

## ANNUAL DINNER DANCE

FRIDAY, APRIL 15, 2016

Sheraton Valley Forge Hotel - KOP

See Page 5 in Bar News for details!

PERIODICAL PUBLICATION

Montgomery County

# Law Reporter

AVAILABLE IN ELECTRONIC FORMAT

VOLUME 153, NUMBER 15, NORRISTOWN, PA APRIL 14, 2016

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## Think MBA for CLE

Upcoming CLE Events at MBA - For the BEST in CLE...

Register online - [www.MBACLE.org](http://www.MBACLE.org)

\*Pages Correspond To Opinion Page Numbering Sequence In The Center Of The Book

*The Official Legal Periodical for Montgomery County*

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\* Dated Material. Do Not Delay. Please Deliver Before Monday, April 18, 2016

# Montgomery County Law Reporter

(USPS 361-080)

*Reporting the Decisions of the Divisions of the Court of the  
Thirty-Eighth Judicial District of Pennsylvania,  
Composed of Montgomery County,  
Officially Designated by the Rule Thereof as the  
Legal Periodical for the Publication of Legal Notices*

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No. 15

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The MONTGOMERY COUNTY LAW REPORTER is published every Thursday. The DEADLINE for submission of all notices is 12:00 noon on WEDNESDAY for the following Thursday Issue. This deadline will be strictly enforced. Notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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## BAR ASSOCIATION NEWS

*The Following Notices Are For Montgomery Bar Association Members Only*

# Think MBA for CLE Upcoming CLE Events at MBA

## ATTENTION ATTORNEYS & PARALEGALS:

*Here's a peek at the great lineup of CLE Events coming to the MBA in the weeks ahead!!!*

### APRIL 2016 CLE

**Tuesday, April 19, 2016**

**CLE Seminar - Elder Law Presents: Practical Administration of Special Needs Trusts**

Location: MBA Building - 12:00 PM to 1:30 PM

Credits: **1 Hr. Substantive**

**Thursday, April 21, 2016**

**CLE Seminar - Real Estate Presents: Commercial Real Estate Transactions:  
From Farm to Financing**

Location: MBA Building - 12:00 PM to 1:30 PM

Credits: **1 Hr. Substantive**

**Monday, April 25, 2016**

**CLE Seminar - Tips From the Bench - Part II: Courtroom Evidence**

Location: MBA Building - 12:00 PM to 1:30 PM

Credits: **1 Hr. Substantive**

**Tuesday, April 26, 2016**

**CLE Seminar - BBCC Presents: Help, My Client Is Being Audited, What Do I Do?**

Location: MBA Building - 9:00 AM to 11:00 AM

Credits: **2 Hrs. Substantive**

**Wednesday, April 27, 2016**

**CLE Seminar - How to Triage a Consumer Rights Case - For Your Client or Yourself**

Location: MBA Building - 9:00 AM to 10:30 AM

Credits: **1.5 Hrs. Substantive**

### MAY 2016 CLE

**Tuesday, May 10, 2016**

**CLE Seminar - PBA - Avoiding Legal Malpractice**

Location: MBA Building - 10:00 AM to 11:30 AM

Credits: **1.5 Hrs. Ethics**

**Tuesday, May 10, 2016**

**CLE Seminar - PBA - Avoiding Legal Malpractice**

Location: MBA Building - 2:00 PM to 3:30 PM

Credits: **1.5 Hrs. Ethics**

**Monday, May 16, 2016**

**CLE Seminar - PBI GC - Pennsylvania Tax Law Update (9370)**

Location: MBA Building - 9:00 AM to 12:00 PM

Credits: **3 Hrs. Substantive**

**For the BEST in CLE...**

**To register, call 610-279-9660 OR on-line at [MBACLE.org](http://MBACLE.org)**

**NOTICE****April 4, 2016**

**NOTICE** is hereby given that petitions to consolidate the district court facilities of Magisterial District Courts within the 38<sup>th</sup> Judicial District (Montgomery County) have been drafted and are available for in-office examination and review through Monday, April 18, 2016 at the following location:

1. The office of Magisterial District Court Administration, Lower Plaza Level, Montgomery County Courthouse, Norristown, PA

The draft petitions are also available on the Court's website at [www.montcopa.org/courts](http://www.montcopa.org/courts).

Written comments or suggestions regarding the proposal may be directed to Denise S. Vicario, Esq., Deputy Court Administrator – Special Courts, P.O. Box 311, Montgomery County Courthouse, Norristown, PA 19404, by fax to (610) 278-5916 or by e-mail to [dvicario@montcopa.org](mailto:dvicario@montcopa.org).

All written comments or suggestions must be received **no later than Monday, April 18, 2016**

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MONTGOMERY BAR ASSOCIATION



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## SHERIFF'S SALES

*By virtue of various writs issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at public sale on April 27, 2016 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on May 25, 2016 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### Third and Final Publication

06-25811

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate on the Northeastly side of Arbor Road (forty feet wide) in **Cheltenham Township**, County of Montgomery and State of Pennsylvania and described according to a survey and plan thereof made by Milton R. Yerkes, Civil Engineer of Bryn Mawr, Pennsylvania, dated December 2, 1936, as follows, to wit:

BEGINNING at a point four hundred seventy-five and forty one-hundredths feet Northwestwardly from the intersection of the Northwestly building line of Walden Road (forty feet wide) with the Northeastly building line of said Arbor Road (both projected); thence extending along the said side of Arbor Road, North fifty-one degrees, forty-five minutes West, nine and sixty-eight one-hundredths feet to a point; thence on the arc of a circle curving to the left, with a radius of two hundred thirty-three and thirty-nine one hundredths feet still along the said side of Arbor Road, for an arc distance of fifteen and thirty-three one-hundredths feet to a point; thence extending Northeastwardly on a line parallel with the said Walden Road, one hundred twenty-five and fifty one-hundredths to a point; thence South fifty-one degrees, forty-five minutes East, twenty-five feet to a point; thence Southwestwardly on a line parallel with the said Walden Road, one hundred twenty-five feet to the first mentioned point and place of beginning.

SUBJECT TO the reservations, restrictions, exceptions, easements, building lines and conditions as set forth in prior instruments of record chain of title.

TITLE TO SAID PREMISES IS VESTED IN Sheila A. Christopher from Christine C. McAneny, widow, Deed dated November 26, 2003, recorded February 5, 2004 in Book 5494, Page 496.

Parcel Number: 31-00-00283-00-1.

Location of property: 639 Arbor Road, Cheltenham, PA 19012-1603.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sheila A. Christopher** at the suit of BAC Home Loans Servicing, L.P. Debt: \$206,635.36.

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

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

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

09-06592

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, with the 2 story brick and stone message or tenement thereon erected, described according to a survey and plan thereof made by Chester E. Albright, Esquire, Civil Engineer, on 5/11/1937, as follows, to wit:

BEGINNING on the Southwesterly side of Erlen Road (50 feet wide) at the distance of 264 feet Northwestwardly from the concrete monument marking the intersection of the produced Southwesterly side of Erlen Road, the produced Northwesterly side of Cedar Lane (40 feet wide) in the Township of Cheltenham, County of Montgomery and State of Pennsylvania.

CONTAINING in front or breadth on the said Erlen Road 23.92 feet and extending of that width in length or depth Southwesterly between parallel lines at right angles to said Erlen Road 102 feet to the center line of a certain 12 feet wide driveway which extends Southeastwardly from Penrose Avenue.

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

TITLE TO SAID PREMISES IS VESTED IN Ada M. Simbo, by Deed from Morenike McGill, dated 12/12/2007, recorded 12/27/2007 in Book 5676, Page 2499.

Parcel Number: 31-00-09601-00-7.

Location of property: 1822 Erlen Road, Elkins Park, PA 19027-1063.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ada M. Simbo** at the suit of Taylor, Bean & Whitaker Mortgage Corporation. Debt: \$200,177.18.

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

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

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

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 Northeastly and of the curve connecting the Northwesterly, line of Rock Creek Drive with the Northeastly 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.

**Kristen D. Little**, Attorney.

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

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

10-02778

ALL THAT CERTAIN message or tenement and lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, being known as No. 317 Buttonwood Street, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Buttonwood Street at the distance of 45 feet, 7 1/2 inches Southwesterly from the Westerly corner of said Buttonwood Street and Rich Alley, a corner of this and other land formerly of said Lydia Allen; thence Northwestwardly at right angles to said Buttonwood Street, the line passing through the middle of the partition wall between the house erected on the lot and the one on the adjoining lot, formerly belonging to said Lydia Allen, 95 feet to the Southeastly side of a certain 5 feet wide alley leading from Lafayette Street to the side Rich Alley; thence along said side of said alley Southwesterly parallel to the said Buttonwood Street, 15 feet, 2 1/2 inches to a point a corner of premises formerly of the Vaughn Estate but now or late of Caroline Hangstorfer; thence Southeastwardly at right angles to Buttonwood Street and through the middle of the Northwesterly end wall of the Vaughn row, 95 feet to the aforesaid side of Buttonwood Street and thence by and along the same Northeastwardly 15 feet, 2 1/2 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bernadette Mathis by Deed from Harry Darby, dated 2/17/2010 and recorded 3/15/2010 in Book 5761, Page 00402.

Parcel Number: 13-00-05760-00-5.

Location of property: 317 Buttonwood Street, Norristown, PA 19401-4413.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bernadette Mathis, Individually and as Trustee and Harry Darby** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$111,709.08.

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

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

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

10-12072

ALL THAT CERTAIN lot or piece of ground, situated in **East Norriton Township**, County of Montgomery, and Commonwealth of Pennsylvania, described according to a survey and plan of Norriton Woods, made by Donald H. Schurr, Civil Engineer and Surveyed on December 20, 1964, and last revised on June 23, 1966, which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-3, Page 76, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Kennedy Road (fifty feet wide) at the distance of four hundred thirty-two feet measured North seventy-six degrees, East, along the side of Kennedy Road from a point of origin therein, which last mentioned point of tangent is measured on the arc of a curve, curving to the left, having a radius of twenty feet, the arc distance of thirty-one and forty-two hundredths feet from a point of curve on the Northeastly side of Pierce Road (fifty feet wide).

CONTAINING in depth or breadth on the said side of Kennedy Road one hundred feet and extending of that width in length or depth Northwesterly between parallel lines at right angles to the said Kennedy Road, two hundred feet.

BEING Lot #149 as shown on said plan.

UNDER AND SUBJECT to any and all covenants, conditions, reservations, restrictions, limitations, right-of-ways, objections, easements, agreements, etc., as they appear of record.



TITLE TO SAID PREMISES IS VESTED IN Janet J. Cravetz and Larry Cravetz, w/h, as Tenants by the Entireties, by Deed from Janet J. Cravetz, Individually and Janet J. Cravetz, Executrix of the Estate of John A. Roetling, Deceased, dated 5/31/2005, recorded 06/16/2005 in Book 5557, Page 2337.

Parcel Number: 33-00-04936-00-8.

Location of property: 3209 Kennedy Road, East Norriton, PA 19403-4025.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Larry Cravetz and Janet J. Cravetz** at the suit of Nationstar Mortgage, LLC. Debt: \$183,991.24.

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

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

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

10-21550

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, State of Pennsylvania, bounded and described according to a certain survey and plan thereof made for John H. McClatchy, by Albright and Mebus, Civil Engineers, Philadelphia, Pennsylvania, 3/13/1925, as follows, to wit:

SITUATE on the Southeasterly side of Chatham Road (50 feet wide), at the distance of 360 feet measured South 37 degrees, 49 minutes West along the said side of Chatham Road from its intersection with the Southwesterly side of Lancaster Avenue (90 feet wide).

CONTAINING in front or breadth Southwestwardly along the said side of Chatham Road, 25 feet and extending of that width in length or depth, South 52 degrees, 11 minutes East, between parallel lines at right angles to said Chatham Road, 100 feet, including on the rear of a certain 10 feet wide driveway, the Southwesterly line of said premises, passing through the center of the party wall between these premises, the premises passing adjoining to the Southwest.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid private driveway as and for a driveway and watercourse and driveway at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon or of any other properties to which the use of said driveway may be extended by Alexander Ferguson one of the grantors to Hugh Ferguson.

TITLE TO SAID PREMISES IS VESTED IN Dawn M. Ryan and Thomas M. Ryan, by Deed from Maria O. Brockwell, dated December 13, 2002 and recorded February 5, 2003 in Deed Book 5445, Page 255.

Parcel Number: 40-00-10120-00-1.

Location of property: 29 Chatham Road, Ardmore, PA 19003.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas M. Ryan and Dawn M. Ryan** at the suit of JP Morgan Chase Bank, National Association. Debt: \$180,760.78.

**Joseph F. Riga**, Attorney.

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

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

10-34374

ALL THAT CERTAIN message and lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, known as No. 430 East Marshall Street, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Marshall Street at the distance of two hundred sixty feet Southeastwardly from the Southeast corner of said Marshall and Walnut Streets, a corner of these premises and premises now or late of Patrick Doran; thence along the said premises now or late of said Patrick Doran, at right angles to the said Marshall Street, Southwesterly one hundred twenty-five feet to property late of Lawrence Doran; thence along the said premises late of Lawrence Doran parallel to said side of Marshall Street Southeasterly forty feet to a point a corner of these premises and premises now or late of Joseph A. Bailey; thence along the said premises now or late of the said Joseph A. Bailey parallel to the first course Northeasterly twenty-five feet to a point, a corner of this and land of Joseph A. Bailey; thence along said Bailey's Land Northwesterly ten feet to a point a corner of this and said Bailey's Land; thence along said Bailey's Land Northeasterly one hundred feet to the Southwest side of Marshall Street aforesaid; and thence along said side of Marshall Street Northwesterly thirty feet to the place of beginning.

BEING the same property conveyed to Coco Construction, by fee simple deed, who acquired title by virtue of a Deed from Marjorie F. Arnold, dated October 25, 2006, recorded June 27, 2007, at Deed Book 5652, Page 01712, Montgomery County, Pennsylvania records.

Parcel Number: 13-00-24308-00-6.

Location of property: 430 East Marshall Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Coco Construction and The Unknown Heirs and Administrators of the Estate of Marjorie F. Arnold** at the suit of HSBC Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation, Series 2006-WF1. Debt: \$147,689.24.

**Meredith H. Wooters**, Attorney.

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

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

11-01503

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **Marlborough Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey made March 12, 1947 by Smith and Brunner, Registered Surveyors, as follows, to wit:

BEGINNING at a point on the Easterly side of Sumneytown and Geryville Road, a corner of this and land now or late of Melvin Kline; thence along said side of said road North nineteen degrees, forty-five minutes East, one hundred twenty-five feet to a point, a corner of land now or late of Frank Schaeffer; thence along said Schaeffer's land North eighty degrees, East four hundred eighteen and twenty-seven feet to a point, a corner of said Melvin Kline's land; thence along the same South six degrees, East one hundred feet to a point, a corner; thence still along said Kline's Land South seventy-nine degrees, West four hundred seventy-five feet to the place of beginning.

BEING the same property conveyed to James Owens and Sharon M. Sillars, as Joint Tenants, who acquired title by virtue of a Deed from Malay A. Desai, dated January 10, 2007, recorded March 7, 2007, at Deed Book 5638, Page 00182, Montgomery County, Pennsylvania records.

Parcel Number: 45-00-00649-00-8.

Location of property: 4327 Geryville Pike, Green Lane, PA 18054.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **James Owens and Sharon M. Sillars a/k/a Sharon Sillars** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificates, Series 2007-PA2. Debt: \$307,533.09.

**Jana Fridfinnsdottir**, Attorney.

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

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

11-19365

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, described according to a plan of subdivision, prepared for DeLuca Enterprises, Inc., (Mallard Pond), made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated 05/30/1986 and last revised 11/17/1986 and recorded in Plan Book A-48, Page 255, described, as follows:

BEGINNING at a point of reverse curve on the Southwesterly side of Mallard Drive West (50 feet wide), which point is measured on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 37.54 feet from a point of curve on the Southeasterly side of Rose Twig Lane (50 feet wide); thence extending from said point of beginning and along Mallard Drive West on the arc of a circle curving to the left having a radius of 700.00 feet the arc distance of 89.91 feet to a corner of Lot 18 on said plan; thence extending from Mallard Drive West and along Lot 18 on said plan, South 19 degrees, 24 minutes, 07 seconds West, 198.23 feet to a corner of Lot 16 on said plan; thence along the same North 70 degrees, 45 minutes, 20 seconds West, 140.00 feet to a point of curve on the Southeasterly side of Rose Twig Lane; thence along the same the following three courses and distances: (1) on the arc of a circle curving to the right having radius of 800.00 feet the arc distance of 25.00 feet to a point of tangent; (2) North 27 degrees, 09 minutes, 02 seconds East, 153.80 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 37.54 feet to a point of reverse curve on the Southwesterly side of Mallard Drive West being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN: Yi Woong Kim and Bu Soon Kim, h/w, as Tenants by the Entireties, by Deed from Yi Woong Kim and Bu Soon Kim, h/w and Won B. Kim, a married man, dated 12/29/2010, recorded 01/24/2011 in Book 5791, Page 1795.

Parcel Number: 46-00-03234-50-9.

Location of property: 200 Mallard Drive East, North Wales, PA 19454-1192.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Yi Woong Kim and Bu Soon Kim** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. Debt: \$359,722.16.

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

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

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

11-29480

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan for Kenneth Merz made by Yerkes Associates, Inc. Consulting Engineers dated 9/5/1986 bounded and described, as follows, to wit:

BEGINNING at a point in the title line in the bed of Youngsford Road (thirty-three feet wide) at common corner for Lots 1 and 2 on said plan; thence extending along the title line in bed of Youngsford Road the two following courses and distances: (1) North forty-six degrees, twenty-nine minutes East, eighty-three and fifty one-hundredths feet to a point; and (2) North sixty-five degrees, thirty-six minutes East, two hundred one and forty-four one-hundredths feet to a point a corner of lands now or formerly of John Irvine; thence extending along lands now or formerly of

John Irvine, South twenty-three degrees, thirty minutes East, two hundred sixty-six and eighty-eight one-hundredths feet to a point in line of a thirty feet wide Lower Merion Township Sewer Easement; thence extending along said sewer easement the two following courses and distances: (1) South sixty-five degrees, twenty-six minutes West, one hundred and forty-four one-hundredths feet to a point; and (2) South fifty-one degrees, forty-three minutes, forty-five seconds West, fifty-five feet to a point a corner of Lot #1; thence extending along Lot #1, the five following courses and distances: (1) North thirty degrees, thirty minutes West, one hundred eight feet to a point; (2) South fifty-four degrees, thirty minutes West, twenty feet; (3) North fifty-nine degrees, fifty minutes West crossing an existing retaining wall eighty and thirty-one one-hundredths feet to a point; (4) North twenty-eight degrees, thirty minutes West, twenty-nine and thirty-four one-hundredths feet to a point; and (5) North sixty-one degrees, fifty minutes West, sixty-eight and fifty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Walter L. Heppenstall, 3rd and Mari Luise Heppenstall, husband and wife, as Tenants by the Entirety, who acquired title by virtue of a Deed from Walter L. Heppenstall, 3rd and Mari Luise Heppenstall, husband and wife, dated August 23, 1991, recorded September 9, 1991, at Deed Book 4986, Page 276, Montgomery County, Pennsylvania records.

