

Philadelphia, PA 19102.

ATTORNEY: KEELIN S. BERRY,

1518 Walnut Street, Suite 800,

Philadelphia, PA 19102

**GERTH, DIANE also known as****EVELYN DIANE GERTH and****E. DIANE GERTH, dec'd.**

Late of Towamencin Township.

Executor: ANDREW GERTH,

1440 Reiff Road,

Lansdale, PA 19446.

ATTORNEY: DAVID A. PECKMAN,

PECKMAN CHAIT LLP,

29 Mainland Road,

Harleysville, PA 19438

**GRANT, MARGARET J., dec'd.**

Late of Whitmarsh Township.

Executor: M. DUNCAN GRANT,

c/o Mark S. Blaskey, Esquire,

3000 Two Logan Square,

18th & Arch Streets,

Philadelphia, PA 19103-2799.

ATTORNEY: MARK S. BLASKEY,

PEPPER HAMILTON LLP,

3000 Two Logan Square,

18th & Arch Streets,

Philadelphia, PA 19103-2799

**GRING, SOPHIE L., dec'd.**

Late of Worcester Township.

Executor: JENNIFER M. ROBERTS,

107 Marywood Drive,

High Point, NC 27265.

ATTORNEY: JOSEPH M. RAMAGLI,

312 N. Oxford Valley Road,

Fairless Hills, PA 19030

**HALLOWELL JR., HENRY RICHARDSON also known as****HENRY R. HALLOWELL, JR. and****HENRY HALLOWELL, dec'd.**

Late of Lower Merion Township.

Executors: DOROTHY H. CLAPHAM AND

JOHN H. CLAPHAM,

c/o Michael O'Hara Peale, Jr., Esquire,

400 Maryland Drive, P.O. Box 7544,

Fort Washington, PA 19034-7544.

ATTORNEY: MICHAEL O'HARA PEALE, JR.,

TIMONEY KNOX, LLP,

400 Maryland Drive, P.O. Box 7544,

Fort Washington, PA 19034-7544

**HOLMES, LESLIE F. also known as****LESLIE FAITH HOLMES, dec'd.**

Late of Bowie, Howard County, MD and

Lower Merion Twp., Montgomery County, PA.

Administratrix: MERLA M. DREW,

1312 King Heather Drive,

Mitchellville, MD 20721.

ATTORNEY: PETER T. COMMONS,

COMMONS & COMMONS LLP,

6377 Germantown Avenue,

Philadelphia, PA 19144

**HOWARD, SANDRA KAY, dec'd.**

Late of City of Folsom, Sacramento County, CA and

Upper Moreland Twp., Montgomery County, PA.

Administrator: PETER L. KLENK,

1701 Walnut Street, 6th Floor,

Philadelphia, PA 19103.

ATTORNEY: AMY H. BESSER,

THE LAW OFFICES OF PETER L. KLENK &

ASSOCIATES,

1701 Walnut Street, 6th Floor,

Philadelphia, PA 19103

**KEARNEY, MICHAEL, dec'd.**

Late of Upper Merion Township.  
 Executrix: NANCY R. LOUGHRIDGE,  
 335 Matsonford Road,  
 Radnor, PA 19087.

ATTORNEY: DIANE M. ZABOWSKI,  
 ZABOWSKI LAW, LLC,  
 100 Springhouse Drive, Suite 205E,  
 Collegeville, PA 19426

**KOONS, ROBERT H., dec'd.**

Late of Borough of Red Hill.  
 Executrix: DEBORAH M. WALTER,  
 2108 Mack Road,  
 East Greenville, PA 18041.

ATTORNEY: JOSEPH L. QUINN,  
 152 E. High Street, Suite 100,  
 Pottstown, PA 19464

**KOSTIN, GRACE also known as  
 GRACE ELIZABETH KOSTIN and  
 GRACE ELIZABETH KOSCINSKI, dec'd.**

Late of Cheltenham Township.  
 Executrix: ELAINE G. HRYNKO,  
 c/o Lyn E. Eisner, Esquire,  
 261 Old York Road, Suite 200,  
 Jenkintown, PA 19046.

ATTORNEY: LYN E. EISNER,  
 PLOTNICK & ELLIS, P.C.,  
 261 Old York Road, Suite 200,  
 Jenkintown, PA 19046

**LINDBERG, KATHERINE M. also known as  
 KATHERINE LINDBERG, dec'd.**

Late of Borough of Ambler.  
 Executrix: KAREN L. REESE,  
 c/o Catherine M. Harper, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.

ATTORNEY: CATHERINE M. HARPER,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**LOEB JR., DAVID S. also known as  
 DAVID STERN LOEB, JR. and  
 DAVID LOEB, JR., dec'd.**

Late of Abington Township.  
 Executors: DAVID H. WICE,  
 JEFFREY W. MARGOLIES AND  
 THEODORE F. FELIX,  
 1608 Walnut Street, Suite 900,  
 Philadelphia, PA 19103.

ATTORNEY: DAVID H. WICE,  
 ALEXANDER & PELL, LLC,  
 1608 Walnut Street, Suite 900,  
 Philadelphia, PA 19103

**LONG, JEAN W., dec'd.**

Late of Towamencin Township.  
 Executrix: MARTHA L. CHILD,  
 525 School Lane,  
 Telford, PA 18969.

ATTORNEY: BRIAN D. GOURLEY,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**MALONE, STEPHEN L. also known as  
 STEPHEN MALONE, dec'd.**

Late of Borough of Norristown.  
 Executor: ROMAINE MALONE,  
 c/o Clair M. Stewart, Esquire,  
 100 S. Broad Street, #1523,  
 Philadelphia, PA 19110,  
 215-564-5450.

**MASSINO JR., JOSEPH L. also known as  
 JOSEPH L. MASSINO,  
 JOSEPH MASSINO and  
 JOE MASSINO, dec'd.**

Late of Abington Township.  
 Administratrix: CAROL A. MASSINO,  
 P.O. Box 53,  
 Fort Washington, PA 19034.  
 ATTORNEY: LORENZO L. DiNATALE,  
 P.O. Box 673,  
 Havertown, PA 19083

**McCLEARY, MAXINE P. also known as  
 MAXINE McCLEARY, dec'd.**

Late of Lower Gwynedd Township.  
 Executors: G. BRUCE McCLEARY AND  
 BRIAN P. McCLEARY,  
 c/o Andrew P. Grau, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.

ATTORNEY: ANDREW P. GRAU,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**MORRISON, RACHEL S. also known as  
 RACHEL H. SHACKLETON, dec'd.**

Late of Lower Merion Township.  
 Executors: KAY S. BRITTON AND  
 JAMES R. SHACKLETON,  
 c/o Kathleen M. Valentine, Esquire,  
 137 N. Narberth Avenue,  
 Narberth, PA 19072.

ATTORNEY: KATHLEEN M. VALENTINE,  
 WILLCOX & VALENTINE, PC,  
 137 N. Narberth Avenue,  
 Narberth, PA 19072

**MOYER, DAVID R., dec'd.**

Late of Borough of Rockledge.  
 Executrix: PATRICIA ANN REGAN-MOYER,  
 31 Elm Avenue,  
 Rockledge, PA 19046.

**MYERS, CONSTANCE LEILA also known as  
 CONSTANCE L. MYERS and  
 CONNIE L. MYERS, dec'd.**

Late of Franconia Township.  
 Executrix: VICKI L. FREED,  
 459 Godshall Road,  
 Souderton, PA 18964.  
 ATTORNEY: FRANCIS X. BUSCHMAN, JR.,  
 BUSCHMAN & JOHNSON,  
 228 N. Main Street,  
 Souderton, PA 18964

**NEAL, CHRISTINA B., dec'd.**

Late of Borough of Ambler.  
 Executrix: TRACI N. THOMPSON,  
 c/o Sarah M. Ford, Esquire,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422.

ATTORNEY: SARAH M. FORD,  
 FORD & BUCKMAN, P.C.,  
 Office Court at Blue Bell,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422

**NIECE, CHESTER A. also known as****CHET NIECE, dec'd.**

Late of Upper Gwynedd Township.  
Co-Executors: KYLE R. NIECE,  
811 Green Street,  
Lansdale, PA 19446,  
K A Frankenfield,  
211 Green Street,  
Lansdale, PA 19446.

**NYCE, NORA R., dec'd.**

Late of Borough of Souderton.  
Executor: DAVID R. NYCE,  
236 Cowpath Road,  
Souderton, PA 18964.

**O'CONNOR, FRANCIS J., dec'd.**

Late of Borough of Lansdale.  
Executor: JOHN L. O'CONNOR,  
c/o John H. Filice, Esquire,  
Rubin, Glickman, Steinberg & Gifford,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.

**PLAGINOS, MARIA, dec'd.**

Late of Lower Merion Township.  
Executor: JAMES PLAGINOS,  
215 Stone Ridge Drive,  
Norristown, PA 19403.

**POSTELL, MADELINE RUTH, dec'd.**

Late of Limerick Township.  
Co-Executors: PAMELA J. MARINO,  
89 Heffner Road,  
Limerick, PA 19468,  
EDWARD POSTELL,  
106 Shetland Way,  
Collegeville, PA 19426.

**SAN PIETRO, GARY, dec'd.**

Late of Cheltenham Township.  
Executor: HELENE OAKES.  
ATTORNEY: PETER E. MOORE,  
NARDUCCI, MOORE, FLEISHER, ROEBERG  
& WOLFE, LLP,  
589 Skippack Pike, Suite 300,  
Blue Bell, PA 19422

**SCHAEFFER, PAUL E., dec'd.**

Late of Abington Township.  
Executrix: KATHERINE E. SCHAEFER,  
c/o George P. O'Connell, Esquire,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006.  
ATTORNEY: GEORGE P. O'CONNELL,  
HOWLAND, HESS, GUINAN, TORPEY,  
CASSIDY & O'CONNELL, LLP,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006

**SECKER, EILEEN W., dec'd.**

Late of Abington Township.  
Executrices: GAIL MCGILL AND  
VALERIE Y. FAUNCE,  
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

**SLICK, MARYLN, dec'd.**

Late of Whitemarsh Township.  
Administrator: ROBERT SLUTSKY,  
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

**TATE, ROSLYN S., dec'd.**

Late of Whitemarsh Township.  
Executrix: REBECCA T. MILLER,  
c/o Katherine B. Commons, Esquire,  
6377 Germantown Avenue,  
Philadelphia, PA 19144.  
ATTORNEY: KATHERINE B. COMMONS,  
COMMONS & COMMONS LLP,  
6377 Germantown Avenue,  
Philadelphia, PA 19144

**THOMAS, VERNA also known as****VERNA W. THOMAS, dec'd.**

Late of Borough of Pennsburg.  
Co-Executors: CAROL ANN STOUTD AND  
R. ROGER THOMAS,  
c/o Tomlinson & Gerhart,  
414 Main Street, P.O. Box 14,  
East Greenville, PA 18041.  
ATTORNEY: MICHELLE M. FORSELL,  
TOMLINSON & GERHART,  
414 Main Street, P.O. Box 14,  
East Greenville, PA 18041

**TUMOLA, THOMAS J. also known as****THOMAS JOSEPH TUMOLA, SR., dec'd.**

Late of Key West, Monroe County, FL and  
Lower Merion Twp., Montgomery County, PA.  
Ancillary Executors: THOMAS J. TUMOLA, JR. AND  
CRISTABELLE TUMOLA,  
c/o Eric Hague, Esquire,  
30 S. 17th Street,  
Philadelphia, PA 19103.  
ATTORNEY: ERIC HAGUE,  
DUANE MORRIS LLP,  
30 S. 17th Street,  
Philadelphia, PA 19103

**WIDMAN, RUSSELL M., dec'd.**

Late of Cheltenham Township.  
Administrator: LAWRENCE E. WIDMAN,  
2902 Sky Cliff,  
San Antonio, TX 78231.  
ATTORNEY: RICHARD W. STEVENS,  
FLAMM WALTON HEIMBACH & LAMM PC,  
794 Penllyn Pike,  
Blue Bell, PA 19422-1669

**YANTOSH, JOSEPH ALOYSIUS also known as****JOSEPH A. YANTOSH, JR. and  
JOSEPH A. YANTOSH, dec'd.**

Late of Worcester Township.  
Administratrix: ELIZABETH YANTOSH,  
2930 Clyston Road,  
Norristown, PA 19403.

**YERGER, IRWIN M., dec'd.**

Late of Upper Hanover Township.  
Executrix: RITA LATSHAW,  
c/o Tomlinson & Gerhart,  
414 Main Street, P.O. Box 14,  
East Greenville, PA 18041.  
ATTORNEY: MICHELLE M. FORSELL,  
TOMLINSON & GERHART,  
414 Main Street, P.O. Box 14,  
East Greenville, PA 18041

**Second Publication****BECKMAN, DONALD, dec'd.**

Late of Whitmarsh Township.  
 Executor: BRADLEY T. BECKMAN,  
 c/o George M. Riter, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: GEORGE M. RITER,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**BEVAN, MARGARET O. also known as MARGARET BEVAN, dec'd.**

Late of Lower Merion Township.  
 Executrix: CHERYL B. BURLINGHAM,  
 29 Wingston Lane,  
 Devon, PA 19333.  
 ATTORNEY: ERIC R. HAGUE,  
 DUANE MORRIS LLP,  
 30 S. 17th Street,  
 Philadelphia, PA 19103-4196

**BRENNAN, JOHN E. also known as JOHN BRENNAN, dec'd.**

Late of Upper Dublin Township.  
 Executor: KEVIN J. BRENNAN,  
 251 Center Point Lane,  
 Lansdale, PA 19446.  
 ATTORNEY: JENNIFER HALL,  
 ELLIOTT GREENLEAF P.C.,  
 925 Harvest Drive, Suite 300,  
 Blue Bell, PA 19422

**CASSELLI, PATRICK F., dec'd.**

Late of Upper Merion Township.  
 Executrix: KERRI K. CASSELLI,  
 c/o Andrew P. Grau, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: ANDREW P. GRAU,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**CHIAVAROLI, PETER P. also known as PETER CHIAVAROLI, dec'd.**

Late of Hatfield Township.  
 Executor: MARCO CARDILLO,  
 c/o Andrew B. Peltzman, Esquire,  
 1012 N. Bethlehem Pike, Suite 220,  
 Lower Gwynedd, PA 19002.  
 ATTORNEY: ANDREW B. PELTZMAN,  
 LAW OFFICES OF ANDREW B. PELTZMAN,  
 1012 N. Bethlehem Pike, Suite 220,  
 Lower Gwynedd, PA 19002

**CLEMMER, JUNE V., dec'd.**

Late of Lower Frederick Township.  
 Executrix: TRINA P. CLEMMER,  
 114 Reid Drive,  
 Norristown, PA 19403.  
 ATTORNEY: RICHARD E. WELLS,  
 WELLS, HOFFMAN, HOLLOWAY &  
 MEDVESKY, LLP,  
 635 E. High Street, P.O. Box 657,  
 Pottstown, PA 19464

**DeMEDIO, GARY A., dec'd.**

Late of East Norriton Township.  
 Executor: GARY A. DeVITO,  
 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

**DOBKIN-KARDON, JANICE, dec'd.**

Late of Lower Merion Township.  
 Executor: LOUIS DOBKIN,  
 c/o Moira B. Rosenberger, Esquire,  
 One Summit Street,  
 Philadelphia, PA 19118.  
 ATTORNEY: MOIRA B. ROSENBERGER,  
 BARBER, SHARPE & ROSENBERGER,  
 One Summit Street,  
 Philadelphia, PA 19118

**EXNER, MELVA MARIE, dec'd.**

Late of Abington Township.  
 Executor: MELVA EXNER,  
 813 Warren Road,  
 Lower Gwynedd, PA 19002.

**FELDIN, LILLIAN, dec'd.**

Late of Abington Township.  
 Executors: LANCE HORWITZ AND  
 SUSAN SUBACH,  
 c/o Bruce T. Epstein, CPA,  
 1045 Mill Creek Drive,  
 Feasterville, PA 19053.

**FRAZIER, PIERRE V., dec'd.**

Late of Whitpain Township.  
 Administrator: MATTHEW FRAZIER,  
 1509 Whitpain Hills,  
 Blue Bell, PA 19422.

**FRIEDLAND, EDITH, dec'd.**

Late of Cheltenham Township.  
 Executors: LISA D. FRIEDLAND AND  
 EDWARD A. FRIEDLAND,  
 c/o Kevin S. Koscil, Esquire,  
 One Liberty Place, Suite 1800,  
 1650 Market Street,  
 Philadelphia, PA 19103-7395.  
 ATTORNEY: KEVIN S. KOSCIL,  
 WHITE and WILLIAMS, LLP,  
 One Liberty Place, Suite 1800,  
 1650 Market Street,  
 Philadelphia, PA 19103-7395

**GUNN, MICHAEL P. also known as MICHAEL GUNN, dec'd.**

Late of Borough of Royersford.  
 Administrators: JAMES GUNN AND  
 DAVID G. McNITT, ESQUIRE,  
 c/o P.O. Box 550,  
 Reedsville, PA 17084.  
 ATTORNEY: DAVID G. McNITT,  
 77 Pearl Street, P.O. Box 550,  
 Reedsville, PA 17084

**HANNAHOE, PHYLISS M., dec'd.**

Late of Douglass Township.  
Co-Executors: TODD A. HANNAHOE,  
1490 Orchard Lane,  
Boyertown, PA 19512,  
KIM A. HANNAHOE,  
73 Hillcrest Drive,  
Boyertown, PA 19512,  
LORI A. MOSER,  
1930 County Line Road,  
Barto, PA 19504.  
ATTORNEY: JEFFREY C. KARVER,  
BOYD & KARVER, P.C.,  
7 E. Philadelphia Avenue,  
Boyertown, PA 19512

**HAUSNER, NINA MAGIL, dec'd.**

Late of Cheltenham Township.  
Personal Representative: WENDY G. MILLER,  
c/o The Law Firm of Barry S. Rabin,  
797 E. Lancaster Avenue, Suite 13,  
Downingtown, PA 19335.  
ATTORNEY: BARRY S. RABIN,  
797 E. Lancaster Avenue, Suite 13,  
Downingtown, PA 19335

**HENCHEY, PAUL E., dec'd.**

Late of Whitemarsh Township.  
Executrix: PAMELA H. ROBERTS,  
1065 Tilghman Court,  
Wayne, PA 19087.  
ATTORNEY: SUSAN G. CAUGHLAN,  
2686 Overhill Drive,  
Center Point, PA 19403

**HUNSBERGER, DOROTHY M., dec'd.**

Late of Borough of Green Lane.  
Executrix: PATRICIA A. FRENCH,  
c/o Tomlinson & Gerhart,  
414 Main Street, P.O. Box 14,  
East Greenville, PA 18041.  
ATTORNEY: MICHELLE M. FORSELL,  
TOMLINSON & GERHART,  
414 Main Street, P.O. Box 14,  
East Greenville, PA 18041

**HUSTON, ELIZABETH C. also known as**

**BETTY HUSTON,**  
**BETTY CORNELL HUSTON and**  
**BETTY CORNELL, dec'd.**  
Late of Lower Providence Township.  
Executor: JOHN J. HUSTON, JR.,  
c/o George M. Dempster, Esquire,  
Fenningham, Dempster & Coval, LLP,  
Five Neshaminy Interplex, Suite 315,  
Trevose, PA 19053.

**JONES, GOLDIE BEATRICE also known as**

**GOLDIE B. CARTER JONES, dec'd.**  
Late of Cheltenham Township.  
Administrator: JOSEPH LEWIS,  
1408 Wistar Drive,  
Wyncote, PA 19095.

**KRATZ, FLOYD H., dec'd.**

Late of Franconia Township.  
Executrix: MONIQUE A. KRATZ,  
533 Indian Creek Road,  
Telford, PA 18969.  
ATTORNEY: JEFFREY K. LANDIS,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**LOEFFLER, BARBARA L., dec'd.**

Late of Abington Township.  
Executor: ERIC V. LOEFFLER,  
c/o John H. Filice, Esquire,  
Rubin, Glickman, Steinberg & Gifford,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.

**MALONEY, SUZANNE M. also known as**

**SUZANNE R. MALONEY and**  
**SUZANNE MALONEY, dec'd.**  
Late of Horsham Township.  
Executor: CHRISTOPHER T. MALONEY,  
c/o Douglas G. Thomas, Esquire,  
104 N. York Road,  
Hatboro, PA 19040.  
ATTORNEY: DOUGLAS G. THOMAS,  
104 N. York Road,  
Hatboro, PA 19040

**MARKS, BERNICE, dec'd.**

Late of Montgomery Township.  
Executor: BRUCE MARKS,  
c/o Marjorie J. Scharpf, Esquire,  
Friedman Schuman, PC,  
101 Greenwood Avenue, Fifth Floor,  
Jenkintown, PA 19046.  
ATTORNEY: MARJORIE J. SCHARPF,  
FRIEDMAN SCHUMAN, PC,  
101 Greenwood Avenue, Fifth Floor,  
Jenkintown, PA 19046

**MARSHALL, FRANKLIN HARLAN also known as**

**FRANK MARSHALL, dec'd.**  
Late of Springfield Township.  
Administratrix: KATHLEEN ANN MARSHALL,  
208 Terminal Avenue,  
Erdenheim, PA 19038.

**MARVEL, MARGARET S. also known as**

**PEGGY S. MARVEL, dec'd.**  
Late of Upper Gwynedd Township.  
Executrix: LORI E. BINCEWSKI,  
6009 Riverfront Drive,  
Palmyra, NJ 08065.  
ATTORNEY: CHARLOTTE A. HUNSBERGER,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**MULLEN, REGINA M., dec'd.**

Late of Abington Township.  
Executrix: MARYANN J. PAGANO,  
4010 Reiniger Road,  
Hatboro, PA 19040.  
ATTORNEY: RICHARD L. NEWMAN,  
50 E. Court Street,  
Doylestown, PA 18901

**NEUBERT, NORAH P., dec'd.**

Late of Montgomery Township.  
Executrix: ERIKA KURTZ,  
c/o David W. Conver, Esquire,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.  
ATTORNEY: DAVID W. CONVER,  
DISCHELL, BARTLE & DOOLEY, PC,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446

**O'CONNOR, REGINA H. also known as REGINA O'CONNOR, dec'd.**

Late of Franconia Township.  
 Executrix: JULIANA S. O'REILLY,  
 6703 Tennyson Drive,  
 McLean, VA 22101.

**O'NEIL, RUTH FRANCES also known as RUTH O'NEIL, dec'd.**

Late of Frederick Township.  
 Executrix: JACKLYN B. O'NEIL,  
 105 Schwenk Road,  
 Perkiomenville, PA 18074.