BEING Lot No. 2 on said plan.

Parcel Number: 40-00-69587-00-6.

Location of property: 817 Youngsford Road a/k/a 817 Youngs Ford Road, Gladwyne, PA 19035.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Walter L. Heppenstall, 3rd and Mari Luise Heppenstall** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-AR2. Debt: \$786,833.54.

**Meredith H. Wooters**, Attorney.

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

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

11-30441

ALL THAT CERTAIN unit, situate in **Plymouth Township**, County of Montgomery, and Commonwealth of Pennsylvania as shown on a subdivision plan as part of Oakwood at Plymouth prepared for Gambone Brothers Development Company, by Stout, Tacconelli and Associates, Inc., dated 8/31/1999, last revised 1/14/1999 and recorded in Plan Book 58, Page 169, as follows, to wit:

BEING Unit No. 37 on said plan.

TITLE TO SAID PREMISES IS VESTED IN James J. Porrino and Anne T. Porrino, h/w, by Deed from Oakwood Estates, Ltd., by its Attorney in Fact, William B. Murdoch, duly constituted and appointed by Power of Attorney, dated 03/30/2000, recorded 04/05/2000 in Book 5312, Page 1413.

Parcel Number: 49-00-00278-06-9.

Location of property: 116 Ashley Way, Plymouth Meeting, PA 19462-2852.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anne T. Porrino and James J. Porrino** at the suit of Wells Fargo Bank, N.A. Debt: \$300,404.85.

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

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

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

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 Wells Fargo Bank, N.A. Debt: \$213,954.66.

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

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

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

11-34367

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Schwenksville Borough**, County of Montgomery, Commonwealth of Pennsylvania described in accordance with a plan of subdivision prepared for Zinar Bendikeen made by Urwiler & Walter, Inc. dated 5/15/80 and recorded in Plan Book A-42, Page 40, as follows, to wit:

BEGINNING at a point on the Southwesterly ultimate right-of-way line of Clearfield Road (50 feet wide) said point being measured the 3 following courses and distances from a point of intersection formed by the Northwesterly side of Highland Terrace (33 feet wide) with the Southwesterly existing right-of-way line of Clearfield Road (33 feet wide): (1) among the said Southwesterly existing right-of-way line of Clearfield Road in a Northwesterly direction the distance of 200 feet; (2) South 35 degrees, West 8.50 feet to a point on the Southwesterly ultimate right-of-way line of Clearfield Road; and (3) along the same North 55 degrees, 00 minutes West, 150 feet to the point of beginning, a corner of Lot No. 5 on said plan; thence extending along Lot No. 5 South 35 degrees, 00 minutes West, 276.72 feet to a point on the Northeasterly ultimate right-of-way line of Smith Road (50 feet wide); thence extending along the same North 20 degrees, 5 minutes West 36.58 feet to a point, a corner of Lot No. 7 on said plan; thence extending along the same North 35 degrees, 00 minutes East, 246.84 feet to a point on the Southwesterly ultimate right-of-way of line of Clearfield Road; thence extending along the same the two following courses and distances: (1) South 54 degrees, 44 minutes East, 8.98 feet; and (2) South 55 degrees, 00 minutes East, 21.02 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Steven D. Smith and Bethanne T. Smith, husband and wife, as Tenants by the Entireties by Deed from Stephen Mechlin and Carolyn Mechlin dated 09/30/1996, recorded 10/11/1996 in Deed Book 5164, Page 0340.

Parcel Number: 20-00-00090-05-2.

Location of property: 808 Clearfield Avenue, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bethanne T. Smith and Steven D. Smith** at the suit of HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2007-2. Debt: \$174,859.04.

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

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

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

12-01193

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

BEGINNING at a point in the Northerly side of Waverly Road (fifty feet wide, as widened eight and five-tenths feet on each side from the original width of thirty-three feet) at the distance of one hundred seventy-nine and fifty-four one-hundredths feet Northwestwardly from a point of curve of radius corner (which has a radius of ten feet) said point of curve being at the tangent distance of eleven and thirty-five one-hundredths feet Northwestwardly from the intersection which the said side of Waverly Road, produced, makes with the Westerly side of Lynnwood Avenue (forty feet wide) produced; thence along the said side of Waverly Road, North eighty degrees, forty minutes, thirty seconds West, fifty-five feet to a point; thence along Lot No. 205, North nine degrees, nineteen minutes, thirty seconds East, one hundred thirty-five and fifty one-hundredths feet to a point; thence through Lot No. 206 South eighty degrees, forty minutes, thirty seconds East, fifty-five feet to a point; thence still through Lot No. 206 South nine degrees, nineteen minutes, thirty seconds West, one hundred thirty-five and fifty one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lawrence E. Dresnin and Linda M. Dresnin by Deed from Lawrence E. Dresnin and Linda M. Dresnin, formerly Linda M. Felle, husband and wife, dated June 3, 1998 and recorded June 11, 1998 in Deed Book 5229, Page 0445.

Parcel Number: 31-00-28132-00-7.

Location of property: 317 West Waverly Road, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lawrence E. Dresnin and Linda M. Dresnin** at the suit of Cenlar, FSB. Debt: \$286,965.47.

**Joseph F. Riga**, Attorney.

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

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

12-05642

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of Norriton Woods, made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania on 12/18/1964 and revised on 6/23/1966 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 A-9, Page 76, as follows, to wit:

BEGINNING at a point on the Southwesterly side of East Hayes Road (50 feet wide) as shown on said plan, which point is at the arc distance of 31.42 feet measured along the arc of a curve, curving to the right having a radius of 20 feet from a point of curve on the Southeasterly side of Eisenhower Drive (50 feet wide) as shown on said plan; thence extending from said beginning point and along the said side of East Hayes Road, South 44 degrees, 7 minutes, 30 seconds East, distance of 113 feet to a point; thence extending South 45 degrees, 52 minutes, 30 seconds West (erroneously given in prior deed as South 45 degrees, 52 minutes, 30 seconds East) the distance of 152 feet to a point; thence extending North 44 degrees, 7 minutes, 30 seconds West, the distance of 133 feet to a point on the Southeasterly side of Eisenhower Drive, aforesaid; thence extending along said side of Eisenhower Drive, North 45 degrees, 52 minutes, 30 seconds East, the distance of 132 feet to a point of curve; thence extending along the arc of a curve curving to the right, having a radius of 20 feet the arc distance of 31.42 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jason McFarland a/k/a Jason R. McFarland by Warranty Deed given by Edward A. Rozecki and Marlene Rozecki dated 11/23/2005 and recorded 1/6/2006 in Book 5585, Page 2563.

Parcel Number: 33-00-04168-00-2.

Location of property: 3259 Hayes Road a/k/a 3259 East Hayes Road, Norristown, PA 19403-4050.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason McFarland a/k/a Jason R. McFarland and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-81, Mortgage Pass-Through Certificates, Series 2005-81. Debt: \$497,474.58.

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

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

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

12-06988

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 the same premises which Golf View Properties, L.P. by Deed dated July 31, 2006 and recorded August 3, 2006 in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania in Deed Book 5610, Page 2479 granted and conveyed unto Carla Kim and Hee- Don Kim, in fee.

Parcel Number: 54-00-07327-00-8.

Location of property: 327 Girard Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Hee Don Kim a/k/a Hee-Don Kim and Caris Kim** at the suit of The Bank of New York Mellon, et al. Debt: \$287,100.47.

**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 \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

12-11177

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania and described in accordance with a survey and plan thereof made by J. B. and M. R. Yerkes, Engineers and Surveyors, Bryn Mawr, Pennsylvania on May 20, 1946 and revised November 25, 1946, as follows, to wit:

BEGINNING at an interior point at the distance of 404.97 feet measured North 13 degrees, 33 minutes West from a point in the bed of Levering Mill Road (which said point in Levering Mill Road is 25 feet Southeast from the Northwest side of Levering Mill Road) which said point in the bed of Levering Mill Road is 120.64 feet measured South 70 degrees, 35 minutes West from the point of intersection of the said line in the bed of Levering Mill Road and the center line of Ott Road (extended); thence from said point of beginning North 13 degrees, 33 minutes West along ground of Conrad D. Barto, and wife, 60 feet to a point; thence South 76 degrees, 27 minutes West, 107.44 feet to a point; thence South 13 degrees, 40 minutes East, 60 feet to a point; thence North 76 degrees, 27 minutes East, 107.32 feet to the point and place of beginning.

PREMISES 'B'

ALL THAT CERTAIN lot or piece of ground, situate in Cynwyd in **Lower Merion Township**, County of Montgomery and State of Pennsylvania and described in accordance with Plan of Levering Mill Park, made by Over & Tingley, Civil Engineers, Upper Darby, Pennsylvania dated June 24, 1939, as follows, to wit:

BEGINNING point on the Southwesterly side of Ott Road (50 feet wide) at the distance of 370 feet measured Northwestwardly along the Southwesterly side of said Ott Road from its intersection with the Northwesterly side of Levering Mill Road.

CONTAINING in front or breadth on the said side of Ott Road, North 15 degrees, 5 minutes, 9 seconds West, 60 feet and extending of that width in length or depth South 74 degrees, 54 minutes, 51 seconds West between parallel lines at right angles to the said Ott Road 95 feet.

TITLE TO SAID PREMISES IS VESTED IN David Hirsch and Mary Ellen Hirsch, by Deed from Robin M. Levine and Robert S. Mirel, dated 12/28/1998, recorded 02/02/1999 in Book 5258, Page 157.

Parcel Number: 40-00-44796-00-2.

Location of property: 516 Ott Road, Bala Cynwyd, PA 19004-2510.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David Hirsch a/k/a David J. Hirsch, Mary Ellen Hirsch a/k/a Mary Ellen C. Hirsch and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Wells Fargo Bank, N.A. d/b/a Americas Servicing Company. Debt: \$446,063.97.

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

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

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

12-12461

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

SITUATE on the Southeasterly side of Walnut Avenue at the distance of two hundred eighty feet measured North fifty-eight degrees, twenty-one minutes East, along the said side of Walnut Avenue from the intersection with the Northeastly side of Spring Avenue.

CONTAINING in front or breadth Northeastwardly along the said side of Walnut Avenue twenty feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said Walnut Avenue one hundred ten feet the Northeastly line thereof passing through the center of the partition wall dividing these from the premises to the Northeast.

TITLE TO SAID PREMISES IS VESTED IN Ermine Saunders, by Deed from Ermine Saunders, a/k/a Ermine Saunder as erroneously set forth in prior Seed, dated 11/22/1993, recorded 12/14/1993 in Book 5063, Page 2432.

Ermine Saunders died on 04/0112009, leaving a will dated 03/27/2002. Letters Testamentary were granted to Balfour A. Saunders on 06/25/2010 in Montgomery County, No. 46-2010-2125. Decedent's surviving heir at law and next-of-kin is Balfour A. Saunders.

Parcel Number: 40-00-63868-00-1.

Location of property: 141 Walnut Avenue, Ardmore, PA 19003-2139.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Balfour A. Saunders, in His Capacity as Executor and Devisee of The Estate of Ermine Saunders** at the suit of Bryn Mawr Trust Company. Debt: \$57,019.26.

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

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

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

12-13432

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made January 22, 1952, by Reeder, Margarity and Bryant, Professional Engineers, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Astor Street (66.00 feet in width), at the distance of 90.37 feet measured Southwestwardly from the Southwesterly side of Freedley Street (66.00 feet in width), a point, a corner of premises commonly known as No. 1432 Astor Street; thence extending along said premises, the line for a portion of the distance passing through the center line of the partition wall dividing the house erected on these premises from the one on the adjoining premises, South 49 degrees, East 117.00 feet to a point on the Northwesterly side of a driveway (20.00 feet in width); thence extending along the Northwesterly side of said driveway, South 41 degrees, West 26.00 feet to a point, a corner of premises commonly known as No. 1428 Astor Street; thence extending along said premises, North 49 degrees, West 117.00 feet to a point on the said Southeasterly side of Astor Street; thence extending along the same, North 41 degrees, East 26.00 feet to the first mentioned point and place of beginning.

BEING the same premises Nellie Basile, etc., by Deed dated March 26, 2007, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5640, Page 2258 &c., granted and conveyed unto Carmen LaSorda and Arlene LaSorda, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Carmen LaSorda and Arlene LaSorda, h/w by Deed from Nellie Basile, acting herein by and through her agent, Carol Ann Walsh, duly constituted and appointed by power of attorney dated June 22, 1995, dated 03/26/2007, recorded 03/28/2007 in Book 5640, Page 2558.

Parcel Number: 13-00-03108-00-2.

Location of property: 1430 Astor Street, Norristown, PA 19401-2959.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carmen Lasorda and Arlene Lasorda** at the suit of Wells Fargo Bank, N.A. Debt: \$136,590.95.

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

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

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

12-13943

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania bounded and described according to a Phase Plan Cheswick Subdivision, made for Streeper Karr, III by James H. Strothers Associates, Land Surveyors, dated 7/19/1982 and last revised 8/16/1982 and recorded in Plan Book A-44, Page 252, A-B-C-D, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cambridge Circle (50 feet wide) said point being measured the four following courses and distances from a point of curve on the Northeasterly side of Windsor Drive (50 feet wide), viz: (1) on the arc of a circle curving to the left, having a radius of 20 feet the arc distance of 28.64 feet to a point; (2) North 73 degrees, 21 minutes, 24 seconds East, 105.76 feet to a point; (3) on the arc of a circle curving to the right, having a radius of 175.00 feet the arc distance of 190.75 feet to a point; and (4) South 44 degrees, 11 minutes, 27 seconds East, 216.35 feet to the place of beginning.

CONTAINING in front or breadth Southeastwardly along the said Northeasterly side of Cambridge Circle 50.00 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles thereto 106.12 feet.

BEING Lot Number 40, as shown on the above mentioned plan.

Parcel Number: 50-00-00198-12-1.

Location of property: 383 Cambridge Circle, Harleysville, PA 19438.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David M. Repsik and Lynne M. Repsik** at the suit of Wells Fargo Bank, N.A. Debt: \$232,795.36.

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

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

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

12-19785

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Ritter Estates, Inc., by Urwiler & Walter, Inc., dated June 20, 1988, with revisions through September 26, 1988, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-52, Page 208, last revised October 26, 1990, as follows, to wit:

BEGINNING at a point on the Southwesterly side of the cul-de-sac (of irregular widths) at the terminus of Raleigh Court, a corner of this and Lot No. 64, as shown on said plan, which point is measured the six following courses and distances from a point of curve on the Northwesterly side of Pine Hurst Drive (50.00 feet wide), as shown on said plan: (1) leaving Pine Hurst Drive on the arc of a curve, curving to the right in a Southwestwardly to Northwestwardly direction, having a radius of 15.00 feet, the arc distance of 23.56 feet to a point of compound curve, marked by a monument, on the Northeasterly side of Raleigh Court (50.00 feet wide); (2) extending along the Northeasterly side of Raleigh Court on the arc of a curve, curving to the right in a Northwestwardly direction, having a radius of 125.00 feet, the arc distance of 65.78 feet to a point of tangent, marked by a monument; (3) continuing along the Northeasterly side of Raleigh Court, North 15 degrees, 44minutes, 64 seconds West, 100.00 feet to a point of curve, marked by a monument; (4) continuing along the Northeasterly side of Raleigh Court on the arc of a curve, curving to the left in a Northwestwardly direction, having a radius of 175.00 feet, the arc distance of 79.14 feet to a point of tangent, marked by a monument; (5) continuing along the Northeasterly side of Raleigh Court, North 41 degrees, 39 minutes, 25 seconds West, 226.83 feet to a point of curve, marked by a monument, at the beginning of the cul-de-sac at the terminus of Raleigh Court; and (6) along the cul-de-sac at the terminus of Raleigh Court on the arc of a curve, curving to the left in a Northwestwardly to Southeastwardly direction, having a radius of 50.00 feet, the arc distance of 142.04 feet to the point of beginning; thence extending from said point of beginning, continuing along the Southwesterly side of the cul-de-sac at the terminus of Raleigh Court on the arc of a curve, curving to the left in a Southeastwardly direction, having a radius of 50.00 feet, the arc distance of 49.29 feet to a point a corner of Lot No. 66, as shown on said plan; thence extending along line of Lot No. 66 the two following courses and distances: (1) South 05 degrees, 06 minutes, 04 seconds West, 30.00 feet to a point; and (2) South 43 degrees, 10 minutes, 43 seconds West, 216.51 feet to a point a corner in line of lands of James Meloy, as shown on said plan; thence extending North 46 degrees, 49 minutes, 30 seconds West along line of land of Meloy 161.39 feet to a point a corner of Lot No. 64, aforesaid; thence extending North 65 degrees, 34 minutes, 39 seconds East along line of Lot No. 64, 255.86 feet to a point on the Southwesterly side of the cul-de-sac at the terminus of Raleigh Court, the first mentioned point and place of beginning.

Parcel Number: 42-00-03932-08-5.

Location of property: 9 Raleigh Court, Sanatoga, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Louis J. Crocetto and Deborah C. Crocetto** at the suit of Citimortgage, Inc. Debt: \$154,879.42.

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

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

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

12-21506

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

BEGINNING at a point on the centerline of Harts Lane (also known as Cherry Lane); thence along the said centerline South 02 degrees, 49 minutes East, 122.91 feet to a point; thence South 87 degrees, 21 minutes West, 157.50 feet to a point; thence North 21 degrees, 22 minutes East, 116.15 feet to a point; thence North 03 degrees, 15 minutes West, 20.10 feet to a point; thence South 89 degrees, 29 minutes East, 110.15 feet to the point and place of beginning.