**ROSIN, VICTORIA RUTH also known as VICTORIA ROSIN, dec'd.**

Late of Lower Merion Township.  
 Administrator: JAMES M. TYLER,  
 121 S. Broad Street, 20th Floor,  
 Philadelphia, PA 19107-4533.  
 ATTORNEY: JAMES M. TYLER,  
 SCHUBERT GALLAGHER TYLER  
 MULCAHEY,  
 121 S. Broad Street, 20th Floor,  
 Philadelphia, PA 19107-4533

**SACHUK, DANIEL B. also known as DANIEL BERNARD SACHUK, dec'd.**

Late of Worcester Township.  
 Executrix: MARION V. SACHUK,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**SMOLLEN, ANNA ELIZABETH also known as ANNA ELIZABETH McCOACH, dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: CHRISTINE M. FINNEGAN,  
 105 Henning Drive,  
 North Wales, PA 19454.  
 ATTORNEY: GEORGE T. McCOOL, JR.,  
 1418 Cortez Road,  
 Blue Bell, PA 19422

**SNYDER, DAVID A., dec'd.**

Late of Lower Frederick Township.  
 Executrix: CATHERINE C. SNYDER.  
 ATTORNEY: ROWAN KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES, LLP,  
 376 E. Main Street,  
 Collegeville, PA 19426

**WEILER, LORETTA KEST also known as LORETTA K. WEILER, dec'd.**

Late of Cheltenham Township.  
 Executor: RICHARD L. WEILER,  
 24 Kuhn Drive,  
 Furlong, PA 18925.

**YOUNG, MARIANNE B., dec'd.**

Late of Upper Merion Township.  
 Administratrix: NATALIE Y. SCHAIBLE,  
 c/o Mark Ryan, Esquire,  
 618 Swede Street,  
 Norristown, PA 19401.

**ZANGER, HANNA L., dec'd.**

Late of Whitmarsh Township.  
 Executrix: CLAUDIA Z. SPRINGER,  
 c/o Carole B. Sheffield, Esquire,  
 1600 Market Street, Suite 600,  
 Philadelphia, PA 19103.  
 ATTORNEY: CAROLE B. SHEFFIELD,  
 ANDERSON KILL, P.C.,  
 1600 Market Street, Suite 600,  
 Philadelphia, PA 19103

**Third and Final Publication****BERRY, ANNA MARIE, dec'd.**

Late of Whitmarsh Township.  
 Executor: JOSEPH FOX,  
 213 E. State Street,  
 Kennett Square, PA 19348.  
 ATTORNEY: NEIL E. LAND,  
 BRUTSCHER, FOLEY, MILLINER & LAND, LLP,  
 213 E. State Street,  
 Kennett Square, PA 19348

**BETZ, JOHN DAVID also known as JOHN D. BETZ, dec'd.**

Late of Lower Salford Township.  
 Executrix: DIANE C. GIANGIULIO,  
 c/o Mullaney Law Offices,  
 598 Main Street, P.O. Box 24,  
 Red Hill, PA 18076-0024.  
 ATTORNEY: CHRISTOPHER P. MULLANEY,  
 MULLANEY LAW OFFICES,  
 598 Main Street, P.O. Box 24,  
 Red Hill, PA 18076-0024

**CHOIS, EILEEN MARGARET also known as EILEEN M. CHIOS and EILEEN CHIOS, dec'd.**

Late of Lower Merion Township.  
 Executrix: ELENA CARLSON,  
 c/o David B. Pudlin, Esquire,  
 One Logan Square, 27th Floor,  
 Philadelphia, PA 19103-6933.  
 ATTORNEY: DAVID B. PUDLIN,  
 HANGLEY ARONCHICK SEGAL PUDLIN &  
 SCHILLER,  
 One Logan Square, 27th Floor,  
 Philadelphia, PA 19103-6933

**CLAWSON, MARY-LOU also known as MARY-LOU BARB, dec'd.**

Late of Whitmarsh Township.  
 Executrix: JULIANA CLAWSON,  
 8329 High School Road,  
 Elkins Park, PA 19027.

**CORALLUZZO, MARIA, dec'd.**

Late of Abington Township.  
 Administrator: ALBERT CORALLUZZO,  
 c/o Edward J. Gilson, Jr., Esquire,  
 Four Neshaminy Interplex, Suite 105,  
 Trevese, PA 19053.  
 ATTORNEY: EDWARD J. GILSON, JR.,  
 LAW OFFICE OF EDWARD J. GILSON, JR.,  
 Four Neshaminy Interplex, Suite 105,  
 Trevese, PA 19053

**CORRADO, RUTH K. also known as RUTH KATHRYN CORRADO, dec'd.**

Late of Lower Salford Township.  
 Executor: LOUIS A. CORRADO, JR.,  
 873 Elm Street,  
 Hatfield, PA 19440.  
 ATTORNEY: MICHAEL R. BRADLEY,  
 21 W. Second Street,  
 Media, PA 19063

**DEARDEN, EDWARD CHAPIN also known as EDWARD C. DEARDEN, dec'd.**

Late of Lower Merion Township.  
 Executrices: ANNE C. DEARDEN AND  
 LEIGH D. HARVEY,  
 c/o Carol R. Livingood, Esquire,  
 130 W. Lancaster Avenue, P.O. Box 191,  
 Wayne, PA 19087-0191.  
 ATTORNEY: CAROL R. LIVINGOOD,  
 DAVIS BENNETT SPIESS & LIVINGOOD LLC,  
 130 W. Lancaster Avenue, P.O. Box 191,  
 Wayne, PA 19087-0191

**DORSHAW, JAMES A., dec'd.**

Late of Upper Gwynedd Township.  
 Executors: KRISTA M. CARACAUSA AND ANTHONY C. CARACAUSA,  
 c/o Stephen M. Howard, Esquire,  
 605 N. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: STEPHEN M. HOWARD,  
 605 N. Broad Street,  
 Lansdale, PA 19446

**DROEGE, HENRY JOSEPH, dec'd.**

Late of Borough of Pottstown.  
 Executors: LISA ANN SHERMAN,  
 1142 Beech Street,  
 Pottstown, PA 19464,  
 SUZANNE BOWMAN,  
 122 Elio Circle,  
 Royersford, PA 19468,  
 H. THOMAS DROEGE,  
 132 Grandview Road,  
 Boyertown, PA 19512.

**DWOJAK SR., STANLEY J. also known as STANLEY J. DWOJAK, dec'd.**

Late of Upper Pottsgrove Township.  
 Co-Executors: STANLEY J. DWOJAK, JR.,  
 97 W. Moyer Road,  
 Pottstown, PA 19464,  
 DAVID A. DWOJAK, SR.,  
 188 Mensch Drive,  
 Bechtelsville, PA 19505.  
 ATTORNEY: LEE F. MAUGER,  
 MAUGER & METER,  
 240 King Street, P.O. Box 698,  
 Pottstown, PA 19464

**EARHART, JAMES HARGREAVES, dec'd.**

Late of Skippack Township.  
 Executrix: PATRICIA J. EARHART,  
 4328 Eric Drive,  
 Schwenksville, PA 19473.  
 ATTORNEY: GARY P. LEWIS,  
 372 N. Lewis Road, P.O. Box 575,  
 Royersford, PA 19468

**FOGERTY, VIRGINIA M., dec'd.**

Late of Borough of Lansdale.  
 Administrator: KEVIN T. FOGERTY,  
 1598 Fieldstone Street,  
 Allentown, PA 18106.  
 ATTORNEY: KEVIN T. FOGERTY,  
 LAW OFFICES OF KEVIN T. FOGERTY,  
 1275 Glenlivet Drive, Suite 150,  
 Allentown, PA 18106

**FRAZER, CATHERINE H., dec'd.**

Late of Lansdale, PA.  
 Executrix: VICTORIA GALBRAITH,  
 25 Freshwater Lane,  
 Hilton Head, SC 29928.

**GABLE, ALBERT WILLIAM also known as ALBERT W. GABLE, dec'd.**

Late of Montgomery Township.  
 Administratrices: CONSTANCE M. MULLIGAN,  
 85 Old Limekiln Road,  
 Doylestown, PA 18901,  
 CAROLE G. MOUTIN,  
 17 63rd Street,  
 Sea Isle City, NJ 08243.

**GARGES, GEORGE W., dec'd.**

Late of Upper Salford Township.  
 Executrix: LINDA B. HORTON,  
 1320 S. Columbia Avenue,  
 Tulsa, OK 74104.  
 ATTORNEY: KATHLEEN M. MARTIN,  
 OWM LAW,  
 41 E. High Street,  
 Pottstown, PA 19464-5426

**GLENNON, THOMAS EDWARD also known as THOMAS E. GLENNON and THOMAS GLENNON, dec'd.**

Late of Lower Moreland Township.  
 Executor: JOHN GLENNON,  
 c/o Richard I. Torpey, Esquire,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: RICHARD I. TORPEY,  
 HOWLAND, HESS, GUINAN, TORPEY,  
 CASSIDY &  
 O'CONNELL, LLP,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**GRATZ, RUTH, dec'd.**

Late of Cheltenham Township.  
 Executrix: SHELLEY SIGMAN,  
 c/o Anne Louise Griffin, Esquire,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422.  
 ATTORNEY: ANNE LOUISE GRIFFIN,  
 WISLER PEARLSTINE, LLP,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422

**GREASER, MARTHA A., dec'd.**

Late of Franconia Township.  
 Executor: STEVEN A. SWARTZ,  
 23 Libby Hill Road,  
 Oakland, ME 04963.  
 ATTORNEY: R. WAYNE CLEMENS,  
 CLEMENS, NULTY AND GIFFORD,  
 510 E. Broad Street, P.O. Box 64439,  
 Souderton, PA 18964-0439

**GRIFFIN, RICHARD FRANCIS also known as RICHARD F. GRIFFIN, dec'd.**

Late of Borough of Narberth.  
 Executors: TODD P. GRIFFIN AND  
 BRIAN J. GRIFFIN,  
 c/o William E. Ruane, Esquire,  
 72 Shawnee Road, P.O. Box 568,  
 Ardmore, PA 19003.  
 ATTORNEY: WILLIAM E. RUANE,  
 72 Shawnee Road, P.O. Box 568,  
 Ardmore, PA 19003

**HALL, FRANCES MARY also known as FRANCES M. HALL, dec'd.**

Late of Springfield Township.  
 Executrix: REGINA M. WARD,  
 831 Meetinghouse Road,  
 Ambler, PA 19002.  
 ATTORNEY: THOMAS M. WARD,  
 831 Meetinghouse Road,  
 Ambler, PA 19002

**HEIMBACH, DOUGLAS C., dec'd.**

Late of Upper Pottsgrove Township.  
 Co-Executors: DIANE L. DRY AND  
 DOUGLAS E. HEIMBACH,  
 c/o Jessica R. Grater, Esquire,  
 Wolf, Baldwin & Assoc.,  
 P.O. Box 444,  
 Pottstown, PA 19464.



**HERNANDEZ, ELOY AMADO, dec'd.**

Late of Upper Gwynedd Township.  
 Executor: RICHARD S. WATT, ESQUIRE,  
 298 Wissahickon Avenue,  
 North Wales, PA 19454.

**HERNANDEZ, LAURA MAE, dec'd.**

Late of Upper Gwynedd Township.  
 Executor: RICHARD S. WATT, ESQUIRE,  
 298 Wissahickon Avenue,  
 North Wales, PA 19454.

**HOPKINS, ROBERT FRASER, dec'd.**

Late of Borough of West Conshohocken.  
 Administratrix: MARGARETE HOPKINS,  
 5401 Quentin Street,  
 Philadelphia, PA 19128.

**HUTTER, LOIS A., dec'd.**

Late of Blue Bell, PA.  
 Executrix: MARIA HUTTER,  
 c/o Louis J. Petriello, Esquire,  
 Petriello & Royal, LLC,  
 526 Township Line Road, Suite 200,  
 Blue Bell, PA 19422.  
 ATTORNEY: LOUIS J. PETRIELLO,  
 PETRIELLO & ROYAL, LLC,  
 526 Township Line Road, Suite 200,  
 Blue Bell, PA 19422

**IRVINE IV, JAMES, dec'd.**

Late of Towamencin Township.  
 Executor: PNC BANK, NA,  
 Attn.: Heather Door, V.P.,  
 1600 Market Street, 7th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: AMANDA DiCHELLO,  
 SAUL EWING LLP,  
 1500 Market Street,  
 Philadelphia, PA 19103

**KAPRELIAN, SANDRA M. also known as SANDRA MAUREEN KAPRELIAN, dec'd.**

Late of Upper Frederick Township.  
 Executrix: LISA M. BORGES,  
 10 S. Reading Avenue, Apt. 3B,  
 Boyertown, PA 19512.  
 ATTORNEY: JEFFREY C. KARVER,  
 BOYD & KARVER, P.C.,  
 7 East Philadelphia Avenue,  
 Boyertown, PA 19512

**KOONS III, BENJAMIN H.B., dec'd.**

Late of Lower Merion Township.  
 Executor: THE PHILADELPHIA TRUST  
 COMPANY,  
 Attn.: Stephanie Cappabianca,  
 1760 Market Street, 2nd Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: CLIFFORD SCOTT MEYER,  
 MONTGOMERY, McCracken, WALKER &  
 RHOADS LLP,  
 123 S. Broad Street,  
 Philadelphia, PA 19109

**KREWSON, DOROTHY MAE also known as DOROTHY M. KREWSON, dec'd.**

Late of Abington Township.  
 Executors: CHARLES R. KREWSON, IV AND  
 JON D. FOX,  
 c/o David A. Applebaum, Esquire,  
 101 Greenwood Avenue, 5th Floor,  
 Jenkintown, PA 19046.  
 ATTORNEY: DAVID A. APPLEBAUM,  
 FRIEDMAN SCHUMAN,  
 101 Greenwood Avenue, 5th Floor,  
 Jenkintown, PA 19046

**MALACK, REBECCA also known as**

**BECKY MALACK, dec'd.**  
 Late of Borough of Lansdale.  
 Executrix: ANGELA GIBSON,  
 5212 Aspen Court,  
 New Tripoli, PA 18066.  
 ATTORNEY: ERIC LADLEY,  
 MONTCO ELDER LAW,  
 608 W. Main Street,  
 Lansdale, PA 19446

**MARKOVICH, JAMES JOHN, dec'd.**

Late of Worcester Township.  
 Executor: RAYMOND J. MARKOVICH,  
 351 Westbourne Drive,  
 West Hollywood, CA 90048.

**McCUTCHEEN, NATALIE ANASTASIA, dec'd.**

Late of Upper Dublin Township.  
 Administrator: SANDERS L. McCUTCHEEN, JR.,  
 1531 Washington Avenue,  
 Willow Grove, PA 19090.

**McLAUGHLIN, THOMAS DANIEL, dec'd.**

Late of Horsham Township.  
 Executrix: KATHLEEN M. LOOSE,  
 48 Downey Drive,  
 Horsham, PA 19044.

**MOYER, HANNAH A. also known as**

**HANNAH MOYER, dec'd.**  
 Late of Towamencin Township.  
 Executrix: LISA DEAL.  
 ATTORNEY: CHRISTOPHER H. MEINZER,  
 MLO ASSOCIATES,  
 516 Main Street,  
 Pennsburg, PA 18073,  
 215-679-4554

**MOYER, PHYLLIS K., dec'd.**

Late of Franconia Township.  
 Administrator: JACOB D. MOYER,  
 1990 Church Road,  
 Harleysville, PA 19438.  
 ATTORNEY: FRANCIS X. BUSCHMAN, JR.,  
 BUSCHMAN & JOHNSON,  
 228 N. Main Street,  
 Souderton, PA 18964

**MUMFORD, CLYDE R., dec'd.**

Late of Horsham Township.  
 Co-Executors: SUSAN A. GREER AND  
 STEPHEN G. MUMFORD,  
 c/o Mullaney Law Offices,  
 598 Main Street, P.O. Box 24,  
 Red Hill, PA 18076-0024.  
 ATTORNEY: CHRISTOPHER P. MULLANEY,  
 MULLANEY LAW OFFICES,  
 598 Main Street, P.O. Box 24,  
 Red Hill, PA 18076-0024

**NAPIER, MARTHA, dec'd.**

Late of Horsham Township.  
 Administratrix: CHRISTINE TAYLOR,  
 3855 Blair Mill Road, #202H,  
 Horsham, PA 19044-2998.  
 ATTORNEY: MICHAEL A. SHECHTMAN,  
 128 Greenwood Avenue,  
 Wyncote, PA 19095

**OSBORN, ROBERT A. also known as ROBERT ALLEN OSBORN, dec'd.**

Late of Cheltenham Township.  
 Executrix: PATRICIA M. BOOS,  
 c/o James M. Martin, Esquire,  
 One Neshaminy Interplex, Suite 202,  
 Trevoise, PA 19053.  
 ATTORNEY: JAMES M. MARTIN,  
 MARTIN and MARTIN, P.C.,  
 One Neshaminy Interplex, Suite 202,  
 Trevoise, PA 19053

**PAUP, E. KATHLEEN, dec'd.**

Late of Upper Pottsgrove Township.  
 Executrix: SHERRY L. PAUP,  
 c/o Jessica R. Grater, Esquire,  
 Wolf, Baldwin & Assoc.,  
 P.O. Box 444,  
 Pottstown, PA 19464.

**PERSELY, SYBIL J., dec'd.**

Late of Borough of Lansdale.  
 Executor: MERTHYN R. HARRIS,  
 1887 Hunters Horn Lane,  
 Quakertown, PA 18951-6026.

**PETERMAN, GEORGE H., dec'd.**

Late of Upper Moreland Township.  
 Executor: GEORGE J. PETERMAN,  
 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

**PETERSON, JON WILLIAM also known as  
 JON WILLIAM PETERSON, JR., dec'd.**

Late of Whippen Township.  
 Executor: CHRISTOPHER PETERSON,  
 c/o Lawrence F. Gilberti, Esquire,  
 Three Logan Square, Suite 3100,  
 1717 Arch Street,  
 Philadelphia, PA 19103.  
 ATTORNEY: LAWRENCE F. GILBERTI,  
 REED SMITH, LLP,  
 Three Logan Square, Suite 3100,  
 1717 Arch Street,  
 Philadelphia, PA 19103

**PILLING, BLANCHE G. also known as  
 BLANCHE PILLING and  
 BLANCHE G. ALBERT, dec'd.**

Late of Horsham Township.  
 Executrix: AUDREY J. BOWNES,  
 c/o Carol R. Livingood, Esquire,  
 130 W. Lancaster Avenue, P.O. Box 191,  
 Wayne, PA 19087-0191.  
 ATTORNEY: CAROL R. LIVINGOOD,  
 DAVIS BENNETT SPIESS & LIVINGOOD LLC,  
 130 W. Lancaster Avenue, P.O. Box 191,  
 Wayne, PA 19087-0191

**POWERS JR., BENJAMIN F. also known as  
 BENJAMIN F. POWERS, dec'd.**

Late of Horsham Township.  
 Executrix: MARY J. PLASMIER,  
 337 Nansemand Street SE,  
 Leesburg, VA 20175-4004.  
 ATTORNEY: JORDAN E. FRANK,  
 ALAN L. FRANK LAW ASSOCIATES, P.C.,  
 135 Old York Road,  
 Jenkintown, PA 19046

**PROUT, EDITH ELEANOR, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: JAMES G. PROUT,  
 701 Glendalough Road,  
 Erdenheim, PA 19038.

**QUINN, DIANE M. also known as  
 DIANE QUINN and  
 DIANE MARIE QUINN, dec'd.**

Late of West Norriton Township.  
 Executrix: ANITA SELLERS,  
 11 Jack Reynolds Way,  
 Avondale, PA 19311.  
 ATTORNEY: DENNIS P. CAGLIA,  
 502 Swede Street,  
 Norristown, PA 19401

**RADOSIN, JOHN L., dec'd.**

Late of Montgomery Township.  
 Executrix: JEAN C. HEATH,  
 7030 Upper York Road,  
 New Hope, PA 18938.

**RATIGAN, ROSEANNE M., dec'd.**

Late of Villanova, PA Township.  
 Executor: JAMES A. RATIGAN,  
 233 Hearn Avenue,  
 Berwyn, PA 19312.  
 ATTORNEY: MORGAN E. GANS,  
 ANDERSON ELDER LAW,  
 206 Old State Road,  
 Media, PA 19063

**SANTANGELO, ANNA T. also known as  
 ANNA SANTANGELO, dec'd.**

Late of Borough of Norristown.  
 Administrator: JAMES A. SANTANGELO,  
 905 Cooke Lane,  
 Norristown, PA 19401.  
 ATTORNEY: ROBERT A. SARACENI, JR.,  
 548 1/2 E. Main Street,  
 Norristown, PA 19401

**SETH, RAJENDRA NARAYAN also known as  
 RAJENDRA SETH, dec'd.**

Late of Cheltenham Township.  
 Administrator: ANITA SETH,  
 c/o Gregory J. Spadea, Esquire,  
 Spadea & Associates, LLC,  
 204 E. Chester Pike, P.O. Box 122,  
 Ridley Park, PA 19078.

**SHERMAN, JOYCE, dec'd.**

Late of Borough of Pottstown.  
 Executrix: CATHERINE M. SHERMAN,  
 224 Grace Street,  
 Pottstown, PA 19464.  
 ATTORNEY: JESSICA L. WILSON,  
 SKARLATOS ZONARICH, LLC,  
 17 S. Second Street, 6th Floor,  
 Harrisburg, PA 17101-2039

**SOWERS, JOHN R. also known as  
 JOHN SOWERS, dec'd.**

Late of Upper Frederick Township.  
 Co-Executors: J. SCOTT SOWERS,  
 P.O. Box 295,  
 Green Lane, PA 18054,  
 CONNIE L. SCHWENK,  
 611 Krause Road,  
 Schwenksville, PA 19473.

**SPEECE, EDNA A. also known as  
 EDNA ANNE SPEECE, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: STEVEN E. SPEECE,  
 1740 Hallman Drive,  
 Blue Bell, PA 19422.

**SPOFFORD JR., HOWARD B. also known as  
 HOWARD SPOFFORD, dec'd.**

Late of Borough of Lansdale.  
 Executrix: DEBORAH E. LARSON,  
 452 Eagle Lane,  
 Lansdale, PA 19446.