BEING the same premises which Joseph J. Smith and June M. Smith, his wife, by Deed dated 11/30/99 and recorded in the Montgomery County Recorder of Deeds Office on 12/10/99 in Deed Book 5300, Page 954, granted and conveyed unto Robert Michael Tomassioni and Jennifer Leigh Stechman.

AND the said Robert Michael Tomassioni departed this life on or about 7/8/08, thereby vesting title solely in Jennifer Leigh Stechman.

AND the said Jennifer Leigh Stechman departed this life on or about 12/17/11, thereby vesting title solely in Janet Stechman, Executor of the Estate of Jennifer Leigh Stechman.

Parcel Number: 65-00-05269-00-3.

Location of property: 2039 Harts Lane, Conshohocken, PA 19428.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Carla Tomassioni, as Executor of the Estate of Jennifer Leigh Stechman and Janet Stechman, (Real Owner)** at the suit of Wells Fargo Bank, N.A. as Trustee for WAMU Mortgage Pass Through Certificates Series 2006-PR4 Trust. Debt: \$285,805.88.

**Sarah K. McCaffery**, Attorney.

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

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

12-24465

ALL THAT CERTAIN tract or parcel of land, located in **Upper Dublin Township**, Montgomery County and Commonwealth of Pennsylvania, being shown on a Lot Line Change Plan, prepared for Prime Properties, Inc., Sheet Number 1 of 1, prepared by ProTract Engineering, Inc., Hatboro, Pennsylvania, dated 09/08/2003, and being more fully described, as follows, to wit:

BEGINNING at a point, on the Northerly ultimate right-of-way line of Jarrettown Road (40 feet half-width at this point) said point being at a common corner of Lot 1 and Lot 2, being South 77 degrees, 07 minutes, 29 seconds West, 583.16 feet, from the Westerly side line of Lexington Drive; thence, from said point of beginning, extending along the line dividing Lot 1 and Lot 2, North 33 degrees, 42 minutes, 33 seconds West, 37.37 feet, to a point; thence, continuing along said line, North 12 degrees, 52 minutes, 31 seconds West, 185.00 feet, to a point; thence, continuing along said line, North 35 degrees, 54 minutes, 14 seconds West, 133.50 feet, to a point, a corner of Lot 1 and Lot 2, said point being in line of lands, now or late, of Yong K. Chun and Myung S. Chun; thence, extending along the said lands and along lands, now or late, of Michael J. Friedman and Shirlee Friedman, North 41 degrees, 42 minutes, 18 seconds East, 159.61 feet, to a point; thence, extending along the proposed Eastern line of Lot 2, South 28 degrees, 15 minutes, 50 seconds East, 164.67 feet, to a point; thence, continuing along said line, South 15 degrees, 44 minutes, 00 seconds East, 71.26 feet, to an iron pipe. said point being a corner of lands, now or late, of Richard L. Dulcey and Cynthia L. Dulcey; thence, extending along said lands, South 12 degrees, 35 minutes, 23 seconds East, 205.35 feet, to a point, on the Northerly ultimate right-of-way line of Jarrettown Road; thence, extending along said line, South 77 degrees, 07 minutes, 29 seconds West, 110.78 feet, to the point and place of beginning.

CONTAINING 51,980 square feet (1.933 acres) of land area, be the same, more or less.

UNDER AND SUBJECT to certain rights, easements, agreements, conditions and restrictions as may now appear of record.

BEING known as Lot 2, as shown on the above mentioned plan.

BEING a part of the same premises which May T. Craig, Executrix of the Estate of Justice M. Beam, deceased, by Deed dated 03/25/2002 and recorded on 04/19/2002, in Montgomery County, in Deed Book 5404, Page 572, granted and conveyed unto Prime Properties, Inc., in fee.

BEING a part of the same premises which Prime Properties, Inc., by Deed dated 10/21/2003 and recorded 1/5/2004 in Montgomery County in Deed Book 5488, Page 1291, Instrument No. 2004001330, granted and conveyed unto Michael G. Feldman and Leslie A. Feldman.

Parcel Number: 54-00-08980-00-2.

Location of property: 1540 Jarrettown Road, Dresher, PA 19025.



The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael G. Feldman and Leslie A. Feldman** at the suit of U.S. Bank National Association, as Trustee, on Behalf of the Holders of the CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-1. Debt: \$925,122.68.

**Jodi S. Wilenzik**, Attorney.

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

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

12-26132

ALL THAT CERTAIN lot or piece of land, situate in **Upper Providence Township**, County of Montgomery, and Commonwealth of Pennsylvania, as shown on a plan of "the Colony at Valley Forge" made by Nave, Newell & Stampf, Ltd., dated 10/18/1996, last revised 7/18/1997, and recorded in Plan Book A-57, Page 152, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Von Steuben Drive as shown on said plan a corner of Lot 18 on said plan; thence extending along the Northwesterly side of Von Steuben Drive on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 50.76 feet to a point of reverse curve; thence still along the same on the arc of a circle curving to the right having a radius of 40.00 feet the arc distance of 34.53 feet to a point of tangent; thence still along the same South 77 degrees, 16 minutes, 49 seconds West, 7.52 feet to a point; thence extending along Lot 20 on said plan North 12 degrees, 43 minutes, 11 seconds West, 172.24 feet to a point; thence extending along open space on said plan South 84 degrees, 05 minutes, 01 second East, 56.19 feet to a point; thence still along the same North 89 degrees, 54 minutes, 50 seconds East, 27.96 feet to a point; thence extending along Lot 18 aforementioned South 13 degrees, 42 minutes, 24 seconds East, 113.19 feet to a point and place of beginning.

BEING Lot 19 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ronald L. Glazer and Laura L. Glazer, h/w, by Deed from Richard D. Giordani, dated 07/06/2001, recorded 07/27/2001 in Book 5369, Page 438.

Parcel Number: 61-00-05313-05-3.

Location of property: 219 Von Steuben Drive, Collegeville, PA 19426-3491.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronald L. Glazer and Laura L. Glazer** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$249,319.26.

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

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

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

13-01499

ALL THAT CERTAIN message and place of land, situate in **Norristown Borough**, Montgomery County, PA bounded and described, as follows, to wit:

BEGINNING at a point on the Westerly corner of Hamilton Street and Oakwood Avenue; thence extending along the Northwesterly side of Hamilton Street Southwesterly 22 feet, 5 inches to a corner of this and land now of Walter S. Bodey; thence extending along said land Northwestwardly 150 feet to a point on the Southeasterly side of a 20 feet wide alley; thence extending along said side of said alley, Northeasterly 22 feet, 5 inches to a point on the Southwesterly side of Oakwood Avenue aforesaid; thence extending along said side of Oakwood Avenue Southeasterly 150 feet to the place of beginning.

BEING the same property conveyed to Timothy McNally and Karen A. McNally, h/w, who acquired title by virtue of a Deed from Charles Arthur Cairns and Kathleen M. Cairns, his wife, dated February 25, 1999, recorded April 7, 1999, at Book/Page 5265, Page 2192, Montgomery County, Pennsylvania records.

Parcel Number: 13-00-15076-00-4.

Location of property: 539 Hamilton Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Timothy McNally a/k/a P. Timothy McNally a/k/a P. T. McNally and Karen A. McNally a/k/a Karen McNally** at the suit of Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Home Mortgage, Inc. Successor by Merger to Norwest Mortgage, Inc. a California Corporation. Debt: \$99,205.52.

**Meredith H. Wooters**, Attorney.

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

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

13-04265

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, drawn according to a certain Subdivision Plan of Relocated Lot 187 and revised Open Space Parcel #272 and #274 of Heather Glen, dated and recorded at Norristown, Pennsylvania in Plan Book A-57, Page 353, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Buttonwood Drive, said point being a corner of this and Lot No. 40, as shown on said plan; thence extending from said beginning point along Lot No. 40 North 45 degrees, 58', 56" East, 105.05' to a point in line of Open Space; thence extending along the same the next 2 following courses and distances, viz: (1) South 44 degrees, 02', 04" East, 80.00' to a point; (2) South 45 degrees, 58', 56" West, 105.00' to a point on the Northeasterly side of Buttonwood Road; thence extending along the same North 44 degrees, 02', 04" West, 80.00' to said point and place of beginning.

BEING the same premises which Heatherglen, Inc., by Deed dated 03/31/1998 and recorded 04/15/1998 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5222, Page 1411, granted and conveyed unto Wendy C. Ellis and James D. Ellis.

Parcel Number: 37-00-03124-30-4.

Location of property: 712 Buttonwood Drive, Limerick, PA 19468.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wendy C. Ellis and James D. Ellis** at the suit of Wells Fargo Bank, N.A. Debt: \$290,221.46.

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

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

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

13-05133

ALL THAT CERTAIN message and tract of land, known as No. 325 State Street, in **East Greenville Borough**, in the County of Montgomery and State of PA and described according to a survey made by Smith and Brunner, dated 05/16/1950, as follows, to wit:

BEGINNING at an iron pin, a corner in there center line of State Street 90 feet and 3/4 inches Northwestwardly from premises belonging to Henry Jacobs; thence along the center line of said State Street North 22 degrees, 18 minutes West, 16 feet, 8-5/8 inches to an iron pin, a corner in line of land of premises No. 327 about to be conveyed to Eva M. Kershner and Joseph W. Kulp; thence along the same North 67 degrees, 35 minutes East, 166 feet to the Southwesterly side of an alley; thence along the said side of said alley South 22 degrees, 18 minutes East, 16 feet, 8-5/8 inches to an iron pin, a corner in line of premises No. 323 about to be conveyed to Louis C. Pernik and Myrtle A. Pernik, his wife; thence along the same South 67 degrees, 35 minutes West, 166 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John Christopher Wagler and Karen S. Wagler, h/w as Tenants by the Entirety, by Deed from John Christopher Wagler and Karen S. Wagler, h/w, and John J. Wagler, dated 03/24/2005, recorded 04/06/2005, in Book 05549, Page 0509.

Parcel Number: 06-00-03200-00-7.

Location of property: 325 State Street, East Greenville, PA 18041.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John Christopher Wagler, Karen S. Wagler and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Wilmington Trust, National Association, Not in its Individual Capacity but as Trustee of ARLP Securitization Trust, Series 2014-2. Debt: \$170,084.97.

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

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

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

13-08262

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements, thereon erected, situate in **Perkiomen Township**, (incorrectly give in prior deeds as Township of Lower Frederick) County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by Francis W. Wack, Registered Surveyor, Schwenksville, Pennsylvania, dated September 1, 1954, as follows, to wit:

BEGINNING at a pin in the center line of Centennial Street (forty feet wide) which point is at the distance of fourteen hundred eighty-three feet and eight-tenths feet Southwesterly from the intersection of the center line of Centennial Street, the Center line of Second Street; thence extending by said center line of Centennial Street, South eighty-three degrees, forty-five minutes West, one hundred feet to a pint in line of other land now or late of Frank J. Renninger and Bessie Renninger, his wife; thence extending by same the two following courses and distances, (1) North six degrees, fifteen minutes West, one hundred fifty feet to an iron pin; and (2) North eighty-three degrees, forty-five minutes East, one hundred feet to an iron pin in line of land now or late of said John S. Roshong and Barry C. Long; thence extending by the same South six degrees, fifteen minutes East, one hundred fifty feet to the first mentioned point and place of beginning.

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

BEGINNING at an interior point of present land of Ronald Barber and Sylvia Diane Barber, his wife, said point being located from the intersection of the center line of Centennial Street (thirty-three feet wide) with the center line of Smith Road on the two following courses and distances, viz: (1) North eighty-three degrees, forty-five minutes East, one thousand three hundred ninety-two and eighty-four one-hundredths feet along the center line of Centennial Street; (2) North six degrees, fifteen minutes West, one hundred fifty feet along the Westerly property line of lands now or Ronald Barber and Sylvia Diane Barber, this wife; thence along other lands of Frank J. Renninger of which this is a part, the three following courses and distances: (1) North six degrees, fifteen minutes West, sixty-three and eighty-six one-hundredths feet; (3) South six degrees, fifteen minutes East, sixty-three and eighty-six one-hundredths feet; thence along present property of Ronald Barber and Sylvia Diane Barber, South eighty-three degrees, forty-five minutes West, one hundred feet to a point and place of beginning.

BEING the same property conveyed to Colby A. Brooks and Jilline Brooks, his wife, as Tenants by the Entirety, who acquired title by virtue of a Deed from John C. Garges and Jacqueline M. Garges, his wife, dated February 28, 2006, recorded March 1, 2006, at Deed Book 5591, Page 2658, Montgomery County, Pennsylvania records.

Parcel Number: 48-00-00433-00-5.

Location of property: 510 Centennial Street, Schwenksville, PA 19473.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Colby A. Brooks and Jilline Brooks** at the suit of Wells Fargo Bank, N.A. Debt: \$238,702.34.

**Michael E. Carleton**, Attorney.

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

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

13-12479

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: \$217,388.68.

**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 \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-16669

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "plan of lots Hallowell" made by Charles E. Shoemaker, Registered Professional Engineer, dated August 6, 1951 and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania in Deed Book No. 2201, Page 601, as follows, to wit:

BEGINNING at a point on the Southwesterly side of County Line Road (fifty-six and five tenths feet wide) said side of County Line Road being the extension of the Southwesterly side of County Line Road (sixty-five feet wide), at the distance of eight hundred and ninety one-hundredths feet (800.90') measured on a bearing of South forty-eight degrees, sixteen minutes East along the said sides of County Line Road from a point an angle in the same, said point or angle being at the distance of five hundred five and sixty-eight one-hundredths feet (505.68') measured on a bearing of South forty-seven degrees, seven minutes, thirty seconds East along the Southwesterly side of County Line Road (sixty-five feet wide) and its extension from its point of intersection with the extension of the Southeasterly side of Easton Road (sixty-five feet wide); thence extending South forty-eight degrees, sixteen minutes East along the Southwesterly side of County Line Road (fifty-six and five-tenths feet wide) fifty-seven and fifty one-hundredths feet (57.50') to a point of curve in the same; thence extending on the arc of a circle curving to the right having a radius of twenty feet (20') the arc distance of thirty-one and four hundred sixteen-thousandths feet (31.416') to a point of tangent on the Northwesterly side of a proposed road (sixty feet wide); thence extending South forty-one degrees, forty-four minutes West along the Northwesterly side of said proposed road one hundred thirty feet (130') to a point; thence extending North forty-eight degrees, sixteen minutes West, seventy-seven and fifty one-hundredths feet (77.50') to a point; thence extending North forty-one degrees, forty-four minutes East, one hundred fifty feet (150') to the first mentioned point and place of beginning.

BEING Lot No. 18 on said plan.

BEING Block 16 C, Unit 62.

BEING the same property conveyed to Christiano Aguiar and Cristiane Aguiar, husband and wife, as Tenants by the Entireties, who acquired title by virtue of a deed from Lonnie J. Staton, Jr. and Elaine G. Staton, husband and wife, dated March 4, 2005, recorded March 22, 2005, at Deed Book 05547, Page 1169, Montgomery County, Pennsylvania records.

Parcel Number: 36-00-02899-00-8.

Location of property: 701 West County Line Road, Hatboro, PA 19040.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Christiano Aguiar and Cristiane Aguiar a/k/a Cristiane Sa** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$332,769.08.

**Meredith H. Wooters**, Attorney.

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

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

13-21528

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

BEGINNING at a point on the Southeast side of Kohn Street at the distance of sixteen feet Southwesterly from Oak Street, a corner of this and lot of land lately conveyed to W. Scott Wertz; thence at right angles to said Kohn Street, the line passing between the outer surface of the gable and wall of this and the gable and wall of the store and messuage erected on the said Wertz's lot, Southeasterly one hundred feet to an alley twenty feet wide; thence along the Northwest Side of said alley Southwesterly fifteen feet to a point a corner of this and land intended to be conveyed to Bella Murray; thence by the same parallel with the first line and through the middle of the partition wall between this and the adjoining house, one hundred feet to Kohn Street, aforesaid and along the Southwest side thereof Northeasterly fifteen feet to the place of beginning.

BEING the same property conveyed to Paul V. Yannessa who acquired title by virtue of a Deed from Anthony Venezia, dated November 4, 2005 and recorded November 17, 2005 at Deed Book 5579, Page 2334, Montgomery County, Pennsylvania records.

Parcel Number: 13-00-18496-00-4.

Location of property: 670 Kohn Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Paul V. Yannessa** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corporation, CSAB Mortgage-Backed Trust 2006-3, CSAB Mortgage Backed Pass-Through Certificates, Series 2006-3. Debt: \$93,152.28.

**Jana Fridfinnsdottir**, Attorney.

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

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

13-21566

ALL THAT CERTAIN lot or piece of ground, together with all improvements thereon, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Plan and Survey by Warren H. Keaton, Registered Surveyor of Ambler, Pennsylvania, dated December 15, 1973, as follows:

BEGINNING at an iron pin set in the Northerly line of Springfield Avenue (40 feet wide), which iron pin lies the four following courses and distances along said line from its intersection with the Easterly line of Bethlehem Pike (60 feet wide); (1) North 77 degrees, 46 minutes East, 46.16 feet; (2) North 66 degrees, 14 minutes East, 69.99 feet to a point of curvature; (3) along the arc of a curve to the right with a radius of 1472.05 feet, a distance of 149.86 feet to a point of tangency; (4) North 72 degrees, 04 minutes East, 50.00 feet to the point of beginning; thence along the line of Lot No. 5, lands now or late of the Anthony W. Olkewicz and Ann Olkewicz, husband and wife, North 17 degrees, 56 minutes West, 149.25 feet to an iron pin; thence along the line of lands now or late of Bethlehem Pike Shopping Center, Inc., North 71 degrees, 30 minutes East, 50.00 feet; thence along the line of Lot No. 7, South 17 degrees, 56 minutes East, 149.74 feet; thence along the Northerly line of Springfield Avenue (40 Feet wide), South 72 degrees, 04 minutes West, 50.00 feet to the point of beginning.

BEING Lot No. 6.

CONTAINING 7,475 square feet of land, more or less.

BEING the same premises which Mark F. Hannings and Tara Hannings, by Deed dated August 20, 2003 and recorded October 22, 2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5478, Page 1352, granted and conveyed unto Sheila J. Rust.

Parcel Number: 52-00-16213-00-7.

Location of property: 15 Springfield Avenue a/k/a 15 Springfield Road, Flourtown, PA 19031-1622.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sheila J. Rust** at the suit of GMAT Legal Title Trust 2014-1, U.S. Bank National Association, as Legal Title Trustee. Debt: \$273,342.32.