**STOCCHI, WANDA CECLIA also known as  
 WANDA C. STOCCHI, dec'd.**

Late of Borough of Conshohocken.  
 Executors: ROBYN RYAN AND  
 RAYMOND STOCCHI, JR.,  
 c/o Susan E. Piette, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: SUSAN E. PIETTE,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**SWITKAY, SANDRA G., dec'd.**

Late of Abington Township.  
 Executor: HOWARD W. SWITKAY,  
 757 Wyndale Road,  
 Jenkintown, PA 19046.  
 ATTORNEY: JOSEPH S. HOCKY,  
 3300 Darby Road, Unit 6203,  
 Haverford, PA 19041

**TAYLOR, WILLIAM JOHN also known as BILL TAYLOR, dec'd.**

Late of Lower Merion Township.  
 Executor: SAM VINOVIICH,  
 3400 Huey Avenue,  
 Drexel Hill, PA 19026.  
 ATTORNEY: HUGH GILLESPIE,  
 660 W. Germantown Pike, Suite 100,  
 Plymouth Meeting, PA 19462

**TEPPER, PAUL R., dec'd.**

Late of East Norriton Township.  
 Executrix: CATHERINE ROSSI,  
 c/o Matthew A. Levitsky, Esquire,  
 Ten Sentry Parkway, Suite 200,  
 P.O. Box 3001,  
 Blue Bell, PA 19422-3001.  
 ATTORNEY: MATTHEW A. LEVITSKY,  
 FOX ROTHSCHILD LLP,  
 Ten Sentry Parkway, Suite 200,  
 P.O. Box 3001,  
 Blue Bell, PA 19422-3001

**VERENNA, CHARLES A., dec'd.**

Late of Upper Merion Township.  
 Administratrix: RUTH VERENNA,  
 780 Hobbs Road,  
 Wayne, PA 19087.  
 ATTORNEY: GREGORY A. BARONI,  
 13 E. Central Avenue,  
 Paoli, PA 19301

**VESCI, ANTHONY, dec'd.**

Late of Abington Township.  
 Executrices: KAREN TIERNEY AND  
 LORAIN PEPE,  
 c/o Gilbert P. High, Jr., Esquire,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671.  
 ATTORNEY: GILBERT P. HIGH, JR.,  
 HIGH SWARTZ, LLP,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671

**WANNER, HELENA M. also known as HELENA MARY WANNER, dec'd.**

Late of Lower Providence Township.  
 Executrix: BONNIE KNIEZEWSKI,  
 c/o Lisa J. Cappolella, Esquire,  
 1236 E. High Street,  
 Pottstown, PA 19464.  
 ATTORNEY: LISA J. CAPPOLELLA,  
 1236 E. High Street,  
 Pottstown, PA 19464

**WILKIN, ROBERT, dec'd.**

Late of Borough of Lansdale.  
 Executor: THOMAS WILKIN,  
 259 S. Mountain Avenue,  
 Montclair, NJ 07042.

**WILLIAMS, WARREN J., dec'd.**

Late of Lower Gwynedd Township.  
 Administratrix: RUTH KERIS,  
 c/o Lisa M. Nentwig, Esquire,  
 1500 Market Street, Suite 3500E,  
 Philadelphia, PA 19102.  
 ATTORNEY: LISA M. NENTWIG,  
 DILWORTH PAXON LLP,  
 1500 Market Street, Suite 3500E,  
 Philadelphia, PA 19102

**YEANY SR., PHILIP R. also known as PHILIP R. YEANY, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: PHILIP R. YEANY, JR.,  
 c/o Bradley S. Cohen, Esquire,  
 20 Brace Road, 4th Floor,  
 Cherry Hill, NJ 08034.  
 ATTORNEY: BRADLEY S. COHEN,  
 EARP COHN P.C.,  
 20 Brace Road, 4th Floor,  
 Cherry Hill, NJ 08034

**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*

**Byrne Home Improvements** with its principal place of business at 233 Roesch Avenue, Oreland, PA 19075.

The name and address of the person owning or interested in said business is: Daniel C. Byrne, 233 Roesch Avenue, Oreland, PA 19075.

The application was filed on June 5, 2017.

**Curated Clothes** with its principal place of business at 82 Bayhill Circle, Royersford, PA 19468.

The name and address of the entity owning or interested in said business is: Hustle Digital Marketing, LLC, 82 Bayhill Circle, Royersford, PA 19468.

The application was filed on July 6, 2017.

**Bruce J. Warshawsky, Esquire  
 Cunningham, Chernicoff & Warshawsky, P.C.**

2320 N. Second Street  
 Harrisburg, PA 17110  
 717-238-6570

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 10, 2017 for an Application for the conduct of business in Montgomery County, PA, under the assumed or fictitious name, style or designation of **EXECUTIVEFUNCTIONING.NET**, with the principal place of business at 7930 Rolling Green Rd., Cheltenham, PA 19012. The name and address of the entity interested in said business is Michael A. Goldberg CPA MSW P.C., 7930 Rolling Green Rd., Cheltenham, PA 19012.

**KREVITZ & ASSOC., P.C.**

4230 Bensalem Blvd.  
 Bensalem, PA 19020

**Fine Tuning Science** with its principal place of business at 370 Williams Road, Wynnewood, PA 19096.

The names and address of all persons owning or interested in said business are: Francis Pettit and Yufeng Zhou, 370 Williams Road, Wynnewood, PA 19096.

The application was filed on June 14, 2017.

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**FOREIGN REGISTRATION STATEMENT**

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about July 10, 2017, for a foreign corporation with a registered address in the State of Pennsylvania as follows:

**Hamilton Lane Incorporated**, One Presidential Blvd., 4th Floor, Bala Cynwyd, PA 19004.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is One Presidential Blvd., 4th Floor, Bala Cynwyd, PA 19004.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

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**TRUST NOTICES**
First Publication

**REVOCABLE TRUST OF HENRIETTA L. UDIS  
DATED AUGUST 1, 2003, AS AMENDED  
HENRIETTA L. UDIS, Deceased  
Late of Montgomery County, Pennsylvania**

This trust is in existence and all persons having claims or demands against HENRIETTA L. UDIS to make known the same and all persons indebted to the decedent to make payment without delay to Co-Trustees Gary Udis and David Udis to their attorney:

**Allen S. Kellerman, Esquire  
255 S. 17th Street, Suite 2609  
Philadelphia, PA 19103**

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Second Publication

**DONALD C. STREIN TRUST DATED 05/14/2008**

Notice is hereby given of the administration of the Donald C. Strein Trust dated 05/14/2008. Settlor, late of Lower Gwynedd Township, Montgomery County, PA died 03/31/2017.

All persons having claims against the decedent are requested to make known the same, and all persons indebted to the decedent are required to make payment without delay to:

**Trustee:** Karen Waynick  
c/o Michelle L. Sanginiti, Esquire  
166 Allendale Road  
King of Prussia, PA 19406

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Third and Final Publication

**JUDITH C. McKALLIP TRUST  
DATED JULY 27, 2012 AS AMENDED AND  
RESTATED  
Township of Upper Dublin  
County of Montgomery, Pennsylvania  
Date of Death: June 5, 2017**

**Trustee:** Diane E. McKallip  
Address: c/o Marjorie J. Scharpf, Esquire  
Friedman Schuman, P.C.  
101 Greenwood Avenue, Fifth Floor  
Jenkintown, PA 19046

**Counsel:** Marjorie J. Scharpf, Esquire  
Friedman Schuman, PC  
101 Greenwood Avenue, Fifth Floor  
Jenkintown, PA 19046

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**EXECUTIONS ISSUED**

**Week Ending July 25, 2017**

**The Defendant's Name Appears  
First in Capital Letters**

ABINGTON PAIN MEDICINE, P.C.: WELLS FARGO, GRNSH. - Marlin Business Bank; 201708520; WRIT/EXEC.

AKERBERG, CHRISTINA: WALTER - Ocwen Loan Servicing, LLC; 201530425.

BANKS-PRICE, TUSSHEKIA: PRICE, LEE - Us Bank National Association As Trustee, et al.; 201603762; \$125,307.24.

BETZ, MONICA: TD BANK, GRNSH. - Midland Funding, LLC, et al.; 200924549; WRIT / EXECUTION.

BINSLEY, CHRISTOPHE: BRINSLEY, CHRISTOPHER: PNC BANK, GRNSH. - American Express Bank Fsb; 201709618; WRIT/EXEC.

BLACK, PAUL: PAUL: AMBLER SAVINGS BANK, GRNSH. - American Express Bank Fsb; 201707825; WRIT / EXECUTION.

BROPHY, JESSICA: PNC BANK, GRNSH. - Berwick Place Homeowners Association; 201718228; \$1,851.35.

CHRISTMAN, SHERRY: PNC BANK, GRNSH. - Unifund Ccr Parts, et al.; 200502486; \$16,693.26.

COLE, CATHERINE: PNC BANK, GRNSH. - Midland Funding, LLC; 200822918; WRIT / EXECUTION.

DUNNING, ROY: PNC BANK, GRNSH. - Midland Funding, LLC; 201706499; \$2,190.23.

FILES, CLINTON: PNC BANK, GRNSH. - Financial Resources Federal Credit Union; 201624240.

FRANCIS, SCOTT: KEY BANK FORMERLY FIRST NIAGARA BANK, GRNSH. - Carriage Run Property Owners Association; 201718393; \$1,945.07.

FRASCHILLA, JOSEPH: JOSEPH: CATERINA - Mtglq Investors, L.P.; 201612398; ORDER/IN REM/246,978.20.

GEISINGER, JESSE: JENNIFER - Wells Fargo Bank Na; 201629155; \$132,483.08.

GILLIS, CATHERINE - Pnc Bank National Association; 201707728.

GRUBB, MARJORIE: PATRICK: MARJORIE, ET AL. - Deutsche Bank National Trust Company; 201708614; \$344,407.60.

HANDYMAN OF YOUR DREAMS: KATUBI, BRIAN: MCGOWAN, TAI: CITIZENS BANK, GRNSH. - Thomas, Andrea, et al.; 201406207; \$12,201.00.

HARLING, SANFORD: WELLS FARGO BANK, GRNSH. - Davis, Mary, et al.; 201418049; \$1,116.39.

HEYNE, SAMANTHA - Nationstar Mortgage, LLC; 201626328; \$159,709.37.

HOUSER, DENISE - Us Bank National Association Trustee, et al.; 201102501; \$591,150.41.

JENKINS, ARMAND: PNC BANK, GRNSH. - Midland Funding, LLC, et al.; 201019409; WRIT / EXECUTION.

JORDON, KHALIL: PNC BANK, GRNSH. - Midland Funding, LLC; 200900898; WRIT / EXECUTION.

KELLY, MICHAEL: FIRST RESOURCE BANK, GRNSH. - Cash A Check Plus, et al.; 200813545; \$1,302.00.

KERR, JOHN - Us Bank National Association, et al.; 201509609; ORDER/IN REM JDMT 273,360.78.

KIDD, MICHAEL: PNC BANK, GRNSH. - Equable Ascent Financial, LLC; 201114941; WRIT/EXEC.

LASCIK, JOSEPH: KATIELYN - Wells Fargo Bank Na; 201703343; \$83,488.04.

LAWS, MICHAEL - Nanayakkara, Yvonne; 201602276; WRIT/EXEC.

LOUFIK, DARA: DUY - Wells Fargo Bank Na; 201626327; \$128,919.19.

MARCH, CONSTANCE - Federal National Mortgage Association, et al.; 201715042; \$102,175.84.

MCGLADE, SARAH: MICHAEL: UNITED STATES OF AMERICA - Bank Of America Na, et al.; 201225977; AMEND IN REM ORDER/540,797.94.

PAUWELS, GREGORY: PNC BANK, GRNSH. - Midland Funding, LLC; 200917694; WRIT / EXECUTION.

PIATOK, DAVID: ARLENE - The Bank Of New York Mellon, et al.; 201709178.

PRAKANS, KHANKHAM: PNC BANK, GRNSH. - Midland Cr Mgmt, Inc., et al.; 200801739; WRIT / EXECUTION.

QUILL, AYISHA: AYISHA - Ocwen Loan Servicing, LLC; 201703475.

SHURELDS, SEAN - Jpmorgan Chase Bank National Association; 201334203.

WILLIAMS, JOHN: JOAN - Bank, Ally; 201601750; IN REM/ORDER/ \$276,914.93.

WILSON, WILTON: WELLS FARGO, GRNSH. - Palisades Collection, LLC; 201005528; WRIT/EXEC.

STOKES, AARON - Capital One Bank; 201717982; Judgment fr. District Justice; \$1,313.05.

STOKES, JOSEPH - Midland Funding Llc; 201718050; Judgment fr. District Justice; \$926.54.

WILSON, ROBERT - Ds Pool Service Inc; 201718253; Judgment fr. District Justice; \$1538.79.

#### **ABINGTON TWP. -**

##### **entered municipal claims against:**

Somogyi, William; Kathleen; 201717825; \$59.50.

#### **CHELTENHAM TWP. -**

##### **entered municipal claims against:**

Harris, Alexander; 201718460; \$1205.79.

#### **CHELTENHAM TWP. SCHOOL DIST. -**

##### **entered municipal claims against:**

Demaio, Jewel; 201718173; \$2421.76.

Goss, Peter; Moss, Jacqueline; 201718220; \$9979.76.

Molas, Sandra; 201718201; \$2,687.76.

Savage, Lady; 201718170; \$6952.76.

Scutti, Andrew; 201718197; \$798.76.

#### **LOWER MORELAND TWP. SCHOOL DIST. -**

##### **entered municipal claims against:**

Colbridge, William; Sharon; 201718398; \$323.68.

#### **PENNA. UNEMP. COMP. FUND -**

##### **entered claims against:**

Better Bottom Line Inc; 201762121; \$19,119.52.

Ocean Home Health Supply Llc; 201762122; \$1,677.06.

Ysc Cns Llc; 201762120; \$1,411.40.

#### **PERKIOMEN VALLEY SCHOOL DIST. -**

##### **entered municipal claims against:**

Ario Enterprises Llc; 201718189; \$2,318.28.

Ario Enterprises Llc; 201718164; \$2335.43.

Fawnview Rentals Llc; 201718179; \$1,764.97.

Harleysville National Bank & Trust Co; 201718167; \$2735.45.

#### **POTTSGROVE SCHOOL DIST. -**

##### **entered municipal claims against:**

Hallman, Lori; 201718024; \$1291.88.

Kalin, Peter; Pearl; 201718079; \$3040.88.

#### **POTTSTOWN BORO. AUTH. -**

##### **entered municipal claims against:**

Crockett, Nancy; 201718458; \$746.40.

#### **POTTSTOWN BORO. -**

##### **entered municipal claims against:**

Elaides, Barbara; 201718119; \$1957.46.

Foundation For Eldercare; 201718141; \$1550.90.

Foundation For Eldercare; 201718105; \$1689.50.

Foundation For Eldercare; 201718092; \$1539.35.

Foundation For Eldercare; 201718146; \$1629.44.

Foundation For Eldercare; 201718096; \$1660.63.

Foundation For Eldercare; 201718089; \$1533.58.

Laufer, Michael; Sampson-Laufer, Jessica; 201718457; \$885.62.

Marcheskie, Craig; Diane; 201718132; \$1661.78.

Megarvey, William; 201718461; \$335.23.

Properous One Llc; 201718109; \$1541.66.

Smith, Stephen; Susan; 201718462; \$975.71.

Wright, Kevin; 201718459; \$777.60.

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## **JUDGMENTS AND LIENS ENTERED**

**Week Ending July 25, 2017**

### **The Defendant's Name Appears First in Capital Letters**

BUCCI, BRANDON - Midland Funding Llc; 201717979; Judgment fr. District Justice; \$916.77.

FARGUHARSON, RODOLFO - Capital One Bank; 201718026; Judgment fr. District Justice; \$877.84.

HUGHES, HAKEEM - Midland Funding Llc; 201717978; Judgment fr. District Justice; \$1,798.18.

KERRICK, BENJAMIN - Capital One Bank Usa Na; 201718415; Certification of Judgment; \$2,520.67.

MERTO, CAITLIN - Martin, Amy; 201718206; Judgment fr. District Justice; \$2,477.20.

MORRISON, KEVIN - Springleaf Financial Services Of Pennsylvania Inc; 201717809; Judgment fr. District Justice; \$4286.91.

NIKPARVAR, MEDHI - High Swartz Llp; 201718360; Judgment fr. District Justice; \$4,437.70.

NOLAN, PATRICIA - Marple Fleet Leasing; 201718248; Judgment fr. District Justice; \$6,973.67.

ONANUGA, OLOWAKEMI - Stan, Phillip; 201718343; Judgment fr. District Justice; \$6,738.52.

STEELE, HELEN - Hop Energy Llc; 201718174; Judgment fr. District Justice; \$2,103.22.

**SOUDERTON AREA SCHOOL DIST. -  
entered municipal claims against:**

Forward, Brian; Erdman, Tiffany; 201718016; \$4500.00.  
Godshall, Laverne; Kiersten; 201718020; \$4836.19.  
Kulp, Ronald; Roseann; 201718022; \$4592.86.  
Schrey, Donald; Donald R Schrey Revocable  
Living Trust; 201718019; \$3736.08.

**UPPER DUBLIN SCHOOL DIST. -  
entered municipal claims against:**

Khaykin, Boris; 201718133; \$3586.84.  
Novak, Andrew; Maria; 201718134; \$1299.56.  
Novak, Maria; Andrew; 201718136; \$1299.56.  
Pulini, Francis; Karen; 201718216; \$5906.29.  
Turner, James; Estate Of Fate Vaughn; 201718137;  
\$4426.24.

**UPPER MORELAND TWP. SCHOOL DIST. -  
entered municipal claims against:**

Bristol Road Partners Inc; 201718139; \$6023.50.

**UPPER MORELAND TWP./HATBORO BORO.  
JOINT SEWER AUTH. -  
entered municipal claims against:**

Mapes, Christopher; Judith; 201718140; \$2342.06.

**UPPER PERKIOMEN SCHOOL DIST. -  
entered municipal claims against:**

Thomas, Scott; 201718023; \$5425.34.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending July 25, 2017**

**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

BOLAN, STEVEN M. - Norristown Borough;  
Bolan, Waltraud M., 1319 Washington Valley Road  
Bridgewater, NJ 08807-1417.  
CLAYTON, PAUL - Douglass Township;  
Clayton, James B., 8212 Copperglow Trl  
Fairfax Station, VA 22039-2418.  
CRUMBIE, PATRICK J. - Upper Dublin Township;  
Yermolenko, Svitlana, 22 Brookshire Lane  
Philadelphia, PA 19116-1219.  
DATILO, DOMENICO - Salford Township;  
Dattilo, Marcello, 80 Cressman Road  
Telford, PA 18969.  
EGGERT, HELEN O. - Abington Township;  
Eggert, Walter M., 57 Hillview Road  
Morgantown, PA 19543.  
FELT, HARVEY G. - Horsham Township;  
Felt, Eric B., 719 Signal Hill Road  
Dresher, PA 19025.  
GALLOWAY, FRANCIS W., JR. - Lower Merion  
Township; Ricchetti-Galloway, Mirella,  
697 Hazelhurst Avenue Merion Station, PA 19066.  
HOWARD, SANDRA K. - ; Klenk, Peter L.,  
1701 Walnut Street Philadelphia, PA 19103-5203.  
KATDARE, SUDHA V. - East Norriton Township;  
Kardare, Maya, 92 Stuart Drive  
East Norriton, PA 19401.  
LAND, DAVID J. - Norristown Borough;  
Land, George, 1336 W Main Street  
Norristown, PA 19401.

LENNEN, JAMES W. - Abington Township;  
Lennen, Janet L., 327 Cliveden Avenue  
Glenside, PA 19038.  
LEWIS, PAULETTE M. - Hatfield Township;  
Lewis, Keith, 1431 Hillcrest Court  
Lansdale, PA 19446.  
MALDONADO, HIGINIO - Lower Providence  
Township; Li, Maldonado Florence,  
326 Rogers Road Norristown, PA 19403.  
MCNABB, KATHLEEN E. - Lower Merion Township;  
Erskine, Nancy J., 19 Longford Street  
Philadelphia, PA 19136.  
OCONNOR, MADISON X. - Upper Pottsgrove  
Township; Oconnor, Michelle S.,  
1875 Orlando Road Pottstown, PA 19464.  
SANROY, RITH T. - Lansdale Borough;  
Snellings, Lori, 954 Wedgewood Drive  
Lansdale, PA 19446.  
TERRIO, GALE B. - West Norriton Township;  
Terrio, Robert P., 2409 Country Circle  
Norristown, PA 19403.  
TOTH, GLENN R. - Upper Hanover Township;  
Cogan, Carol A., 505 Kennetta Lane P  
almerton, PA 18071.

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**SUITS BROUGHT**

**Week Ending July 25, 2017**

**The Defendant's Name Appears  
First in Capital Letters**

ALLAN, ARCHIBALD; ELIZABETH -  
Wells Fargo Bank Na; 201718124; Complaint In  
Mortgage Foreclosure; Wapner, Peter.  
ANDREWS, WAYNE; WAYNE; W S ANDREWS LLC -  
American Express Bank Fsb; 201718348;  
Civil Action; Felzer, Jordan W.  
ASPLUNDH, VERONIQUE - Asplundh, Christopher;  
201718354; Complaint Divorce; Young, Cheryl L.  
AUGUST, MICHELLE - Chhs Hospital Company Llc;  
201718193; Civil Action; Sarker, Neil.  
BARGHER, ROBERT; BRANDON - Stevens, Devin;  
201717175; Complaint for Custody/Visitation.  
BARNETT, JONATHAN; TANYA - Nationstar  
Mortgage Llc; 201718308; Complaint In  
Mortgage Foreclosure; Gable, Samantha.  
BLOCKER, DOMINIQUE; NE - National Collegiate  
Student Loan Trust 2005-3; 201717991;  
Civil Action; Ratchford, Michael F.  
BOURKE, PATRICIA; ROBERT -  
2619 Brown Street Llc; 201718232; Civil Action;  
Zaid, Marc A.  
BOWSER, CLAUDETTE; MORRIS, NATHAN -  
Heritage Park Condominium Association; 201718114;  
Defendants Appeal from District Justice.  
BOYKIN, GLYNNIS - Boykin, Furman; 201717312;  
Complaint Divorce; Mckinley, Keith R.  
BRINKLEY, DANIEL - Chhs Hospital Company Llc;  
201718168; Civil Action; Sarker, Neil.  
CAMPBELL, WILLIAM; MARY; SMITH, MARY,  
ET.AL. - Jpmorgan Chase Bank National Association;  
201718004; Complaint In Mortgage Foreclosure;  
Wolf, Katherine M.  
CANNON, LEO - Yost, Katherine; 201718304;  
Complaint for Custody/Visitation.