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

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

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

13-24313

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described according to a plan prepared for Belmont Estates prepared by Cowan Associates, Inc. dated 6-26-2003 last revised 4-4-2005 and recorded in Plan Book 24, Pages 493 to 502, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fairway Drive said point being a corner of Lot 31 as shown on the above mentioned plan; thence extending from said beginning point along Lot 31 North 39 degrees, 40 minutes, 00 seconds West, 277.13 feet to a point; thence extending North 37 degrees, 11 minutes, 05 seconds East, 80.49 feet to a point; thence extending North 35 degrees, 34 minutes 42 seconds East, 124.76 feet to a point a corner of Lot 33; thence extending along the same South 39 degrees, 40 minutes, 00 seconds East, 327.22 feet to a point on the Northwesterly side of Fairway Drive; thence extending along the same South 50 degrees, 20 minutes, 00 seconds West, 199.03 feet to the first mentioned point and place of beginning.

BEING Lot 32 as shown on the above mentioned plan.

BEING the same property conveyed to Michael Wilson and Sandra D. Oehmke-Wilson, who acquired title by virtue of a Deed from Belmont Estates I, LLC, by Deed dated August 7, 2006, recorded August 21, 2006 in the Montgomery County Clerk's/Registrar's Office as Instrument Number 2006104081, Montgomery County, Pennsylvania records.

Parcel Number: 34-00-01613-02-8.

Location of property: 609 Fairway Drive, Telford, PA 18969.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael Wilson and Sandra D. Oehmke-Wilson, as Tenants by the Entirety** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-14. Debt: \$951,549.33.

**Jana Fridfinnsdottir**, Attorney.

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

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

13-24872

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

BEGINNING at a point on the Northeasterly side of Roberts Street (66 feet wide) at the distance of 195 feet measured along Roberts Street on a course of South 49 degrees, 14 minutes East from the Southeasterly side of Calamia Drive (50 feet wide).

CONTAINING in front or breadth on the said Roberts Street 20 feet and extending Northeastwardly of that width in length or depth between parallel lines at right angles to the said Roberts Street, the Northwesterly line extending along line of Lot No. 17 and the Southeasterly line extending along line of Lot No. 15 and partly through the party wall between the house erected on this lot and the house erected on the lot to the Southeast 116 feet to a point in the title line in the bed of a certain easement for utility and driveway, which easement extends Northwestwardly into Calamia Drive and Southeastwardly and Northeastwardly into Logan Street (66 feet wide).

BEING Lot No. 16 as shown on said plan.

TOGETHER with the free and common use, liberty, and privilege of the above mentioned easement for utility and driveway as shown on the above mentioned plan at all times hereafter forever in common with utility corporation, company or companies, owners, tenants and occupiers of the other lots or ground bounding thereon which may be given or entitled to the use thereof as and for utility rights, passageway, driveway, and watercourse at all times hereafter.

EXCEPTING AND RESERVING THEREOUT unto the grantor the right and privilege to grant and extend such use and right thereof to any person, persons, corporation or corporations.

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

BEING the same property conveyed to Cristina Kielburger who acquired title by virtue of a Deed from Steven M. Simonetti and Diane Louise V. Simonetti, dated July 31, 2001, recorded August 24, 2001, at Deed Book 5373, Page 269, Montgomery County, Pennsylvania records.

Parcel Number: 13-00-32372-00-6.

Location of property: 613 East Roberts Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Cristina Bojazi a/k/a Cristina Kielburger** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2005-WF2. Debt: \$171,628.20.

**Meredith H. Wooters**, Attorney.

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

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

13-26787

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, as shown on Map of Knollbrook made for Richelou Developers dated 5/14/1973 and last revised 7/18/1975 made by Yerkes Associates, Inc., as follows, to wit:

BEGINNING at a point on the center line of Richard Knoll (50 feet wide) said point being measured South 54 degrees, 45 minutes, 20 seconds West, 205.50 feet from a point of intersection of said center line of Richard Knoll and the center line of Waldron Park Drive; thence extending from said beginning point along Lot No. 9 and leaving said Richard Knoll South 35 degrees, 14 minutes, 40 seconds East, 189.02 feet to a point a corner of Lot No. 9; thence along the same

South 50 degrees, 07 minutes, 70 seconds West crossing over a construction and maintenance Township sanitary sewer, a (50 feet wide) street easement and Trout Run 389.76 feet to a point in the bed of Farm Lane; thence leaving same and long lands now or late of R.A. East, et ux., North 11 degrees, 22 minutes West, 94.90 feet to a lime stone and North 21 degrees, 04 minutes, 30 seconds West, 32.00 feet to a point a corner of Lot No. 9; thence along the same recrossing said easements and along an 18 inch storm sewer easement North 53 degrees, 32 minutes, 20 seconds East, 252.28 feet to a point; thence North 05 degrees, 33 minutes, 20 seconds East, 252.28 feet to a point; thence North 05 degrees, 33 minutes, 20 seconds East, 128.59 feet to a point on the center line of said Richard Knoll; thence along the same North 54 degrees, 45 minutes, 20 seconds East, 6.00 feet to the first mentioned point and place of beginning.

CONTAINING 41.311 square feet.

BEING Lot No. 7 on said plan.

BEING the same property conveyed to Todd Palmieri who acquired title by virtue of a Deed from Martin Weinberg, dated July 21, 2006, recorded August 2, 2006, at Deed Book 5610, Page 1940, Montgomery County, Pennsylvania records.

Parcel Number: 40-00-49524-26-9.

Location of property: 405 Richard Knoll, Haverford, PA 19041.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Todd Palmieri** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-AR18. Debt: \$1,261,532.09.

**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 \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-26871

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

BEGINNING on the South side of Chestnut Street at a corner of land late of Reuben Reigner; thence by the same Southwardly one hundred and forty feet to a twenty feet wide alley; thence by the same Westwardly twenty feet to other lands of the Estate of William Francis Rex, deceased; thence Northwardly by said lands and through the middle of the dividing wall of a double frame house one hundred and forty feet to Chestnut Street aforesaid; thence Eastwardly along said Chestnut Street twenty feet to the place of beginning.

BEING the same property conveyed to Douglas J. Campbell and Debra Lacava-Campbell, Tenants by the Entirety, who acquired title by virtue of a Deed from Richard D. Goss and Barbara E. Goss, dated April 4, 2002, recorded April 22, 2002, at Deed Book 5404, Page 850, Montgomery County, Pennsylvania records.

Parcel Number: 16-00-05636-00-9.

Location of property: 440 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Douglas J. Campbell and Debra Lacava-Campbell a/k/a Debra L. Campbell** at the suit of Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Lehman XS Trust, Mortgage Pass-Through Certificates, Series 2006-17. Debt: \$69,945.33.

**Meredith H. Wooters**, Attorney.

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

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

13-28776

ALL THAT CERTAIN lot or piece of ground, with the dwelling thereon erected, situate in **Jenkintown Borough**, County of Montgomery and State of PA.

BEGINNING at a point on the Northeasterly side of Township Line Road at the distance of 313.69 feet Northwest from the Northwesterly side of Mather Road; thence North 43 degrees, 37 minutes East, 195.00 feet to a point; thence North 46 degrees, 23 minutes West, 58.45 feet to an angle; thence North 61 degrees, 11 minutes West, 8.83 feet to a point; thence, South 43 degrees, 37 minutes West, 192.74 feet to a point in the Northeasterly side of Township Line Road; thence South 46 degrees, 23 minutes East, 67 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jonathan R. Freed, singleman, by Deed from Joseph M. Lawson and Marijane C. Lawson, his wife, dated 12/09/1999, recorded 12/14/1999 in Book 5300, Page 0722.

Mortgagor Jonathan R. Freed a/k/a Jonathan Freed died on April 9, 2012, and Sallie W. Freed was appointed Administratrix of his Estate.

Decedent's surviving heirs at law and next-of-kin are Sallie W. Freed and Carter W. Freed.

Parcel Number: 10-00-03976-00-1.

Location of property: 212 Township Line Road, Jenkintown, PA 19046-3113.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sallie W. Freed, in Her Capacity as Administratrix and Heir of The Estate of Jonathan R. Freed a/k/a Jonathan Freed, Carter W. Freed, in His Capacity as Heir of The Estate of Jonathan R. Freed a/k/a Jonathan Freed and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jonathan R. Freed a/k/a Jonathan Freed, Deceased** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$374,321.29.

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

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

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

13-29392

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania bounded and described according to a survey made by Barton and Martin Civil Engineers, on May 27, 1940, as follows, to wit:

BEGINNING at a nail in the center line of Valley Green Road at the distance of 101.31 feet Southwesterly from the intersection of the center line of Valley Road and the center line of Fellwick Way; thence North 45 degrees, 7 minutes West, 25 feet to a stake; thence on a line curving to the left with a radius of 40 feet, the arc distance of 75.78 feet to a stake; thence on a line curving to the right along Southwesterly side of the said Fellwick Way with a radius of 425 feet, the arc distance of 193.19 feet to a stake; thence still along the Southwesterly side of the said Fellwick Way, the 2 following courses and distances, North 37 degrees, 37 minutes West, 194.41 feet North 38 degrees, 19 minutes West, 266.78 feet to a stake in line of land now or late of John R. Fell; thence by land now or late of John R. Fell and land now or late of Sarah D. Van Renselaer, South 44 degrees, 53 minutes West, 637.85 feet to a stake; thence still by land now or late of Sarah D. Van Renselaer, South 45 degrees, 7 minutes East, 726.01 feet to a nail in the center line of said Valley Green Road; thence along the center line of the said Valley Green Road North 44 degrees, 53 minutes East, 561.41 feet to a point and place of beginning.

BEING the same property conveyed to Somers K. Butcher and Bernadette M. Butcher, his wife, who acquired title by virtue of a Deed from Montgomery County Industrial Development Authority, dated September 2, 1983, recorded September 8, 1983, at Deed Book 4717, Page 1165, Montgomery County, Pennsylvania records.

Parcel Number: 65-00-12085-00-9.

Location of property: 7131 Valley Green Road, Fort Washington, PA 19034.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Somers K. Butcher and Bernadette M. Butcher** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee (Successor by Merger to LaSalle Bank National Association) as Trustee for Morgan Stanley Mortgage Loan Trust 2007-3XS. Debt: \$1,228,543.07.

**Michael E. Carleton**, Attorney.

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

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

13-31308

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

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

BEING known as Lot No. 3 on the above mentioned plan.

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

13-33099

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

BEGINNING at a point of the Southeast side of Juniper Street at the distance of 158 feet, 2 inches Northeast from the East corner of Juniper Street and Hayden Alley a corner of this and land now or late of John A. Moffet; thence Southeast at right angles to said Juniper Street, the line passing through the middle of the partition wall between this and said Moffet house, 130 feet to Iron Alley as widened to 30 feet; thence along the Northwest side of said alley, Northeast 21 feet, 10 inches to a point, a corner of this land now or late of Trout; thence along the same parallel to the first line, Northwest 130 feet to the Southeast side of Juniper Street aforesaid, and along the said side thereof Southwest 21 feet, 10 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Arthur Scaltrito and Michael C. Scaltrito, Trustees of the Agreement of Trust for Arthur Scaltrito and Michael C. Scaltrito u/d/t dated September 10, 2003, by Deed from Arthur Scaltrito, dated 09/11/2003, recorded 11/05/2003 in Book 5480, Page 578.

Parcel Number: 13-00-17852-00-9.

Location of property: 1430 Juniper Street, Norristown, PA 19401-3225.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Arthur Scaltrito and Michael C. Scaltrito, Arthur Scaltrito, Trustee of The Agreement of Trust for Arthur Scaltrito and Michael C. Scaltrito u/d/t dated September 10, 2003, Michael C. Scaltrito, Trustee of The Agreement of Trust for Arthur Scaltrito and Michael C. Scaltrito u/d/t dated September 10, 2003** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$153,305.87.

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

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

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

13-36871

ALL THOSE CERTAIN lots or pieces of ground, situate in **Hatboro Borough**, County of Montgomery, and State of Pennsylvania, being Lots Nos. 291 and 292 on a plan of lots laid out for Charles M. Seltzer by Muldrew and Aucott, Civil Engineers, on October 10, 1913, said plan being recorded in the Recorder of Deeds Office in and for the County of Montgomery, in Deed Book No. 672, Page 500, bounded and described, as follows:

BEGINNING at a point in the centerline of Lancaster Avenue (40 feet wide) at the distance of 477.93 feet Northeast of the intersection which it makes with the centerline of Summit Avenue (50 feet wide); thence along the centerline of said Lancaster Avenue North 24 degrees, 3 minutes East, 50 feet; thence along Lot No. 293 South 65 degrees, 57 minutes East, 150 feet to a corner; thence along Lots Nos. 351 and 350 South 24 degrees, 3 minutes West, 50 feet to a corner; and thence along Lot No. 290 North 65 degrees, 57 minutes West, 150 feet to the centerline of said Lancaster Avenue, the point of beginning.

BEING the same property conveyed to Michael Cirino, as sole owner, who acquired title by virtue of a Deed from Michael Cirino and Patricia Cirino, dated October 22, 2013, recorded November 1, 2013, in Deed Book 5894, Page 1553, Montgomery County, Pennsylvania records.

Parcel Number: 08-00-02887-00-3.

Location of property: 336 Lancaster Avenue, Hatboro, PA 19040.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael J. Cirino a/k/a Michael Cirino and Patricia J. Cirino** at the suit of Wells Fargo Bank, N.A. Debt: \$318,549.97.

**Meredith H. Wooters**, Attorney.

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

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

14-00551

ALL THAT CERTAIN lot in the property known, named and identified as Stony Creek Condominium, located in **East Norriton Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, Act 68 PA C.S. 3101 et. Seq. by the recording in the Montgomery County Department of Records of a Declaration dated 11/17/1986 recorded in Deed Book 4819, Page 1495 and First Amendment thereto dated 6/22/1989 and recorded in Deed Book 4936, Page 172, and amendment thereto dated 8/30/1994 and recorded in Deed Book 5092, Page 1682, being and designated as Unit No. 104. Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.5494731%.

BEING the same property conveyed to Kimberly Kilson, as sole owner, who acquired title by virtue of a Deed from Stacy A. Strait, also known as Stacy Brown, dated June 27, 2000, recorded July 7, 2000, at Deed Book 5322, Page 1335, Montgomery County, Pennsylvania records.

Parcel Number: 33-00-08575-56-3.

Location of property: 104 Stony Way, Norristown, PA 19403.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kimberly Kilson a/k/a Kimberly A. Warner** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, National Association. Debt: \$134,657.52.

**Jana Fridfinnsdottir**, Attorney.

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

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



14-01365

ALL THAT CERTAIN unit in the properly known, named and identified in the Declaration Plan referred to below as Knock N Knoll, located at 1118 Easton Road, **Upper Moreland Township**, Montgomery County, Pennsylvania, which has heretofore been submitted, to the Provisions of the Unit Property Act of Pennsylvania, Act of 7/3/1963, P.L. 196, by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 9/21/1976 and recorded on 9/24/1976, in Deed Book 4143, Page 468 and a Code of Regulations dated 9/21/1976 and recorded on 9/24/1976 in Deed Book 4143, Page 502 and Declaration Plan dated 8/24/1976 and recorded on 9/24/1976 in Condominium Plan Book 4, Page 70, being and designated on Declaration as Unit No. 14 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 2.08%.

BEING the same premises which Deborah M. Meinhart, a/k/a Deborah Meinhart McDonald, Trustee for Tara M. Meinhart by Indenture bearing the date of April 15, 2005 and recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery at Norristown, Commonwealth of Pennsylvania on April 28, 2005 in Book 5551, Page 2835 granted and conveyed unto Joy M. Fetterman, her Heirs and Assigns, in fee. And the said Joy M. Fetterman is now known as Joy Shehoski.

BEING the same property conveyed to Tony T. Johnson and Mary A. Geiger, as Joint Tenants With the Right of Survivorship, who acquired title by virtue of a Deed from Joy M. Fetterman, Joy M. Fetterman also known as Joy Shehoski, dated November 21, 2008, recorded December 8, 2008, at Deed Book 5716, Page 325, Montgomery County, Pennsylvania records.

Parcel Number: 59-00-10421-13-1.

Location of property: 14 Knock North Knoll Circle, Willow Grove, PA 19090.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Tony T. Johnson a/k/a Tony Johnson and Mary A. Geiger** at the suit of Wells Fargo Bank, N.A. Debt: \$210,626.91.

**Jana Fridfinnsdottir**, Attorney.

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

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

14-04223

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

BEGINNING at a point on the Northeasterly side of Brown Street at the distance of 90 feet more or less Southeasterly from Juniper Street in point of other land of the said George W. Thomas and Naomi Ruth Thomas, his wife; thence Northeasterly along the same at right angles to the said Brown Street, the line for the portion of the distance passing through the middle of the partition wall between the house erected hereon and the house erected on the adjoining premises, 143.3 feet to the Southwesterly side of 20 foot wide alley; thence along said side of said alley, Southeasterly parallel said Brown Street, 30 feet to a point in line of Lot No. 7; thence along the same Southwestwardly parallel to the first line, 143.3 feet to the Northeasterly side of said Brown Street; thence along the same Northwestwardly 30 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Nicholas T. Peetros and Leslie Bohn-Petros, h/w, by Deed from Nicholas T. Peetros, dated 10/09/2007, recorded 10/10/2007 in Book 5668, Page 267.

Parcel Number: 13-00-05124-00-2.

Location of property: 213 West Brown Street, Norristown, PA 19401-3007.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nickolas T. Peetros a/k/a Nicholas T. Peetros and Leslie Bohn-Petros** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corporation, Home Equity Asset Trust 2006-3, Home Equity Pass-Through Certificates, Series 2006-3. Debt: \$169,711.58.

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

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

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

14-04597

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

TRACT NO. 1 - BEGINNING on the North side of King Street at the centerline of a double frame house; thence through the middle of dividing line of said double frame house, Northwardly 146 feet more or less to a 20 feet wide alley; thence by the same, Westwardly 31 feet to a corner of lot of the Estate of Abraham East now William Willauer; thence by the same Southwardly 146 feet more or less to King Street aforesaid; thence by the same Easterly 31 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Randolph C. Hawkins, Jr. by Deed from Wachovia Bank, National Association as Trustee of the Security National Remic Trust 2004-PI, by SN Servicing Corporation, its Attorney-in-Fact dated November 17, 2006 and recorded June 29, 2007 in Deed Book 5653, Page 00154.