- CARROLL, ALEX - Carroll, Nicole; 201718332; Complaint Divorce.
- CASEY, DENNIS: DENNIS: JENNIFER, ET.AL. - Santander Bank Na; 201718000; Complaint In Mortgage Foreclosure; Wapner, Peter.
- CERMINARA, MARIE: CLEMENT - Ambler Savings Bank; 201718369; Complaint In Mortgage Foreclosure; Fox, Craig H.
- CLAUSS, AMY: CLAUS, JEFFREY: JEFFREY, ET.AL. - Wells Fargo Bank Na; 201717889; Complaint In Mortgage Foreclosure; Brunner, Abigail.
- CROSS, ELENA: CYRUS - Homeowners Association At The Twins At Monroe Court; 201718453; Defendants Appeal from District Justice.
- DALESSANDRO, THOMAS - Dalessandro, Chauna; 201718439; Complaint Divorce.
- DAVIDSON, STEVEN - Cope, Amanda; 201718196; Complaint for Custody/Visitation.
- DEENY, STEPHEN - Chhs Hospital Company Llc; 201718190; Civil Action; Sarker, Neil.
- DOE, JOHN: JOHN: JOHN, ET.AL. - Wells Fargo Bank National Association; 201718130; Complaint in Ejectment; Wassall, Elizabeth.
- DUNBAR, KELLY: MILLER, RYAN: TIM - Korman Communities; 201718365; Defendants Appeal from District Justice.
- ESCO, PHILIP: PHILLIP - Wells Fargo Bank Na; 201718246; Complaint In Mortgage Foreclosure; Bennett, Elizabeth M.
- FEBUS, ANDRES - Fred, Diana; 201718270; Complaint Divorce.
- FOX, BRITTANY - Portfolio Recovery Associates Llc; 201718376; Civil Action; Polas, Robert N., Jr.
- GILLILAND, TYLER: TYLER - Murray, Lisa; 201718416; Complaint Divorce.
- GIONNONE TOWING: FALCO, JOSEPH - Geico Aso; 201718412; Civil Action; Jones, Robert.
- GOURLEY, GERARD - Littleton, William; 201718204; Petition to Appeal Nunc Pro Tunc.
- HALL, FRANK: FRANK - Hatboro Federal Savings; 201717999; Complaint In Mortgage Foreclosure; Thomas, Douglas G.
- HALPRIN, DANIEL - Omolaja, Silifa; 201718229; Civil Action; Rubin, Lawrence L.
- HALTEMAN, GEORGEINA: ARLIN - Northwest Bank; 201718086; Complaint In Mortgage Foreclosure; Raphael, David W.
- HODGES MEDLIN, TABATHA - Medlin, Calvin; 201718237; Complaint Divorce.
- HOPE, JOHN: JOHN: YAN, ET.AL. - Wells Fargo Bank Na; 201718244; Complaint In Mortgage Foreclosure; Bennett, Elizabeth M.
- HOSGOOD, THOMAS - Hosgood, Amelia; 201718370; Complaint Divorce.
- ISTENES, TODD - Istenes, Amanda; 201718335; Complaint Divorce.
- JAMES, DAVID - Citibank Na; 201718261; Civil Action; Paul, Nathalie.
- JONES, JACK - Jones, Melinda; 201718441; Complaint Divorce.
- KANG, MINNIE - Midland Funding Llc; 201718423; Defendants Appeal from District Justice.
- KELLY, ABIGAIL - Chestnut Hill Hospital; 201718194; Civil Action; Sarker, Neil.
- KEOWN, CHELSEA - Mcpeak, Daniel; 201718159; Complaint for Custody/Visitation; Sager, Daniel.
- KHATUN, NAZIMA: UDDIN, NAZIMA - Ahmed, Mohammed; 201718236; Defendants Appeal from District Justice.
- KINSCH, CHRISTOPHER: DAVID - Moosbrugger, Joseph; 201718375; Civil Action; Martin, Keith L.
- KURHAN, SUSAN - Citibank Na; 201718275; Civil Action; Paul, Nathalie.
- LANTONIO, GARY - Suresh, Radhika; 201718223; Petition to Appeal Nunc Pro Tunc.
- LARY, JAMES: JAMES: UNITED STATES OF AMERICA - Us Bank National Association; 201718120; Complaint In Mortgage Foreclosure; Bennett, Elizabeth M.
- LORENZO, ROBERT: HG I INC - American Express Bank Fsb; 201718390; Civil Action; Felzer, Jordan W.
- MCANDREWS, DEBRA: MC ANDREWS, DEBRA: OCCUPANTS - Deutsche Bank National Trust Company; 201718422; Complaint in Ejectment; Bennett, Elizabeth M.
- MICHENER, SUZANNE - Citibank Na; 201718339; Civil Action; Paul, Nathalie.
- MILOS, CHRISTINE - Milos, Christopher; 201718436; Complaint for Custody/Visitation; Dolan, Peter J.
- NEWMAN, JAMES - Citibank Na; 201718144; Civil Action; Paul, Nathalie.
- PALERMO, LISA - Citibank Na; 201718254; Civil Action; Paul, Nathalie.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Geary, Michael; 201718172; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Crowder, Nakia; 201718243; Appeal from Suspension/Registration/Insp.
- POLLACK, DAVID - Pollack, Cassandra; 201718281; Complaint for Custody/Visitation; Gottlieb, Michael P.
- PRESTON, DOUGLAS - Beck, Shayna; 201718429; Complaint Divorce.
- ROBERSON, LINDA - Good Will Steam Fire Engine Company No 1; 201718131; Civil Action; Young, James D.
- ROBINSON, AARON: VIOLA, TIA - Robinson, Coletta; 201718247; Complaint for Custody/Visitation.
- ROCCIO, STEVEN: DUNN, TERESA: ROCCIO, STEVEN, ET.AL. - Wells Fargo Bank Na; 201718045; Complaint In Mortgage Foreclosure; Tsai, Jennie.
- RUSSELL, SASHAYE - Benjamin, Eric; 201718367; Complaint for Custody/Visitation.
- SEIFERT, RICHARD - Seifert, Amanda; 201718362; Complaint Divorce.
- SEIP, SARA: CARTER, MARQUIS - Boone, Elaine; 201718152; Complaint for Custody/Visitation.
- STEWART, ANTHONY - Phoenixville Hospital Of The Univeristy Of Pennsylvania Hea; 201718169; Civil Action; Sarker, Neil.
- THOMAS, ANDREW: ERDIR LLC - Levy, Akeria; 201718286; Civil Action; Braitman, Arthur R.
- TOBIN, KEVIN - Grabell, Neal; 201718309; Civil Action.
- UDIS, THELMA - Wells Fargo Bank Na; 201718200; Complaint In Mortgage Foreclosure; Brunner, Abigail.
- WALKER, STEPHEN - Pnc Bank National Association; 201718103; Petition; Mazack, Michael C.

WEAVER, NORMAN - Wells Fargo Bank Na;  
201718111; Complaint In Mortgage Foreclosure;  
Wapner, Peter.  
WOODRIDGE, JAMILLIAH - Woodridge, Luis;  
201718287; Complaint Divorce.  
YOUNG, DENNIS; WALSH, HANNAH; TERRENCE,  
ET.AL. - Halkalis, Demetrius; 201718135;  
Civil Action.

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**WILLS PROBATED**

**Granted Week Ending July 25, 2017**

**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Executors**

ANO, SHEILA K. - Springfield Township;  
Bohan, Marcie A., 192 Washington Avenue  
Brooklyn, NY 11205-3701; Marrone, Licia M.,  
827 N. Woodstock Street  
Philadelphia, PA 19130-1408.  
BERTUCCIATI, JERRY P. - Ambler Borough;  
Arena, Charles J., 36 Eagle Road  
Phoenixville, PA 19460; Franchini-Miller,  
Jacqueline A., 431 Edgewood Drive  
Ambler, PA 19002.  
BEVAN, MARGARET O. - Lower Merion Township;  
Burlingham, Cheryl B., 29 Wingstone Lane  
Devon, PA 19333.  
BOULDEN, JOAN S. - Lower Gwynedd Township;  
Boulden, Marc W., 3015 Darby Road  
Ardmore, PA 19003.  
BRADFORD, JOSEPH - Whippain Township;  
Ohara, Dorothy J., 131 Church Road  
North Wales, PA 19454.  
CASSANO, ANNA M. - Norristown Borough;  
Dachille, Angela R., 172 Zoa Avenue  
Johnson City, NY 13790.  
CHANT, LEWIS - Whippain Township;  
Chant, Patricia, 680 Midway Lane  
Blue Bell, PA 19422.  
CUEROU, FLORENCE K. - Montgomery Township;  
Creely, Lorraine R., 6413 Lyric Lane Falls Church,  
PA 22044-1220.  
DEAL, EDITH M. - Upper Moreland Township;  
Deal, John A., 2491 Winding Road  
Hatboro, PA 19040.  
DRAKE, CASSANDRA F. - Lower Merion Township;  
1600 Market Street Philadelphia, PA 19103;  
Heim, Franklin J., Jr., 772 Chickory Trl,  
Mullica Hill, NJ 08062; Morris, Caspar W. Iii,  
3814 Hamilton Street Philadelphia, PA 19104;  
Morris, Laura R., 337 Bala Avenue  
Bala Cynwyd, PA 19004.  
DWOJAK, STANLEY J., SR. - Upper Pottsgrove  
Township; Dwojak, David A., Sr., 188 Mensch Drive  
Bechtelsville, PA 19505; Dwojak, Stanley J., Jr.,  
97 West Moyer Road Pottstown, PA 19464.  
ETCHEN, DEBORAH E. - Lower Merion Township;  
Marion, Mitchell, 1200 E High Street  
Pottstown, PA 19464; Raymond, Cynthia,  
1255 Drummers Lane Wayne, PA 19087.  
EURENIUS, JACQUELINE M. - Horsham Township;  
Eurenus, Heather K., 2136 Apple Road  
Fogelsville, PA 18051; Eurenus, Keith D.,  
1334 Zachary Road Abington, PA 19001.  
FALZONE, SARAH E. - Franconia Township;  
Ace, Pamela A., 107 Leslie Lane  
Souderton, PA 18964-2227; Falzone, Robert J.,  
12714 Magnolia Drive East Stroudsburg, PA 18302.  
FRIEDLANDER, ISABEL - Whitmarsh Township;  
Friedlander, Alan S., 2036 Spring Mill Road  
Lafayette, PA 19444; Friedlander, Steven J.,  
204 Donna Drive Plymouth Meeting, PA 19462.  
GERHART, MARGARET E. - Lansdale Borough;  
Gerhart, Janet L., 905 Sequoia Road  
Philadelphia, PA 19128.  
GIBBS, REBECCA - Cheltenham Township;  
Gibbs, Philip, 1001 Valley Road  
Elkins Park, PA 19027.  
GINSBURG, SUSAN S. - Lower Merion Township;  
Starr, Andrew M., 230 Pine Street  
Philadelphia, PA 19106; Starr, Kenneth D.,  
1023 Indian Creek Road  
Wynnewood, PA 19096-3408.  
GREENE, CHARLES M. - Upper Dublin Township;  
Greene, Chandra, 530 Applewood Drive  
Fort Washington, PA 19034.  
HALLOWELL, HENRY R., JR. - Lower Merion  
Township; Clapham, Dorothy H., 49 Pasture Lane  
Bryn Mawr, PA 19010; Clapham, John H.,  
49 Pasture Lane Bryn Mawr, PA 19010.  
HANNAHOE, PHYLLIS M. - Douglass Township;  
Hannahoe, Kim A., 73 Hillcrest Drive  
Boyertown, PA 19512; Hannahoe, Todd A.,  
1490 Orchard Lane Boyertown, PA 19512;  
Moser, Lori A., 1930 County Line Road  
Barto, PA 19504.  
HOPKINS, MARY F. - Norristown Borough;  
Mercante, Theresa M., 534 Stenwyck Circle  
King Of Prussia, PA 19406.  
INGRAM, ELSIE F. - Springfield Township;  
Ingram, Pamela A., 1903 Church Road  
Flourtown, PA 19031.  
JOHNSON, SHIRLEY A. - Cheltenham Township;  
Satchell, Joice R., 6106 North 8th Street  
Philadelphia, PA 19120; Starr, Judy A.,  
1028 E. Phil-Ellena Street Philadelphia, PA 19150.  
KOSTIN, GRACE - Cheltenham Township;  
Hrynko, Elaine G., 249 Croyden Road  
Cheltenham, PA 19012.  
KRATZ, FLOYD H. - Franconia Township;  
Kratz, Monique A., 533 Indian Creek Road  
Telford, PA 18969.  
KRAUSE, MARIA V. - Whippain Township;  
Krause, Gerhard J., 805 W. Butler Pike  
Ambler, PA 19002.  
LEVY, HELEN - Pottstown Borough; Levy, Jordan,  
1251 N Evans Street Pottstown, PA 19464.  
LINDBERG, KATHERINE M. - Ambler Borough;  
Reese, Karen L., 441 Bannockburn Avenue  
Ambler, PA 19002.  
MARVEL, MARGARET S. - Upper Gwynedd  
Township; Binczewski, Lori E.,  
6009 Riverfront Dr Palmyra, NJ 08065.  
MCGARVEY, R. B. - Upper Moreland Township;  
Mcgarvey, Patrick B., 17 Buckwalter Circle  
Royersford, PA 19468.  
NEAL, CHRISTINA B. - Ambler Borough;  
Thompson, Traci N., 209 Hendricks Street  
Ambler, PA 19002.  
NEUBERT, NORAH P. - Montgomery Township;  
Kurtz, Erika, 7724 Pineapple Drive  
Orlando, FL 32835.