Parcel Number: 16-00-17944-00-4.

Location of property: 535 King Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Randolph C. Hawkins Jr.**, at the suit of Deutsche Bank National Trust Company, as Trustee for BCAP Trust, LLC 2007-AA3. Debt: \$80,714.57.

**Terrence J. McCabe**, Attorney.

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

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

14-07416

ALL THAT CERTAIN lot or piece of ground, situate in **Bridgeport Borough**, County of Montgomery and State of Pennsylvania bounded and described according to a Record Plan "Townhouses at Union Hill" by Mومence and Associates, Inc., Civil Engineers & Land Surveyors, Bryn Mawr, PA dated 5-10-07 last revised 8-28-07 and recorded at Norristown in Plan Book 29, Page 332, as follows, to wit:

BEGINNING at a point on the Title Line (R.O.W.) of Union Avenue (80 feet wide) a corner of Lot 9 on said plan; thence from said beginning point along the Title Line (R.O.W.) of Union Avenue North 28 degrees, 15 minutes, 00 seconds West, 20.00 feet to a point a corner of Lot 11 on said plan; thence along line of Lot 11 North 61 degrees, 45 minutes, 00 seconds East crossing a 20 feet wide access and utility easement 84.00 feet to a point in the bed of said 20 feet wide access and utility easement; thence through said easement South 28 degrees, 15 minutes, 00 seconds East, 20.00 feet to a point a corner of Lot 9; thence along line of Lot 9 South 61 degrees, 45 minutes, 00 seconds West, 84.00 feet to a point in the Title Line (R.O.W.) of Union Avenue the first mentioned point and place of beginning.

BEING the same property conveyed to Barbara H. Eunice and Elmo Eunice, Jr. who acquired title by virtue of a Deed from GW Realty Associates II, L.P., dated February 18, 2010, recorded February 22, 2010, at Deed Book 5759, Page 753, Montgomery County, Pennsylvania records.

Parcel Number: 02-00-06144-20-9.

Location of property: 205 Union Avenue, Bridgeport, PA 19405.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Barbara H. Eunice and Elmo Eunice, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$315,201.76.

**Meredith H. Wooters**, Attorney.

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

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

14-07952

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Donald H. Schurr, Registered Surveyor on 7/25/1960, as follows, to wit:

BEGINNING at a point in the centerline of Jefferson Street (33 feet wide) at the distance of 321.55 feet Northeastwardly from the Northeasterly side of Ridge Pike (50 feet wide); thence extending South 40 degrees, 10 minutes East (along line of land now or late of Andrew S. Epasert and extending partly through the party wall erected between those premises and the premises adjoining to the Southwest) 109.12 feet to a point; thence extending North 48 degrees, 45 minutes East (along line of land now or late of Amanda B. Anderson) 34 feet to a point; thence extending North 40 degrees, 10 minutes West (along line of land now or late of Howard A. Rowan) 108.56 feet to a point in the centerline of Jefferson Street; thence extending South 49 degrees, 45 minutes West (along the centerline of Jefferson Street) 34 feet to the first mentioned point and place of beginning.

CONTAINING 3,701 square feet of land.

FEE SIMPLE TITLE VESTED IN Helen E. Huggins, as sole owner by Deed from Helen E. Stanton, as sale owner, dated April 13, 2009, recorded May 4, 2009, in the Montgomery County Recorder of Deeds Office in Deed Book 5728, Page 2617 and Instrument Number 2009043217.

Parcel Number: 63-00-03946-00-5.

Location of property: 32 Jefferson Avenue, Norristown, PA 19403.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Helen E. Huggins, as sole owner by Deed from Helen E. Stanton, as sole owner, dated April 13, 2009, recorded May 4, 2009, in the Montgomery County Recorder of Deeds Office in Deed Book 5728, Page 2617 and Instrument Number 2009043217** at the suit of Selene Finance, L.P. Debt: \$183,909.44.

**M. Troy Freedman**, Attorney.

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

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

14-09153

ALL THAT CERTAIN tract of land, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in according with a survey as made by George F. Shaner, R. E. as follows, to wit:

BEGINNING at a corner of lands, Willard Kline said point being on the Northerly property line of Grace Street and distant along the same from the Northwesterly property line intersection as projected of Spruce Street (50 feet wide) and

Grace Street (50 feet wide) North 45 degrees, 33 minutes West, 247.02 feet; thence from said point of registered along lands of the said Willard Kline North 44 degrees, 27 minutes East, 121.45 feet to a corner; thence North 45 degrees, 33 minutes West, 105.0 feet to a corner of Lands Stanley Elliott; thence along the same South 44 degrees, 27 minutes West, 121.45 feet to a corner of the Northerly side of Grace Street; thence along the same South 45 degrees, 33 minutes East, 105.0 feet to the place of beginning.

BEING the same property conveyed to Ralph L. Kring, Sr. and Shirley M. Kring, husband and wife, as Tenants by the Entirety, who acquired title by virtue of a Deed from Joseph M. Groff, Sr. and Bernadette M. Groff, husband and wife, dated June 15, 1998, recorded June 26, 1998, at Deed Book 5230, Page 1991, Montgomery County, Pennsylvania records.

Parcel Number: 16-00-11496-00-8.

Location of property: 255 Grace Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Ralph Kring a/k/a Ralph L. Kring, Sr. and Shirley M. Kring** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$181,044.50.

**Meredith H. Wooters**, Attorney.

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

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

14-09780

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, being Lots Nos. 16 and 17, Block "A" of the Plan of Lots known as "Hatboro Terrace" made by Edward Pickering for Edward H. and J. Raymond Bussinger, dated August 28, 1925 and recorded at Norristown in Deed Book 971, Page 600, bounded and described, as follows.

BEGINNING at a point on the Northwesterly side of Lincoln Avenue at the distanced of 275 feet Southwestwardly from the Southwesterly side of Terrace Road; thence extending along the said Northwesterly side of Lincoln Avenue, North 45 degrees, 4 minutes East, 50 feet; thence extending along Lot No. 18, North 44 degrees, 56 minutes West, 150 feet; thence extending along Lots Nos. 4 and 3, Block "A", South 45 degrees, 4 minutes West, 50 feet; thence extending along Lot No. 15, Block "A", South 44 degrees, 56 minutes East, 150 feet to the place of beginning.

BEING the same property conveyed to David Schragar and BJ Schragar, husband and wife, who acquired title by virtue of a Deed from Charles Keyser and Sharon M. Keyser, husband and wife, dated December 31, 1985, recorded January 3, 1986, at Deed Book 4788, Page 2034, Montgomery County, Pennsylvania records.

Parcel Number: 08-00-03181-00-6.

Location of property: 451 Lincoln Avenue, Hatboro, PA 19040.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Barbara J. Schragar a/k/a BJ Schragar and David Schragar** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, National Association. Debt: \$260,097.14.

**Meredith H. Wooters**, Attorney.

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

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

14-10321

ALL THAT CERTAIN single brick dwelling and lot, piece or parcel of land situate the East Side of Evans Street, **Pottstown Borough**, bounded, limited and described according to a survey made thereof by George P. Shaner, R.E., as follows, to wit:

BEGINNING at the Southeasterly property line at intersection of Porter Street and Evans Street; thence Southwardly along the Easterly side of Evans Street South 62 degrees, 19 minutes West, 60 feet to a corner of other lands of J. Elmer Porter; thence along the same South 27 degrees, 41 minutes East, 140 feet to a point on the Westerly side of a given 20 feet wide alley; thence along the same North 62 degrees, 19 minutes East, 60 feet to a corner on the Southerly side of Porter Street; thence along the same North 27 degrees, 41 minutes West, 140 feet the point or place of beginning.

BEING the same property conveyed to Christine E. Morrell who acquired title by virtue of a Deed from Dennis G. Shaner and Frances M. Heslin, Executors of the Estate of George Shaner, deceased, dated July 31, 2001, recorded August 22, 2001, at, Montgomery County, Pennsylvania records.

Parcel Number: 16-00-07788-00-8.

Location of property: 650 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Christine E. Morrell** at the suit of Wells Fargo Bank, N.A. Successor by Merger to Wachovia Bank, N.A. Debt: \$184,384.80.

**Jana Fridfinnsdottir**, Attorney.

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

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

14-11473

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Whitpain Township**, Montgomery County, Pennsylvania and being known as Lot 85, Section 'B' on a plan of Center Square Green, made for Center Square Green, Inc., by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated in July 1955, more fully described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Muhlenburg Drive (50 feet wide) at the distance of 1,127 feet measured Southeastwardly along the Southwesterly side of Muhlenburg Drive from the Easternmost terminus of a radial round comer connecting the Southwesterly side of Muhlenburg Drive, with the Southeasterly side of Stirling Way, (50 feet wide); thence extending from the point of beginning, South 49 degrees, 9 minutes East, along the Southwesterly side of Muhlenburg Drive, 100 feet to a point; thence extending South 40 degrees, 51 minutes West, 128.94 feet to a point; thence extending North 49 degrees, 14 minutes West, 100 feet to a point; thence extending North 40 degrees, 51 minutes East, 129.08 feet to the Southwesterly side of Muhlenburg Drive, the first mentioned point and place of beginning.

BEING the same premises which Thomas Reilly and Kimberly A. Moulton a/k/a Kimberly A. Mouton-Reilly, husband and wife by Deed dated June 21, 1999 and recorded in Montgomery County, in Deed Book 5282, Page 0525 conveyed unto Valentine J. Gheorghe and Nadia M. Gheorghe, husband and wife, in fee.

Parcel Number: 66-00-04495-00-2.

Location of property: 1510 Muhlenburg Drive, Blue Bell, PA 19422 (Township of Whitpain).

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Paradis, Inc., Valentine J. Gheorghe and Nadia M. Gheorghe** at the suit of PNC Bank, National Association. Debt: \$116,269.98.

**Alicia M. Sandoval**, Attorney. I.D. #311874

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

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

14-11488

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a survey plan (S.F. 32-D493) prepared for Exxon Company USA, c/o Tremmell Crow Corporate Services, Inc. by Czop/Specter, Inc., Consulting Engineers and Surveyors, Worcester, PA dated 3/21/1994, as follows, to wit:

BEGINNING at a point on the right-of-way centerline of Easton Road (S.R. 0611) (80 feet wide), said point being measured from right-of-way centerline intersection of Easton Road and Township Line Road (S.R. 46214) (45 feet wide) North 17 degrees, 49 minutes, 00 seconds West, 0.74 of a foot; thence from said point of beginning along said right-of-way centerline of Easton Road North 17 degrees, 49 minutes, 00 seconds West, 153.69 feet to a point; thence North 01 degrees, 46 minutes, 00 seconds East, 60.57 feet to a point; thence crossing Southeast side of Easton Road and along lands now or late of Dangelore R. and Savllhri Mallikaryina, South 88 degrees, 16 minutes, 00 seconds East, 115.80 feet to a point; thence along lands now or late of Sebasliano and Bertina Bracci South 47 degrees, 29 minutes, 00 seconds East, 85.65 feet to a point in the bed of Township Line Road; thence along lines parallel to right-of-way centerline of Township Line Road South 42 degrees, 31 minutes, 00 seconds West, 197.86 feet to point and place of beginning.

UNDER AND SUBJECT to restrictions of record.

BEING the same premises which Charlotte Hudson, by Deed dated 10/23/1998 and recorded 11/16/1998 in Montgomery County in Deed Book 5246, Page 1779 granted and conveyed unto Adam M. Weisbaum, in fee.

Parcel Number: 36-00-03718-00-8.

Location of property: 100 Easton Road, Horsham Township, PA.

The improvements thereon are: Commercial real estate.

Seized and taken in execution as the property of **Adam M. Weisbaum** at the suit of Apex Mortgage Corporation. Debt: \$214,244.52.

**Kristofer B. Chiesa**, Attorney.

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

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

14-20271

ALL THAT CERTAIN lot or piece of ground, situate in the Ninth Ward of **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey dated June 22, 1958, last revised September 27, 1956, made by David Meixner, RE, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Clearview Street (50 feet wide) measured the two following courses and distances from a point of curve on the Northeasterly side of Eighth Street (50 feet wide): (1) on the arc of a circle curving to the right having a radius of 10 feet, the arc distance of 15.71 feet to a point of tangent; (2) North 38 degrees, 12 minutes East along the Southwesterly side of Clearview Street 315 feet to the point of beginning; thence continuing along the said side of Clearview Street North 38 degrees, 12 minutes East, 50 feet to a point in line of Lot No. 130; thence along the Southwesterly side of Lot No. 130 South 51 degrees, 48 minutes East crossing a 5 feet wide utility easement 100 feet to a point; thence along the Southeasterly side of utility easement South 38 degrees, 12 minutes West, 50 feet to a point in line of Lot No. 128; thence along said Lot No. 128 and recrossing the aforesaid 5 feet wide utility easement North 51 degrees, 48 minutes West, 100 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN James R. Freese and Sandra Freese, husband and wife, as Tenants by the Entirety by Deed from Everett C. Freese and James R. Freese, Co-Executors of the Estate of Elizabeth M. Freese, deceased dated 07/16/98 and recorded on 07/20/98 in the Montgomery County Recorder of Deeds in/at Deed Book 5233, Page 1427.

Parcel Number: 16-00-06704-00-3.

Location of property: 474 Clearview Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Sandra Freese and James R. Freese** at the suit of U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor by Merger to LaSalle Bank, N.A., as Trustee for The Certificateholders of The MLM1 Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-MLN1. Debt: \$181,591.08.

**Robert W. Williams**, Attorney.

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

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

14-20292

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on November 6, 1952, as follows, to wit:

BEGINNING at a point on the Northeast side of Pine Tree Road (40 feet wide) which point is measured South forty-seven degrees, two minutes, thirty seconds East, one hundred twenty-eight and sixty-nine one-hundredths feet from a point which point is measured on the arc of a circle curving to the left having a radius of ten feet the arc distance of fifteen and seventy-one one-hundredths feet from a point on the Southeast side of Highland Avenue (60 feet wide); thence extending North forty-two degrees, fifty-seven minutes, thirty seconds East, two hundred sixty feet to a point; thence extending South forty-seven degrees, two minutes, thirty seconds East, sixty-five feet to a point angle; thence extending South twenty-seven degrees, forty-eight minutes, seven seconds East, sixty-seven and ten one-hundredths feet to a point; thence extending South fifty-six degrees, twenty-six minutes, twenty-three seconds West, two hundred fifty-three and six one-hundredths feet to a point on the Northeast side of Pine Tree Road; thence extending along the Northeast side of Pine Tree Road along the arc of a circle curving to the left having a radius of two hundred ninety-seven and fifty one-hundredths feet the distance of seventy feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Linda J. Karpel and Kraig W. Klinke, by Deed from Richard T. Ellison, Jr., dated 09/22/2005, recorded 10/03/2005 in Book 5573, Page 1823.

Parcel Number: 30-00-54100-00-5.

Location of property: 669 Pine Tree Road, a/k/a 669 Pinetree Road, Jenkintown, PA 19046-2229.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda J. Karpel and Kraig W. Klinke** at the suit of Wells Fargo Bank, N.A. Debt: \$375,253.79.

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

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

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

14-24059

ALL THOSE TWO CERTAIN lot or pieces of ground, with the building and improvements thereon erected, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, being Lots Nos. 80 and 81 on plan of lots made by William T. Muldrew, Civil Engineer, for George W. Flavell and recorded at Norristown, Pennsylvania in Deed Book 835, Page 600 &c., and bounded and described thereto, as follows:

BEGINNING at a point in the Southwesterly side of Monument Avenue (50 feet wide) at the distance of 233.65 feet from a stone corner at the Southeasterly side of Northampton Street (41 feet wide) and the Southwesterly side of Monument Avenue; thence along the Southwesterly side of Monument Avenue, South 45 degrees, 25 minutes East, 50 feet to a corner of Lot No. 79 on said plan; thence by Lot 79, South 44 degrees, 35 minutes West, 180.94 feet to a corner; thence by the rear of Lots Nos. 44 and 43 on said plan, North 53 degrees, 14 minutes West, 50.46 feet to a point, a corner of Lot No. 82 on said plan; thence by Lot No. 82 North 44 degrees, 35 minutes East, 187.79 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John M. Kimball and E. Elizabeth Kimball, his wife, by Deed from Frank J. Bell and Ethyl Marquerite Bell, his wife, dated 10/05/1962, recorded 10/08/1962 in the Montgomery County Recorder's Office In Deed Book 3263, Page 199.

Parcel Number: 08-00-04099-00-6.

Location of property: 218 East Monument Avenue, Hatboro, PA 19040.

The improvements thereon are: One story cape cod style single family dwelling.

Seized and taken in execution as the property of **E. Elizabeth Kimball and United States of America, Department of Justice** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$182,805.73.

**Michael F. J. Romano**, Attorney.

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

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

14-25279

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan of Subdivision made for Kenneth Buchert by Chambers Associates, Inc. Consulting Engineers and Surveyors, Center Square PA dated 12/11/1996 and last revised 10/9/1998 and recorded in Plan Book A-58, Page 215, founded and described, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Bryon Way (50 feet wide) a corner of this and Lot No. 15 on the above mentioned plan; thence, along Lot No. 15 the two following courses and distances: (1) South 24 degrees, 17 minutes, 35 seconds East, 82.00 feet to a point in the bed of a 20 feet wide sanitary sewer easement; (2) South 14 degrees, 00 minutes, 11 seconds East, 75.47 feet to a point in line of lands now or late of Ruth L. Soltes; thence extending along said lands South 53 degrees, 15 minutes, 59 seconds West leaving said easement 90.00 feet to a point a corner of Lot No. 17 on the above mentioned plan; thence extending along Lot No. 17 North 18 degrees, 46 minutes, 20 seconds West crossing a 20 feet wide sanitary sewer easement (to be abandoned) 202.23 feet to a point of curve on the aforesaid side of Bryon Way; thence extending along the same along the arc of a circle curving to the left having a radius of 325.00 feet the arc distance of 86.09 feet to a point a corner of Lot No. 15 aforesaid the mentioned point and place of beginning.

BEING Lot No. 16.

BEING the same property which John Garis Homes, Inc., a PA Corporation, granted and conveyed unto Michael R. Antenucci and Stephanie K. Antenucci, husband and wife by Deed dated December 28, 2000 and recorded January 9, 2001 in the Recorder's Office of said County in Deed Book 5345, Page 1991.

Parcel Number: 42-00-00749-16-5.

Location of property: 3 Byron Way, Pottstown, PA 19464.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Michael R. Antenucci and Stephanie K. Antenucci** at the suit of American Loan Service, LLC. Debt: \$48,692.35.

**Brett A. Solomon**, Attorney.

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

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

14-25833

ALL THAT CERTAIN brick message or tenement and lot or piece of land, situate in the Ninth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the Southeast corner of Fifth and State Streets, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast corner of said Fifth and State Streets; thence Eastwardly by the South side of said Fifth Street, 24 feet more or less to other land of William D. Hertzog, about to be conveyed to Walter H. Rinker; thence by the same Southwardly 140 feet to a twenty feet wide alley, passing in part of said course and distance thru the middle of the brick division or partition wall of this and house of said Walter H. Rinker, immediately adjoining to the East; thence by the North side of said twenty feet wide alley, Westwardly 31 feet, 6 inches more or less to the East side of State Street, formerly State Road; thence by the same Northwardly 140 feet to the place of beginning.

BEING the same premises which Ronald W. Reazor Sr., and Wilma L. Reazor, his wife, by Deed dated April 13, 1984, recorded April 18, 1984 at Norristown, Pennsylvania, in Deed Book 4734, Page 336, granted and conveyed unto Wilma L. Reazor.

Parcel Number: 16-00-09452-00-9.

Location of property: 62 West 5th Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Keith A. Kordish and Shawn Zeleznick, Executor of the Estate of Wilma L. Reazor a/k/a Wilma L. Kordish, Deceased** at the suit of Springleaf Financial Services of Pennsylvania, Inc., et al. Debt: \$83,608.46.

**Craig H. Fox**, Attorney.

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

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

14-26276

ALL THAT CERTAIN lot or tract of land, being Lot #46 "Penn Ambler" situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made thereof by Herbert H. Metz, Civil Engineer on March 3, 1924 and revised April 29, 1924 (said plan being recorded at Norristown in Deed Book 914, Page 600) as follows:

BEGINNING at a point on the Northwesterly side of Houston Road (36.5 feet wide) said side line being 20 feet from the established center line of Houston Road, at the distance of 97.02 feet Southwesterly from the intersection of said side of Houston Road with the Southwesterly side of Knight Road (40 feet wide) a corner of this and Lot #47 on said plan; thence extending along said side of Houston Road, South 45°, 55' West, 60.02 feet to a corner of Lot #45 on said plan; thence extending along said Lot #45 North 45°, 41' West, 206.28 feet to a point, a corner of Lot #61; thence extending along said Lot #61 North 44°, 19' East, 60 feet to a point, a corner of Lot #47; thence extending along said Lot #47 South 45°, 41' East, 207.92 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher Conway by Deed from Susan M. Conway, dated 01/07/2000 and recorded 08/31/2001 in Deed Book 5373, Page 2324.

Parcel Number: 39-00-01972-00-5.

Location of property: 439 Houston Road, Ambler, PA 19002.

The improvements thereon are: Two story single family dwelling.

Seized and taken in execution as the property of **Christopher R. Conway** at the suit of The Bank of New York Mellon, et al. Debt: \$270,962.26.

**Richard J. Nalbandian**, Attorney.

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

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

14-26877

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in **Limerick Township**, County of Montgomery, and State of Pennsylvania bounded and described according to a Record Subdivision Plan of Heritage Hills Golf Club made by Van Cleef Engineering Associates, dated 9/12/2002 last revised 7/18/2003 and recorded in Plan Book 24, Page 320 and 331 more particularly described, as follows:

BEGINNING at a point on the Southerly side of Bunker Way said point being a corner of Lot 28 as shown on the above mentioned plan; thence extending from said beginning point along Lot 28 South 12 degrees, 46 minutes, 38 seconds East, 129 feet to a point in line of Lot 33; thence extending partly along the same and partly along Lot 34 South 77 degrees, 13 minutes, 22 seconds West, 70 feet to a point a corner of Lot 26; thence extending along the same North 12 degrees, 46 minutes, 38 seconds West, 129 feet to a point on the Southerly side of Bunker Way; thence extending along the same North 77 degrees, 13 minutes, 22 seconds East, 70 feet to the first mentioned point and place of beginning.

BEING Lot 27 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Clifford E. Jurkiewicz, by Deed from Clifford E. Jurkiewicz and Lori Jurkiewicz, a/k/a Lori Husted, h/w, dated 01/04/2013, recorded 02/15/2013 in Book 5864, Page 00399.

Parcel Number: 37-00-01856-32-1.

Location of property: 27 Bunker Way, Pottstown, PA 19464-7804.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Clifford E. Jurkiewicz** at the suit of Ocwen Loan Servicing, LLC. Debt: \$456,312.36.

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

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

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

14-29706

ALL THAT CERTAIN Lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to Subdivision Plans entitled "Lederach Golf Course", drawn by Van Cleef Engineering Associates as being recorded in Plan Book A-61, Pages 376-379, Plan Book 22, Pages 186-189 and Plan Book 22, Pages 190-193, as follows, to wit:

BEGINNING at a point on the Southerly side of Masters Way, said point of beginning is being at a point a corner of Lot No. 166 as shown on said plan; thence extending from said point of beginning and extending along the said Southerly side of Masters Way and measuring in a Easterly direction along the arc of a circle curving to the right having a radius of 575.00 feet the arc distance of 125.25 feet to a point in line of Open Space Area as shown on said plan; thence extending along the line of said Open Space Area the two following courses and distances, viz: (1) South 00 degrees, 14 minutes, 32 seconds West, 145.00 feet to a point; and (2) South 84 degrees, 00 minutes, 08 seconds West, 93.48 feet to a point a corner of Lot No. 166, aforesaid; thence extending along the line of said Lot No. 166, North 12 degrees, 14 minutes, 17 seconds West 145.00 feet to a point on the Southerly side of Masters Way, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 165 on said plan.

BEING Block 5 B, Unit 25.

BEING the same premises which Heritage-Lower Salford, L.P., a Pennsylvania Limited Partnership, by Deed dated 03/10/2011 and recorded 03/22/2011 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5796, Page 00323, granted and conveyed unto Ting Zhang and Xuming Hong.

Parcel Number: 50-00-03678-11-5.

Location of property: 946 Masters Way, Harleysville, PA 19438.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ting Zhang and Xuming Hong** at the suit of Wells Fargo Bank, N.A. Debt: \$403,707.35.

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

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

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

14-31464

ALL THAT CERTAIN unit in the property known, named and identified as Wynnewood Plaza, located in **Lower Merion Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 PA C.S. 3010 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated October 13, 1981 and recorded on October 15, 1981 in Deed Book 4663, Page 637 and an Amendment thereto recorded May 12, 1989 and recorded in Deed Book 4910, Page 2308, being and designated as Unit Number 210, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.43%.

Parcel Number: 40-00-30228-50-3.

Location of property: 346 East Lancaster Avenue, Unit 210, Wynnewood, PA 19096.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ernest L. Ulrich a/k/a Ernest L. Ulrich, Jr. and Karen Ulrich** at the suit of Green Tree Servicing, LLC. Debt: \$160,187.61.

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

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

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

14-31574

ALL THAT CERTAIN frame message or tenement and lot of land, situate on the East side of York Street between 8th Street and Reynolds Avenue, being known as No. 462 North York Street, in **Pottstown Borough**, Montgomery County, PA, bounded and described, as follows, to wit:

BEGINNING at a stake in the Easterly line of York Street distant 90 feet Northeasterly from the Northeast corner of York and Oak Streets; thence along the Easterly line of said York Street North 35 degrees, 45 minutes East, 393 feet, 6 inches to a walnut tree; thence along lands of the heirs of George B. Lessig, deceased, South 29 degrees, 30 minutes West, 278 feet to an elm stump and South 17 degrees, 35 minutes West, 119 feet, 10 inches to a stake; thence along other lands of the said Keck North 53 degrees, 40 minutes West 54 feet, 6 inches to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN triangular lot, piece or parcel of land, situate on the East side of York Street, in **Pottstown Borough**, Montgomery County, PA, bounded and described, as follows, to wit:

BEGINNING at a point on the East side of said York Street at a walnut tree, distant 483 feet, 6 inches from the Northeast corner of York and Oak Streets; thence South 29 degrees, 30 minutes West (incorrectly stated as East on prior deed) 278 feet to an elm stump; thence North 53 degrees, 40 minutes West, 15 feet, more or less, to the said Easterly side of York Street aforesaid; thence North 35 degrees, 45 minutes East, 278 feet to the point and place of beginning.

BEING the same premises which Florence L. Logan by Deed dated 9/10/2007 and recorded 9/26/2007 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5666 and Page 840, granted and conveyed unto Ryan M. Hovland and Fetuli M. Faasavalu.

Parcel Number: 16-00-33792-00-5.

Location of property: 462 North York Street a/k/a 462 York Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Ryan M. Hovland and Fetuli M. Faasavalu** at the suit of U.S. Bank National Association. Debt: \$146,238.64.

**Sarah K. McCaffery**, Attorney.

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

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

14-33404

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as "Oak Hill Condominium", located in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania Uniform Condominium Act 68 P.S.A., Section 3101 et seq. by the Montgomery County Office for the Recording of Deeds of a Declaration of Condominium, dated July 8, 1988 and recorded July 11, 1988 in Deed Book 4879, Page 484, and First Amendment to Declaration dated May 18, 1989 and recorded May 26, 1989 in Deed Book 4912, Page 594; and Second Amendment to Declaration dated March 9, 1990 and recorded March 15, 1990 in Deed Book 4940, Page 2142, and Third Amendment to Declaration dated 6/25/1993 and recorded 9/13/1993 in Deed Book 5054, Page 826, being and designated in such declaration as Unit N-121, as more fully described in such declaration; together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 163%.

BEING the same premises which Hyman Harvitz and Evelyn Harvitz, who acquired title incorrectly as Hyman Harvitz and Evelyn Harvitz, by Deed dated 12/16/2004 and recorded 4/8/2005 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5549, Page 1760 granted and conveyed unto Howard Harvitz.

Parcel Number: 40-00-43165-19-3.

Location of property: 1655 Oakwood Drive, Apartment N121, Penn Valley, PA 19072.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Howard Harvitz** at the suit of Nationstar Mortgage LLC. Debt: \$131,262.97.

**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 \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.



15-00764

ALL THAT CERTAIN message and lot of land, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Hiltner and Hitchcock, Civil Engineers, dated January, 1929, as follows, to wit:

BEGINNING at a point on the Northeast side of Cherry Street, eighty and fifteen one-hundredths feet Northeastwardly from the Northeasterly side of Marshall Street, a corner of this and property of the Sands Estate; thence along the time of the said Sands Estate, Northwestwardly at right angles to Cherry Street, one hundred feet to the Southeast side of Franklin Alley (laid out twenty feet wide); thence along the said side of alley, Northeastwardly twenty feet to a point, a corner of this and the adjoining lot now or late of Mary C. Wright; thence along the said Wright's premises and at right angles to said alley, Southeastwardly one hundred feet line passing through the middle of the partition wall to the northwest side of Cherry Street, aforesaid; and thence along of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gloria Boykins, sole heir, by Deed from The Estate of Dorothy Johnson, dated 08/20/1996, recorded 08/30/1996 in Book 5159, Page 1565.

Parcel Number: 13-00-08116-00-7.

Location of property: 613 Cherry Street, Norristown, PA 19401-3921.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gloria Boykins** at the suit of Wells Fargo Bank, N.A. Debt: \$82,696.76.

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

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

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

15-02467

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Daniel Pellechio, by Urwiler and Walter, Inc., dated 2/3/83, last revised 4/12/83, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book 844, Page 445, as follows, to wit:

BEGINNING at a point on the Southerly side of Game Farm Road (L. R. 46018) (originally 33.00 feet wide but since being widened at this point to a width of 30.00 feet on the Southerly side of the original center line thereof) at a corner of Lot No. 9 as shown on said plan, which point is measured the 2 following courses and distances along the said side of Game Farm Road from a point of tangent on the same and which last mentioned point of tangent is at the arc distance of 33.57 feet measured on the arc of a curve curving to the right having a radius of 25.00 feet to a point of curve on the Easterly side of Smith Road (originally 33.00 feet wide but since being widened at this point to a width of 25.00 feet on the Easterly side of the original center line thereof), viz: (1) extending North 86 degrees, 58 minutes, 37 seconds East, the distance of 509 feet to a an angle point; and (2) thence extending North 08 degrees, 39 minutes, 49 seconds East, the distance of 139.95 feet to the point of beginning; thence extending from said point of beginning, North 28 degrees, 39 minutes, 49 seconds East, along said side of Game Farm Road, the distance of 20.00 feet to a point, a corner of Lot No. 11 as shown on said plan; thence extending South 01 degree, 20 minutes, 11 seconds East, along Lot No. 11, also for a portion of the distance extending through the party wall as shown on said plan and also crossing a 20.00 feet wide common easement, as shown on said plan, the distance of 161.09 feet to a point, a corner in line of Lot No. 25 as shown on said plan, and also being in the bed of Mine Run as shown on said plan; thence extending South 81 degrees, 40 minutes West, along Lot No. 25 and also in the bed of Mine Run, the distance of 20.15 feet to a point, a corner of Lot No. 9, aforesaid; thence extending North 01 degree, 20 minutes, 11 seconds West, along Lot No. 9, also leaving Mine Run, also re-crossing the aforesaid 20.00 feet wide common easement, and also for a portion of the distance extending through the party wall, as shown on said plan, the distance extending through the party wall, as shown on said plan, the distance of 163.54 feet to a point on the said Southerly side of Game Farm Road, being the first mentioned point and place of beginning. The Northerly 20.00 feet thereof, abutting the said Southerly side of Game Farm Road, being the bed of a 20.00 feet wide sanitary sewer easement as shown on said plan.

BEING Lot No. 10 on said plan.

BEING the same property conveyed to Thomas F. D. Reichert, an unmarried widower, who acquired title by virtue of a Deed from Thomas F. D. Reichert, an unmarried widower, dated February 21, 2005, recorded March 9, 2005, at Deed Book 5546, Page 330, Montgomery County, Pennsylvania records.

Parcel Number: 38-00-02703-28-3.

Location of property: 29 Game Farm Road, Schwenksville, PA 19473.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Thomas F. D. Reichert** at the suit of Wells Fargo Bank, N.A. Debt: \$103,502.64.

**Meredith H. Wooters**, Attorney.

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

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

15-02672

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

BEGINNING at a point on the Northwest side of George Street, at the distance of 109.8 feet Southwesterly from the Southwest corner of Elm and George Streets; thence Northwesterly 115.0 feet to a twenty feet wide alley; thence along said alley Southwesterly 21.0 feet to a point; thence Southeasterly parallel with the first line 115.0 feet to the West side of George Street, aforesaid; thence along said side of said street Northerly 21.0 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Vincent McFadden, from Gail E. Smith, in a Deed dated 5/26/2000, recorded 6/1/2000 in Book 5318 Page 1260 Instrument #009868.

Parcel Number: 13-00-13552-00-7.

Location of property: 751 George Street, Norristown, PA 19401-3730.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vincent McFadden a/k/a Vincent McFadden, Jr.** at the suit of LSF8 Master Participation Trust. Debt: \$141,669.75.

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

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

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

15-02931

ALL THAT CERTAIN message, tenement, parcel and tract of land situate in the Second Ward (formerly West Ward) of **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and draft as prepared by Ralph E. Shanner & Son Engineering Company, Pottstown, PA dated May 17, 1977, and more fully described, as follows, to wit:

BEGINNING at the Southwesterly corner lands of Jay A. Yohn and Donna L. Yohn, his wife, said point being on the Easterly property line of North York Street, 40 feet wide, and distant along the same from a point marking the Southeasterly property line intersection, as projected, of the aforesaid North York Street, and Chestnut Street, 50 feet wide, South 15 degrees, 02 minutes West, 36.00 feet; thence from said point of beginning leaving said North York Street and along the Southerly property line of lands aforesaid Jay A. and Donna L. Yohn and lands of Earl Umstead, South 74 degrees, 45 minutes East, 110.00 feet to a corner on the Westerly side of a given ten foot wide private alley; thence along the same, South 15 degrees, 02 minutes West, 22.00 feet to a corner; thence North 74 degrees, 45 minutes West, 110.00 feet to a corner on the Easterly property line aforesaid North York Street; thence along the same, North 15 degrees, 02 minutes East, 22.00 feet to a corner and place of beginning.

BEING the same premises which Robert A. Shaw, by Deed dated June 24, 2004 and recorded June 27, 2004 in Montgomery County in Deed Book 5523, Page 1097 granted and conveyed unto Joseph E. Fasy, in fee.

Parcel Number: 16-00-33592-00-7.

Location of property: 76 North York Road a/k/a 76 North York Street, Pottstown Borough, Montgomery County, PA.

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

Seized and taken in execution as the property of **Joseph E. Fasy** at the suit of First Niagara Bank, N.A. Debt: \$57,168.02.

**Kelly L. Eberle**, Attorney. I.D. #306591

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

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

15-03188

ALL THAT CERTAIN dwelling house 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 Northwesterly side of Rosemont Avenue at the distance of 94.00 feet measured Southwestwardly from the Southwesterly corner of Rosemont Avenue and Lafayette Street; thence extending from said point of beginning along the said side of Rosemont Avenue, Southwestwardly the distance of 19.00 feet to a point; thence extending in a Northwesterly direction at right angles to Rosemont Avenue, through the middle of a party wall, the distance of 75.00 feet (more or less) to a four feet wide alley; thence extending in a Northwesterly direction along said four feet wide alley, parallel to Rosemont Avenue, the distance of 19.00 feet to a point; thence extending Southeastwardly at right angles to said Rosemont Avenue, the distance of 78.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Craig O. Atkins, by Deed dated 2/16/2007 and recorded 2/22/2007 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5836 and Page 1154, granted and conveyed unto Paul A. Pelusi and Shirley Pelusi, husband and wife.

Parcel Number: 13-00-32792-00-9.

Location of property: 139 Rosemont Avenue, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Paul A. Pelusi and Shirley Pelusi a/k/a Shirley A. Pelusi** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2013-2. Debt: \$154,556.51.