- NYCE, NORA R. - Franconia Township;  
Nyce, David R., 236 Cowpath Road  
Souderton, PA 18964.
- OLMO, PABLO - Cheltenham Township;  
Aponte, Evelyn, 638 Roosevelt Avenue  
Glenside, PA 19038.
- PLUNKETT, JOHN J. - Upper Merion Township;  
Plunkett, John J., Jr., 19 South View Drive  
Somers Point, NJ 08244.
- POOLE, WILLIAM L., JR. - Whitmarsh Township;  
Cruz, Debra D., 504 Rush Park Circle  
Mary Esther, FL 32569-2407.
- POSTELL, MADELINE R. - Limerick Township;  
Marino, Pamela J., 89 Heffner Road  
Royersford, PA 19468; Postell, Edward D.,  
106 Shetland Way Collegeville, PA 19426.
- ROBBINS, ELEANOR P. - Perkiomen Township;  
Ream, Jeanne M., 90 Manbeck Drive  
Mifflintown, PA 17059.
- ROKOSKY, JOSEPH R. - Upper Merion Township;  
Cosfol, Mary L., 475 Lexington Drive  
King Of Prussia, PA 19406-1561.
- ROXBYP, CORINNE R. - Springfield Township;  
Kendall, Peter, 3208 Ayr Lane Dresher, PA 19025;  
Roxby, Elisabeth C., 31 Elmore Street  
Arlington, MA 02467-5927.
- SACHUK, DANIEL B. - Worcester Township;  
Sachuk, Marion V., 75 Spruce Run  
Lansdale, PA 19446.
- SIEFERT, MARY W. - Whippain Township;  
Oberg, Anne S., 211 13Th Street  
Avalon, NJ 08202.
- SKELTON, CARL D. - New Hanover Township;  
Skelton, Helen L., 200 Quail Dr  
Gilbertsville, PA 19525.
- VALENZA, ANTHONY N., SR. - Upper Moreland  
Township; Rosenbaum, Lenora A.,  
3915 Reiniger Road Hatboro, PA 19040;  
Valenza, Anthony N., Jr., 2760 Brendan Circle  
Huntingdon Valley, PA 19006.
4. Bank of America, N.A. v. Tinsley - Plaintiff's  
Motion to Reassess Damages (Seq. 23) - **J. Lobb**.
5. Barrie v. Northern Health Facilities, Inc. - Plaintiff's  
Motion for Entry Upon Defendants Property  
(Seq. 7) - **G. Mullaney - S. Shreibman**.
6. Barrie v. Northern Health Facilities, Inc. - Plaintiff's  
Motion to Compel Discovery Responses Directed to  
Defendant (Seq. 6 D) - **G. Mullaney - S. Shreibman**.
7. Bodge v. Dructor - Plaintiff's Motion to Amend  
Ad Damnum Clause Pa. R.C.P. 1033 (Seq. 7) -  
**J. Piscitello - D. Bonebrake**.
8. Brown v. Behr - Plaintiff's Motion for Amendment  
of June 6, 2016 Orders to Include The Language  
Specified (Seq. 47) - **P. Newcomer**.
9. Chester v. Doherty - Defendant's Petition to  
Remand Matter to Arbitration (Seq. 19-8) -  
**J. Hollin - M. Doherty**.
10. Chichester v. Ladavac - Defendant's Motion to  
Compel Answers to Interrogatories and Response to  
Request for Production of Documents (Seq. 8 D) -  
**R. Cohen - V. Harman**.
11. Creditone, LLC v. Edwards - Defendant's Petition  
to Withdraw as Counsel (Seq. 64) - **J. Warmbrodt -  
J. O'Brien**.
12. Feingold v. Love - Plaintiff's Motion to Compel  
Responses of Defendant to Interrogatories and  
Request for Production of Documents (Seq. 6 D) -  
**S. Bernstein - D. Dawson**.
13. Hardy v. Lu - Defendant's Motion to Compel  
Discovery Responses (Seq. 8 D) - **M. Simon -  
Y. Okoneski Metz**.
14. Harvey v. Romeo - Defendant's Motion to Compel  
Plaintiff's Responses to Discovery (Seq. 9 D) -  
**B. Swartz - T. Simmons**.
15. Illenberger v. Hard Hat Services - Motion to Compel  
Answers to Discovery (Seq. 16 D) - **M. Brooks -  
W. Flamm**.
16. Jaworski v. Genuardis - Plaintiff's Motion to  
Enforce Subpoena for Jennifer Taylor for Deposition  
(Seq. 108 D) - **J. Sigman - M. Dorsey**.
17. JMMMP Company v. Buckwalter - Plaintiff's  
Motion to Compel Defendant's Answers to  
Interrogatories in Aid of Execution (Seq. 9 D) -  
**J. Colavecchi**.
18. JMMMP Company v. IZZI - Plaintiff's Motion to  
Compel Defendant's Answers to Interrogatories in  
Aid of Execution (Seq. 8 D) - **J. Colavecchi**.
19. JMMMP Company v. Johnson - Plaintiff's Motion  
to Compel Defendant's Answers to Interrogatories  
in Aid of Execution (Seq. 4 D) - **P. Colavecchi**.
20. JMMMP Company v. McGuire - Plaintiff's  
Motion to Compel Defendant's Answers to  
Interrogatories in Aid of Execution (Seq. 6 D) -  
**P. Colavecchi**.
21. Korman Residential Properties v. G & F General  
Contractors, Inc. - Plaintiff's Motion to Compel  
Discovery (Seq. 9 D) - **G. Flanagan**.
22. Krasner v. Diana Hatboro Nails & Tanning -  
Defendant's Motion to Compel Plaintiffs to Answer  
Defendant, Albert Gentile's Interrogatories and  
Request for Production of Documents (Seq. 22-D) -  
**A. Sagoskin - W. Sylianteng**.
23. Live Well Financial, Inc. v. Hobbs - Plaintiff's  
Motion to Leave to File an Amended Complaint  
(Seq. 12) - **J. Ottley**.
24. Lower Providence Township v. Metz - Defendant's  
Petition to Withdraw as Counsel (Seq. 21) -  
**H. Nelson - J. O'Brien**.

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## RETURN DAY LIST

**August 14, 2017  
COURT ADMINISTRATOR**

**All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCCH electronic directory for assigned courtroom.**

1. Acquisitions Direct, Inc. v. Kalyx Online, LLC - Plaintiff's Petition for Leave to File Second Amended Complaint (Seq. 34) - **W. Brennan**.
2. Armon v. Ghali - Defendant, Harvey Sklaroff and Harvey Sklaroff Real Estate's Motion to Compel Answers to Interrogatories and Witness Interrogatories (Seq. 16 D) - **D. Henry**.
3. Bank of America, N.A. v. Polen - Plaintiff's Motion to Reassess Damages (Seq. 22) - **A. Brunner**.

25. Mandracchia Law, LLC v. McWhirk - Defendant's Motion to Compel Plaintiff's to Provide Proper Verifications to Responses to Interrogatories and Produce Documents (Seq. 4-6 D) - **D. Heim - T. Carluccio.**
26. McIntosh v. Moon - Defendant's Motion to Compel Responses to Discovery Requests Addressed to Plaintiff (Seq. 6 D) - **P. McNamara - D. Wilson.**
27. Milburn v. Abington Memorial Hospital - Plaintiff's Motion to Compel Production of Discovery Responses and Request for Sanctions (Seq. 59 D) - **G. Clarke - M. McGrath.**
28. Olde City Lending Solutions, LLC v. Rexhub, LLC - Plaintiff's Motion to Compel Deposition of Defendants (Seq. 2-5 D) - **M. Revness - J. Mahoney.**
29. Pingora Loan Services, LLC v. Ben - Plaintiff's Motion to Reassess Damages (Seq. 22 D) - **P. Wapner.**
30. PNC Bank National Association v. Walker - Plaintiff's Petition to Strike Satisfaction of Mortgage (Seq. 0) - **M. Mazack.**
31. Prussian Woods Homeowners Association v. Danella Line Services Company - Plaintiff's Motion for Leave to Amend Complaint (Seq. 61) - **S. Reidenbach - S. Magley.**
32. Robinson v. Roffman - Plaintiff's Request to Reinstate Default Judgment Against Defendant for Failing to File Answers (Seq. 26).
33. Saynutdinova v. Lee - Plaintiff's Motion to Compel Discovery (Seq. 16 D) - **J. Gallagher - J. Godin.**
34. Silcox v. Moore - Defendant's Motion to Compel Plaintiff to Answer Defendant's Discovery Requests (Seq. 15 D) - **M. Simon - B. Pancio.**
35. Simmons v. Pollack - Defendant's Motion to Compel Answers to Interrogatories and Response to Request for Production of Documents (Seq. 5 D) - **M. Simon - C. Sweeney.**
36. Smith v. Montgomery Delval Association, L.P. - Defendant, Montgomery Delval Association, L.P. and Montgomery Delval, Inc.'s Motion to Compel Plaintiffs' Overdue Discovery Responses (Seq. 15-D) - **J. McMahon - W. Thrall - D. Callahan.**
37. Stanford v. Kamara - Defendant, McPherson's Motion to Compel Discovery Responses (Seq. 15 D)- **D. Stutman.**
38. Sullivan v. Sullivan - Defendant's Petition to Withdraw as Counsel (Seq. 110) - **R. Bell - J. Samuel.**
39. Tenorio v. Arroyo - Defendants Motion to Compel Plaintiff, Merceditas Tenorio to Sign Authorization for Release of Records (Seq. 34 D) - **R. Wolfe - G. Peterson.**
40. Thomas v. Thomas - Plaintiff's Petition Withdraw as Counsel (Seq. 8) - **J. Zurzola.**
41. Upper Merion Area School District v. Renaissance Land Associates, L.P. - Plaintiff's Petition to Add Successor in Interest as a Party to the Pending Tax Assessment Appeal (Seq. 12) - **L. Szczesny - E. Campbell.**
42. Upper Merion School District v. Montgomery County Board of Assessment Appeals - Plaintiff's Motion to Determine Sufficiency of Objections and/or Motion to Strike Objections and Compel Production of Documents (Seq. 50 D) - **L. Szczesny - S. Fagnan.**
43. U.S. Bank National Association v. Beggin - Defendant's Petition for Leave to Amend Their Answers (Seq. 1-57) - **A. Marin.**
44. Varvarezis v. Pennsylvania Orthopedic Center - Defendant's Motion to Compel Plaintiff's Responses to the Interrogatories and Request for Production of Documents (Seq. 40 D) - **M. Yanoff - C. Goebel.**
45. Vohra v. Andorra Woods Healthcare Center - Defendant's Motion to Compel Plaintiff's Production of Expert Reports (Seq. 59 D) - **D. Sherman - R. Dillon.**
46. Wise v. LJM Industries, Inc. - Defendant Motion to Compel Answers to Interrogatories and Response to Request for Production of Documents (Seq. 9 D) - **E. Fabick - J. Field.**
47. Wlock v. King of Prussia Mall - Defendant's Motion for Leave to Amend the Joinder Complaint (Seq. 85) - **J. Knepp - K. Fai.**