**Sarah K. McCaffery**, Attorney.

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

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

15-03215

ALL THAT CERTAIN message and lot of land, situate in **Souderton Borough**, County of Montgomery, Commonwealth of Pennsylvania, known as 148 North Fourth Street, designated as Lot #1, on a Plan of Subdivision prepared for Greg Shelly by Urwiler and Walter, Incorporated dated May 29th, 1992, bounded and described, as follows, to wit:

BEGINNING at a point, the intersection of centerlines of North Fourth Street fifty feet (50 feet) wide and Sunny Hill Drive forty-eight feet (48 feet) wide; thence from said point along the centerline of Sunny Hill Drive, South fifty-one degrees, two minutes, zero seconds West, three hundred feet (South 51 degrees, 02 minutes, 00 seconds West 300 feet) to a point, a corner of this and Lot #2 of the above mentioned subdivision; thence from said point and along Lot #2 the next three (3) courses and distances: (1) North thirty-five degrees, forty-four minutes, fifteen seconds West, thirty-five and eight hundredths feet (North 35 degrees, 44 minutes, 15 seconds West, 35.08 feet) to a point, a corner; (2) North twenty-seven degrees, twenty minutes, four seconds West, one hundred twenty-seven and fifty-three hundredths feet (North 27 degrees, 20 minutes, 04 seconds West, 127.53 feet) to a point, a corner; and (3) South fifty-six degrees, fifty-six minutes, fifty-seven seconds West, twenty-five and sixty-six hundredths feet (South 56 degrees, 56 minutes, 57 seconds West 25.66 feet) to a point, a corner of this and Lot #2 and in line of lands of Hillside Cemetery Company; thence from said point and along lands of Hillside Cemetery Company, North thirty-three degrees, three minutes, three seconds West, one hundred thirty-eight and thirty-four hundredths feet (North 33 degrees, 03 minutes, 03 seconds West, 138.34 feet) to a point a corner of this and lands of Hillside Cemetery Company and lands of Arthur L. and Nancy V. Souder; thence from said point and along lands of Arthur L. and Nancy V. Souder and Bruce C. and Patricia Bowman and Joseph C. and Darlene Garis, North fifty-five degrees, thirty minutes, zero seconds East, three hundred forty-six and eighty-two hundredths feet (North 55 degrees, 30 minutes, 00 seconds East, 346.82 feet) to a point on the centerline of North Fourth Street, a corner of this and lands of Joseph C. and Darlene Garis; thence from said point and along the centerline of North Fourth Street, South twenty-six degrees, nine minutes, zero seconds East, two hundred eighty and seventeen feet (South 26 degrees, 09 minutes, 00 seconds East, 280.17 feet) to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William B. Fretz, Jr. and Kathleen R. Fretz, his wife, by Deed from Estate of Paul S. Shelly, deceased, etc., dated 10/28/1993 and recorded 11/4/1993 at Norristown, Pennsylvania in Deed Book 5059, Page 2210.

Parcel Number: 21-00-02840-00-1.

Location of property: 315 Sunnyhill Drive, Souderton, PA 18964-1158.

The improvements thereon are: Single Family Dwelling.

Seized and taken in execution as the property of **William B. Fretz, Jr. and Kathleen R. Fretz, et al.** at the suit of Penn Liberty Bank. Debt: \$242,580.80.

**Craig H. Fox**, Attorney.

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

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

15-04576

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Springfield Township**, County of Montgomery and State of Pennsylvania, known as Lot No. 203 on a Plan called "Sunnybrook North Hills" made for Sunnybrook, Inc., dated June 1, 1946 by Barton and Martin, Engineers, and recorded at Norristown in Plan Book No. 16085, Page 55 and more particularly bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Redford Road (50 feet wide) at the distance of 12.99 feet Southwesterly from its intersection with Southwesterly side of Bruce Road (50 feet wide) (both lines produced); thence extending South 46 degrees, 13 minutes West along the Northwesterly side of Redford Road 82.92 feet to a point; thence extending Northwesterly on a line at right angles with the said side of Redford Road 125 feet to a point; thence North 46 degrees, 13 minutes East, 62.86 feet to a point, in the Southwesterly side of Bruce Road; thence extending along the same South 58 degrees, 35 minutes, 30 seconds West, 116.31 feet to a point of curve; thence in a Southerly direction on the arc of the circle curving to the right having a radius of 10 feet the arc distance of 18.29 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to David E. Supplee and Judith E. Supplee, husband and wife, who acquired title by virtue of a Deed from Daniel M. McGlinchey and Marian McGlinchey, husband and wife, dated April 25, 1985, recorded April 30, 1985, at Deed Book 4765, Page 114, Montgomery County, Pennsylvania records.

Parcel Number: 52-00-15337-00-1.

Location of property: 101 Redford Road, Oreland, PA 19075.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **David F. Supplee a/k/a David E. Supplee and Judy E. Supplee** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, N.A., formerly known as First Union National Bank. Debt: \$99,443.50.

**Meredith H. Wooters**, Attorney.

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

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

15-06793

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania and described according to a Plan of Subdivision of Gwynedd Knoll, Phase IV, prepared for Gwynedd Knoll, Inc., by Herbert H. Metz, Inc., Civil Engineers and Surveyors dated September 4, 1984 and last revised November 17, 1987 and recorded in Montgomery County in Plan Book A-48, Page 478, as follows, to wit:

BEGINNING at the point on the Southeasterly side of DeKalb Pike (T.R. 202) (60.00 feet wide) which point is at the distance of 575.77 feet measured North 47 degrees, 01 minutes, 25 seconds East along the said side of DeKalb Pike (T. R. 202) from its point of intersection with the Northeasterly side of Hancock Road; thence extending from said point of beginning, North 47 degrees, 01 minutes, 25 seconds East along the said Southeasterly side of DeKalb Pike, 95.00 feet to a point, a corner of Lot No. R-121; thence extending along the same, the two (2) following courses and distances, viz: (1) South 69 degrees, 29 minutes, 40 seconds East, 200.00 feet to a point; and South 83 degrees, 14 minutes, 44 seconds East, 140.46 feet to a point of curve on the Northwesterly side of Lindsay Drive; thence extending along the same, the three (3) following courses and distances, viz: (1) Southwestwardly on the arc of a circle curving in the right having radius of 28 feet the arc distance of 19.51 feet to a point of tangent; (2) South 42 degrees, 55 minutes, 58 seconds West, 138.67 feet to a point of curve; and (3) Southwestwardly on the arc a circle curving to the left having a radius of 275 feet the arc the arc distance of 89.17 feet to a point, a corner of Lot No. 175; thence extending along the same, North 48 degrees, 46 minutes, 30 seconds West, 326.03 feet to the first mentioned point and place of beginning.

BEING Lot No. 176, as shown on said plan.

BEING the same property conveyed to Sang Jin Han and Kyung Hee Han who acquired title by virtue of a Deed from Sang Jin Han and Kyung H. Han, husband and wife, and Yoon Kin Han and Myung Soo Han, husband and wife, dated May 9, 2005, recorded May 17, 2005, at Deed Book 5554, Page 1068, Montgomery County, Pennsylvania records. Parcel Number: 39-00-02360-54-4.

Location of property: 1644 Lindsay Drive, North Wales, PA 19454.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Sang Jin Han a/k/a Sang J. Han and Kyung H. Han a/k/a Kyung Hee Han** at the suit of Wells Fargo Bank, N.A. Successor by Merger to Wachovia Bank, National Association. Debt: \$15,366.11.

**Meredith H. Wooters**, Attorney.

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

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

15-07464

ALL THAT CERTAIN message and lot or piece of land, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by Hiltner and Hitchcock, Civil Engineers, as follows, to wit:

BEGINNING at a point on the Northeast side of Wood Street at the distance of thirty-two feet Northwesterly from the North corner of Wood and Pine Street a corner of this and other property of H. Relide; thence Northeasterly the line passing through the middle of the partition wall between this house and said Reikle's house, one hundred thirty-one and nine-tenths feet to the Southwest side of a twenty feet wide public alley; thence along said side of said alley Northwesterly twenty-one feet to other land of Joseph A. Bailey; thence along said Bailey's land, Southwesterly one hundred thirty-one and eighty-four one-hundredths feet to the Northeast side of Wood Street, aforesaid; thence along said side Wood Street Southeasterly twenty-one feet to the piece of beginning.

BEING the same property conveyed to Eric A. Fisher who acquired title by virtue of a Deed from Eric A. Fisher and Christine M. Fisher, dated November 22, 2014, recorded November 25, 2014, at Book/Page 5936, Page 304, Montgomery County, Pennsylvania records.

Parcel Number: 13-00-39656-00-3.

Location of property: 203 West Wood Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Eric A. Fisher and Christine M. Fisher** at the suit of Wells Fargo Bank, N.A. Debt: \$108,659.21.

**Meredith H. Wooters**, Attorney.

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

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

15-07913

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, described according to a survey made by Earl R. Ewing, Inc., Registered Surveyor on 5/3/1971, being a description of lands of Howard E. and Evelyn B. Kline, Drawing No. T-4463, and designated as Tract No. 1, bounded and described, as follows, to wit:

BEGINNING at a point in the centerline of Gay Street (57 feet wide) said point being measured North 49 degrees, 0 minutes East, 100 feet from the centerline of Fifth Avenue (57 feet wide); thence leaving Gay Street and along lands now or late of Reintour North 41 degrees, 0 minutes West, 200 feet to a point a corner of other lands now or late of Howard E. and Evelyn B. Kline; thence along the same North 49 degrees, 0 minutes East, 100 feet to an iron pin, a corner of lands of Gloria C. Goodrich; thence along the same South 41 degrees, 0 minutes East, 200 feet to a spike in the centerline of Gay Street; thence along the same South 49 degrees, 0 minutes West, 100 feet to the place of beginning.

BEING the same property conveyed to Jeffrey D. Bivans and Tammi Bivans, as Tenants by the Entirety, who acquired title by virtue of a Deed from Catherine A. Cooney, dated December 16, 2005, recorded January 3, 2006, at Deed Book 5585, Page 736, Montgomery County, Pennsylvania records.

Parcel Number: 61-00-02068-00-4.

Location of property: 505 Gay Street, Royersford, PA 19468.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jeffrey D. Bivans and Tammi Bivans** at the suit of Wells Fargo Bank, N.A. Debt: \$192,260.22.

**Meredith H. Wooters**, Attorney.

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

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

15-08284

ALL THAT CERTAIN message and lot or piece of land, situate in the Village of Swedesburg, **Upper Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof as made by Hiltner and Hitchcock, C.E. August 24, 1916, as follows, to wit:

BEGINNING at a point on the Northwest side of Stewart Street at the distance of three hundred eighty-two feet and five-tenths of a foot Northeasterly from a twenty foot wide alley leading from Stewart Street to Coates Street a corner of this and other property late of Bernard Dembowski, and about to be conveyed to Grzegosz Zadruga, said point of beginning being opposite the centre of the partition wall located between these premises and the said Zadruga's adjoining premises; thence along the line of said Zadruga's adjoining ground at right angles to said Stewart Street the line passing through the centre of the partition wall located between these premises and said Zadruga's adjoining premises Northwestery one hundred twenty feet and twenty-two one-hundredths of a foot to the Southeasterly side of a twenty foot wide alley laid out on said tract; thence Northeasterly along the Southeasterly side of said alley seventeen feet and five-tenths of a foot to a point a corner of this and line of land now or late of John Wolfong; thence along the line of said Wolfong's adjoining ground Southeasterly one hundred twenty feet and twelve one-hundredths of a foot to the Northwestery side of Stewart Street aforesaid and along said side of said Stewart Street Southwesterly seventeen feet and five-tenths of a foot to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Adam P. Puchalski and Dorothy C. Puchalski, his wife, as Tenants by Entirety, by Deed from Dorothy C. (Zielinski) Puchalski Individually and as Executrix of the Last Will and Testament of Helen K. Zielinski a.k.a. Helen Zielinski, was recorded 2/18/1994, in the Montgomery County Recorder of Deeds as Instrument No. 002688.

Parcel Number: 58-00-17878-00-1.

Location of property: 938 Stewart Street, Bridgeport, PA 19405.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **Adam P. Puchalski, Dorothy C. Puchalski, both deceased and Karen P. Fondots, as Executrix of the Estate of Adam Puchalski, Jr.** at the suit of Wells Fargo Bank, N.A, et al. Debt: \$126,980.34.

**Richard J. Nalbandian**, Attorney.

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

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

15-08684

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania bounded and described according to a Map of Property made by M.R. and J.B. Yerkes Civil Engineers, Bryn Mawr Pennsylvania June 8, 1951 and revised as to this lot July 23, 1951, as follows, to wit:

BEGINNING at a point in the middle line of Fairview Road (33 feet wide) (proposed to be widened to the width of 50 feet) which point is at the distance of 608.22 feet measured Northwestwardly along the middle line of said Fairview Road from its intersection with the middle line of Hagy's Ford Road (55 feet wide) (proposed to be widened to the width of 60 feet); thence extending along the middle line of said Fairview Road, North 30 degrees, 12 minutes, 30 seconds West, 132 feet to a point; thence leaving Fairview Road and extending along Lot B-4 of said plan, North 59 degrees, 47 minutes, 30 seconds East, 300 feet to a point; thence extending along Lot B-8 South 30 degrees, 12 minutes, 30 seconds East, 132 feet to a point, a corner of Lot B-2; thence extending along Lot B-2 South 59 degrees, 47 minutes, 30 seconds West, 300 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey N. Shore and Jodi C. Shore, by Deed from C. Richard Shaw, dated 08/14/2003, recorded 09/15/2003 in Book 5473, Page 430.

Parcel Number: 40-00-17624-00-3.

Location of property: 225 Fairview Road, Narberth, PA 19072-1332.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey N. Shore a/k/a Jeffrey Shore, Jodi C. Shore a/k/a Jodi Shore and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of U.S. Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2007-AR5. Debt: \$896,451.72.

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

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

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

15-08857

ALL THAT CERTAIN building unit in the property known, named and identified in the Declaration Plan referred to below as Towamencin Condominium, Section Nos. 1 and 2, located on Bustard Road, situate in **Towamencin 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 of the Recorder of Deeds of Montgomery County the Declaration of Towamencin Condominium dated February 8, 1974 and recorded March 4, 1974 in Deed Book 3925, Page 308, as amended in Amendment to Declaration thereto dated March 21, 1974 and recorded March 25, 1974 in Deed Book 3929, Page 387, and further amended thereto by Amendment dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942, Page 64 and further amended thereto by Amendment dated October 11, 1974 and recorded October 17, 1974 in Deed Book 3983, Page 412 and further amended thereto by Amendment dated February 28, 1975 and recorded March 3, 1975 in Deed Book 4009, Page 192 and further amended thereto by Amendment dated July 1, 1975 and recorded August 5, 1975 in Deed Book 4045, Page 215 and the Declaration Plan of Towamencin Condominium dated February 28, 1974 and recorded March 4, 1974 in Condominium Plan Book 2, Page 48 as amended by Amended Plan thereto dated February 6, 1974 and recorded May 14, 1974 in Condominium Plan Book 3, Page 8 and as amended in Amendment to the Declaration Plan dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942, Page 55 and Declaration Site Plan 'Towamencin Condominium, Section 1 and 2' dated October 11, 1974 and recorded October 17, 1974 in Condominium Plan Book 3, Page 72, and the Code of Regulations of Towamencin Condominium dated February 8, 1974 and recorded March 4, 1974 in Deed Book 3925, Page 273 and as amended by Amendment dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942, Page 83 and further amended thereto by Second Amendment dated March 3, 1975 and recorded March 3, 1975 in Deed Book 4009, Page 197, being designated in such Declaration Plan as Building Unit 195 as more fully described in such Declaration Plan and Declaration, being Building 40.

TOGETHER with an undivided interest in the Common Elements (as defined in such Declaration of Condominium) of .26041 % which interest may be reduced to not less than an undivided .15658% interest, within seven years from the date of Recordation of the Declaration of Condominium, by the execution and recording by Grantor of one or more amendments to the Declaration of Condominium pursuant to and in accordance with provisions of Section 7, of Declaration of Condominiums, as amended.

UNDER AND SUBJECT to certain restrictions and agreements as now appear of record.

TITLE TO SAID PREMISES IS VESTED IN Richard C. Musselman and Kimberly M. Musselman, his wife, by Deed from Richard C. Musselman and Kimberly M. Fox, n/k/a Kimberly M. Musselman, as Joint Tenants With the Right of Survivorship, dated 11/03/1999, recorded 11/05/1999 in Book 5295, Page 1563.

Parcel Number: 53-00-03253-42-9.

Location of property: 203 Freedom Circle a/k/a 203 Freedom Circle Unit 391, Harleysville, PA 19438-3943.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Richard C. Musselman and Kimberly M. Fox a/k/a Kimberly M. Musselman** at the suit of Wells Fargo Bank, N.A. Debt: \$54,399.76.

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

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

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

15-09887

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

BEGINNING at a stake in the East line of Willow Street, distant thirty feet South from the South line of Gay Street at a corner of this and Lot No. 275; thence by said lot Easterly one hundred and thirty-five feet to a fifteen feet wide alley; thence by said alley Southwardly thirty feet to a corner of this and Lot No. 277; thence by said lot Westwardly one hundred and thirty-five feet to Willow Street aforesaid; thence by said street Northwardly thirty feet to the place of beginning.

BEING Lot No. 276 on Plan of Pottstown Land Improvement Company.

AND

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

BEGINNING at a stake at the Southeast corner of Willow and Gay Streets; thence along said Willow Street Southerly 30 feet to a corner of Lot No. 276; thence along said lot Easterly 335 feet to a 15 feet wide alley; thence by said alley Northerly 30 feet to Gay Street; thence by said Street Westerly 135 feet to the place of beginning.

BEING Lot No. 275 on said Plan of Lots.

BEING the same premises which James D. Hetrick, Jr. and Karen Marie Weadley and James D. Hetrick, Sr., by his agent Kaye A. Hetrick appointed by Power of Attorney, dated April 26, 2012 and about to be recorded and Kaye A. Hetrick, husband and wife, by Deed dated 4/23/12 and recorded 5/2/12 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5834, Page 472, granted and conveyed unto Jeremy Heckman and Stefanie Bellano, in fee.

Parcel Number: 16-00-32924-00-9.

Location of property: 740 Willow Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jeremy Heckman and Stefanie Bellano** at the suit of JP Morgan Chase Bank, National Association. Debt: \$134,782.16.

**Sarah K. McCaffery**, Attorney.

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

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

15-10505

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Greenville Borough**, Montgomery County Pennsylvania bounded and described according to an "as built plan" of Valley Road Townhouses made for Colonial Village for Axelrod Construction Company made by Urwiler & Walter, Inc., Sumneytown, Pennsylvania dated April 7, 1975, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Valley Road (82.00 feet wide) said point being at the distance of 166.00 feet measured South 65 degrees, 53 minutes, 50 seconds West along the Northwesterly side of Valley Road from its point of intersection with the Southwesterly side of Commerce Drive (82.00 feet wide).

CONTAINING in front or breadth Southwesterly along the Northwesterly side of Valley Road 20.00 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to valley road 101.50 feet.

BEING Lot No. 226, as shown on the above mentioned plan.

Parcel Number: 06-00-03828-00-9.

Location of property: 715 Valley Road, East Greenville, PA 18041.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Dierolf and Collette Dierolf** at the suit of Ventures Trust 2013-I-H-R by MCM Capital Partners, LLC. Debt: \$176,014.82.

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

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

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

15-11179

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by Will D. Hiltner, Registered Engineer May 17, 1947 and, as follows, to wit:

BEGINNING at a point in the center line of Church Street at the distance of one hundred twenty-six and fifty-two one-hundredths feet Northeastwardly from the intersection of the center line of Church Street and the center line of Crooked Lane; thence extending along the center line of Church Street North sixty-four degrees, forty-eight minutes East, fifty feet to a point; thence extending South twenty-five degrees, twelve minutes East crossing a stake on the Southeasterly side of Church Street and along Lots #54, 53 and 52, ninety-one and fifty-one one-hundredths feet to a stake; thence extending along said land of Sadie Mulholland, Lot #4, South sixty-four degrees, forty-eight minutes West, fifty feet to a stake; thence extending along other land of Clayton Richard and crossing a stake on the Southeasterly side of Church Street North twenty-five degrees, twelve minutes West, ninety-one and fifty-one one-hundredths feet to the center line of Church Street the first mentioned point and place of beginning.

BEING portion of Lot #1, 2 and 3 on a plan of King Manor Heights.

BEING the same premises which James Patrick Leonard and Ruth E. Leonard, his wife, by Deed dated October 24, 1958 and recorded October 24, 1958 in the Montgomery County Recorder of Deeds Office in Deed Book 2917, Page 592 granted and conveyed unto Carl A. Burkert, Jr. and Florence K. Burkert, his wife, in fee.

Parcel Number: 58-00-03331-00-4.

Location of property: 361 East Church Road, King of Prussia, PA 19406.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **Robert Alburger** at the suit of The Bank of New York Mellon, et al. Debt: \$151,232.85.

**Richard Nalbandian**, Attorney.

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

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

15-15401

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Aronimink, made for Fay Development Company, Inc. made by Bursich Associates, Inc., dated March 4, 1988, last revised May 24, 1989, said plan being recorded in Plan Book A-51, Page 74, as follows, to wit:

BEGINNING at a point on the Southerly side of Aronimink Drive (50 feet wide), said point of beginning being a corner of Lot #78 as shown on the above mentioned plan; thence extending from said point of beginning and along the Southerly side of Aronimink Drive, North 73 degrees, 56 minutes, 16 seconds East, 43.69 feet to a point, a corner of Lot #80; thence extending along the same South 16 degrees, 03 minutes, 44 seconds East, 83 feet to a point in line of Lot #76; thence extending along the same, the two following courses and distances: (1) South 73 degrees, 56 minutes, 17 seconds West, 25.28 feet to a point; and (2) South 41 degrees, 52 minutes, 17 seconds West, 36.08 feet to a point a corner of Lot #78; thence extending along the same, North 09 degrees, 15 minutes, 50 seconds West, 102.80 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jennifer D. Doyle and Scott H. Doyle, as Tenants by the Entireties, dated 11/13/2006, recorded 11/21/2006, in Book 5624, Page 02498.

Parcel Number: 37-00-00068-07-5.

Location of property: 312 Aronimink Drive, Royersford, PA 19468-1150.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Scott H. Doyle and Jennifer D. Doyle** at the suit of U.S. Bank, National Association, as Trustee Under The Pooling and Servicing Agreement dated as of February 1, 2007, GSAMP Trust 2007-NC1, Mortgage Pass-Through Certificates, Series 2007-NC1. Debt: \$275,120.18.

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

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

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

15-20190

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on that certain Subdivision Plan as part of "Oakwood at Plymouth" prepared for Gambone Brothers Development Company, by Stout, Tacconelli & Associates, Inc., Civil Engineers and Land Surveying, dated August 31, 1998, last revised January 14, 1999, recorded in the Recorder of Deeds Office of Montgomery County in Plan Book A-58, Page 169, described herein according to an As-Built Unit 63, as part of "Oakwood at Plymouth" prepared for Gambone Brothers Development Company, by Stout, Tacconelli & Associates, Inc., aforesaid, dated September 3, 1999, endorsed hereto, as follows, to wit:

BEGINNING at a point a common corner of this and Unit 64, as shown on said plans; thence extending from said point of beginning North 15 degrees, 20 minutes, 26 Seconds East the distance of 11.30 feet to a point, a corner; thence extending South 74 degrees, 39 minutes, 34 Seconds East the distance of 1.20 feet to a point, a corner; thence extending North 15 degrees, 20 minutes, 28 Seconds West, the distance of 13.50 feet to a point, a corner; thence extending South 74 degrees, 39 minutes, 34 seconds East the distance of 18.50 feet to a point, a corner; thence extending West 15 degrees, 20 minutes, 25 seconds West the distance of 3.30 feet to a point, a corner; thence extending South 74 degrees, 29 minutes, 34 seconds East the distance of 7.00 feet to a point, a corner; thence extending South 15 degrees, 30 minutes 25 Seconds East; thence distance of 3.30 feet to a point a corner; thence extending South 74 degrees, 39 minutes, 34 Seconds East, the distance of 30.60 feet to a point a corner; thence extending South 15 degrees, 20 minutes, 26 Seconds East the distance of 24.70 feet to a point, a corner; thence extending West 74 degrees, 39 minutes, 34 seconds West the distance of 57.40 feet to the first mentioned point and place of beginning.

BEING Unit Number 63, as shown on the above mentioned plan.

BEING the same premises which Howard Rosen and Wendy L. Rosen by Deed dated August 12, 2008 and recorded September 4, 2008 in Montgomery County Deed Book 5706, Page 888, granted and conveyed unto Howard Rosen, in fee. And the said Howard Rosen departed this life on 01/29/2015, vesting title solely in Wendy L. Rosen, as Executrix of the Estate of Howard T. Rosen a/k/a Howard Rosen, as of the date of his death.

Parcel Number: 49-00-00278-32-1.

Location of property: 107 Ashley Way, Plymouth Meeting, PA 19462.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Wendy L. Rosen, as Executrix of the Estate of Howard T. Rosen a/k/a Howard Rosen, Deceased** at the suit of M&T Bank. Debt: \$436,435.59.

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

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

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

15-20391

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate at Melrose Park, in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, and described according to a plan and survey thereof made by William T. Muldrew, Civil Engineer, on August 15, 1923, as follows, to wit:

BEGINNING at a point on the Northwesterly side of New Second Street (33 feet wide) at the distance of 176.21 feet Northeastwardly from the Northeasterly side of Locoming Avenue (40 feet wide).

CONTAINING in front or breadth on the said New Second Street 75 feet and extending of that width in length or depth North 60°, 32' West, 125 feet and containing on the rear thereof 75 feet.

BEING Lot No. 220 on said plan.

Parcel Number: 31-00-20506-00-1.

Location of property: 7626 New Second Street, Melrose Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rafael E. Mazzetti** at the suit of Citizens Bank of Pennsylvania. Debt: \$147,309.79.

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

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

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



15-20430

ALL THAT CERTAIN brick dwelling and lot of land, situate in the 6th Ward, **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake for a corner on the Westside of Keim's Lane 196 feet South to the Southwest corner of South Street and Keim's Lane; thence along the Westside of Keim's Lane Southwardly 30 feet to the corner of land now or late Clara March; thence Westwardly along the line of said Clara March's land 150 feet to a 20 feet wide alley; thence Northwardly along the Eastside of said Alley 30 feet to a stake; thence Eastwardly along line of Lot No. 180, now or late of Marvin R. Lloyd, 150 feet to the place of beginning.

BEING Lot No.179 in Plan of Lots laid out by Potts.

BEING the same premises which Joseph M. Tracy and Melissa A. Tracy, husband and wife, by Deed dated 9/30/2004 and recorded 10/13/2004 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5528, Page 2374 granted and conveyed unto Alfred H. Wilkinson, Jr. and Tamara L. Hughes.

Parcel Number: 16-00-17012-00-9.

Location of property: 121 South Keim Street, Pottstown, PA 19464

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Tamara L. Hughes a/k/a Tamara L. Wilkinson a/k/a Tamara Lynn Wilkinson and Alfred H. Wilkinson, Jr.** at the suit of Midfirst Bank. Debt: \$91,395.39.

Alyk L. Oflazian, Attorney. I.D. #312912

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

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

15-20690

ALL THAT CERTAIN lot or piece of ground, known and designated as Lot #3 on Plan of Lots of Perkiomen Village, Section #1, with the buildings and improvements thereon erected, situate in **Perkiomen Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey thereof made March 30, 1955 by Franklin and Lindsey, Registered Engineers, Philadelphia, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northeast side of Adrian Road, forty feet in width, at the distance of South eighty-eight degrees, forty-five minutes East, two hundred ten feet and two one-hundredths of a foot from a point of curve, which point of curve is measured on a radius corner, the radius of which is twenty feet, the arc or distance of twenty-eight feet and forty-five one-hundredths of a foot from a point of tangent in the Southeast side of Seitz Road, widened to the extent of eight feet and five tenths of a foot along the Southeast side thereof from its original width of sixteen feet and five tenths of a foot from the original center line of Seitz Road, thirty-three feet in width on said plan; thence extending along the said Northeast side of Adrian Road, South eighty-eight degrees, forty-five minutes East, eighty feet to a point a corner of Lot #4 on said plan; thence extending along said lot, North one degree, fifteen minutes East, one hundred fifty feet to a point a corner; thence extending North eighty-eight degrees, forty-five minutes West, eighty feet to a point a corner of Lot #2 on said plan; thence extending along said lot, South one degree, fifteen minutes West, one hundred fifty feet to the first mentioned point and place of beginning.

SEE SIMPLE Title Vested in David F. Pierson and Bonnie L. Pierson, husband and wife, as Tenants by the Entireties by Deed from Ernest S. Pierson and Althea H. Pierson, husband and wife, dated December 5, 2003, recorded December 8, 2003, in the Montgomery County Recorder of Deeds Office in Deed Book 5485, Page 147.

Parcel Number: 48-00-00079-00-8.

Location of property: 493 Adrian Road, Collegeville, PA 19426.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **David F. Pierson and Bonnie L. Pierson, husband and wife, as Tenants by the Entireties by Deed from Ernest S. Pierson and Althea H. Pierson, husband and wife, dated December 5, 2003, recorded December 8, 2003, in the Montgomery County Recorder of Deeds Office in Deed Book 5485, Page 147** at the suit of LSF9 Master Participation Trust. Debt: \$241,049.38.

M. Troy Freedman, Attorney.

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

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

15-21002

ALL THAT CERTAIN brick dwelling and lot or place of land, thereunto belonging, situate upon the Southeasterly side of Washington Street in the Second Ward of **Royersford Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the centerline of Washington Street and at the Westerly corner of land late of Hannah A. Ralston, 291 1/2 feet Southwesterly from the centerline of Third Avenue; thence from said place of beginning and running on the centerline of Washington Street South 49 degrees, West 22 feet, 10 inches to a point directly opposite and in line with the centerline of the middle or party wall dividing houses No. 250 and 248; thence by property No. 248 by a line running along the centerline dividing houses No. 250 and No. 248 South 41 degrees, East 200 feet to a stake; thence by land late of Daniel Latshaw, North 49 degrees, East 22 feet, 10 inches to a stake; thence by lands late of Hannah A. Ralston North 1 degree, West, 200 feet to the place of beginning.

BEING the same premises which Stephen Herbst and Lisa Herbst, his wife, by Deed dated 1/27/2014 and recorded 1/30/2014 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5903, Page 00020 and Instrument No. 2014006153, granted and conveyed unto Lisa Herbst.

Parcel Number: 19-00-04980-00-5.

Location of property: 250 Washington Street, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Stephen Herbst and Lisa Herbst** at the suit of U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor by Merger to LaSalle Bank, N.A. as Trustee for the Certificateholders of the MLMI Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-SD1. Debt: \$304,110.13.

**Sarah K. McCaffery**, Attorney.

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

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

15-21352

ALL THAT CERTAIN message and lot or piece of land known as No. 207 Buttonwood Street, situate in **Norristown Borough**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a survey made by Hiltner & Hitchcock, February 5, 1924, as follows, to wit:

BEGINNING at point of the Northwest side of Buttonwood Street two hundred fifty-one and thirty-seven hundredths feet Southwesterly from the Southwest side of Lafayette Street, a corner of this and 209 Buttonwood Street; thence along premises No. 209 the line for a portion of the distance passing through the middle of the partition wall between said premises Northwesterly ninety-nine and six tenths feet to the middle of an eighteen feet wide alley laid out for the use of the properties abutting thereon; thence along the middle line of said alley Southwesterly fourteen and sixty-eight hundredths feet to a point a corner of this and premises No. 205 Buttonwood Street; thence along said premises Southeasterly the line for a portion of the distance passing through the middle of the partition between said premises ninety-nine and six tenths feet to the Northwest side of Buttonwood Street; thence along side of Buttonwood Street Northeasterly fourteen and sixty-eight hundredths feet to the place of beginning.

BEING the same premises which Kenneth P. Debus and Ellen V. Debus, husband and wife by Deed dated 5/30/2002 and recorded 6/6/2002 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 5411, Page 1211, granted and conveyed unto Alberto Othoun.

Parcel Number: 13-00-05664-00-2.

Location of property: 207 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Alberto Othoun** at the suit of JP Morgan Chase Bank, National Association. Debt: \$66,654.14.

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

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

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

15-22076

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

BEGINNING at a point in the Southeast side of Arch Street at the distance of 168.23 feet Northeasterly from the East corner of Jacoby and Arch Street; thence along the Southeast side of Arch Street Northeasterly 24 feet to a point in line of land of this and adjoining property known as 916 Arch Street; thence along line of said land parallel with Jacoby Street Southeasterly 201.16 feet to the Northwest side of Smith Street (not opened); thence along the Northwest side of Smith Street Southwesterly 24 feet to a point in line of land of this and adjoining property known as 912 Arch Street, thence Northwesterly along line of said land, parallel with Jacoby Street and passing through the center of a partition wall 201.16 feet to the place of beginning.

BEING the same premises which Sandra A. Stevens, Executrix of the Estate of Willie A. Smith, Deceased, by Deed dated 5/20/2004 and recorded 6/21/2004 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5512, Page 1525 and Instrument No. 2004126573, granted and conveyed unto Pearl R. Harrison.

Parcel Number: 13-00-01684-00-4.

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

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Pearl R. Harrison** at the suit of Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-RFC1, Asset-Backed Pass-Through Certificates. Debt: \$154,336.43.

**Sarah K. McCaffery**, Attorney.

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

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

15-22836

ALL THAT CERTAIN unit in the property known, named and identified as Foxcroft, a Flexible Condominium, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S 3101 et seq, by the Recording of a Declaration of Condominium, dated 7/13/2004 and, recorded 7/16/2004 in Deed Book 5517, Page 1198 and the Plats and Plans attached thereto and made a part thereof, and a First Amendment thereto dated 10/4/2004 and recorded 10/6/2004 in Miscellaneous Book 20, Page 202, and a Second Amendment thereto dated 11/1/2004 and recorded 12/9/2004, in Deed Book 5536, Page 1, and a Third Amendment thereto dated 11/2/2005 and recorded 2/8/2005 in Deed Book 5543, Page 302.

TOGETHER with all the right, title and interest, being an undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium and as the same may be changed by any Amendment thereto. BEING Unit No. 13.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights-of-way, easements and agreements contained in the aforesaid Declaration of Foxcroft, a Flexible Condominium and any amendments to the said Declaration as the same may be made from time to time.

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

BEING part of the same premises which Foxcroft Land Development, Inc., a Pennsylvania Corporation, by Deed dated 5/1/2003 and recorded 5/22/2003 at Norristown, Pennsylvania in Deed Book 5456, Page 2306, granted and conveyed unto Foxcroft Land Development, Inc., a Pennsylvania Corporation, in fee.

TITLE TO SAID PREMISES IS VESTED IN Hyun Ju Hong, by Deed from Foxcroft Land Development, Inc. a Pennsylvania Corporation, dated 03/23/2005, recorded 06/06/2005 in Book 5556, Page 1717,

Parcel Number: 66-00-03791-00-4.

Location of property: 590 Hidden Lair Drive, Blue Bell, PA 19422-1368.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Hyun Ju Hong a/k/a Hyun J. Hong** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$380,406.39.

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

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

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

15-23345

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as The Village Condominium, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the Recording in the Office for the Recorder of Deeds of Montgomery County, a Declaration dated May 8, 1978 and recorded on July 19, 1978 in Deed Book 4321, Page 512; and Declaration Plan dated December 2, 1977 and recorded in Plan Book Condominium 6, Page 18; and a Code of Regulations dated May 8, 1978 and recorded in Deed Book 4321, Page 530, being and designated on Declaration Plan as Unit 524 as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.408%.

THE GRANTEES for and on behalf of the Grantees and the Grantee's heirs, personal representative successors and assigns by the acceptance of this Deed, covenant and agree to pay such charges for the maintenance of, repair to, replacement of and expenses in connection with the common elements as may be assessed from time to time by the Council in accordance with the Unit Property Act of Pennsylvania and further covenant and agree that the unit conveyed by this Deed shall be subject to a charge for all amounts so assessed and that except insofar as Section 705 and 706 of said Unit Property Act may relieve a subsequent Unit Owners of liability for prior unpaid assessments. This covenant shall run with and bind the land or unit hereby conveyed and all subsequent owners thereof.

BEING the same premises which Jo Fannie Mae by Deed dated April 9, 2010 and intended to be recorded herewith in the Montgomery County Recorder of Deeds in Norristown, Pennsylvania granted and conveyed unto Rosalie J. Hartman, mortgagor herein.

Parcel Number: 42-00-04529-28-9.

Location of property: 524 Village Lane, Building 5, Pottstown, PA 19464.

The improvements thereon are: Residential - Condominium Townhouse.

Seized and taken in execution as the property of **Rosalie Hartman** at the suit of Nationstar Mortgage LLC. Debt: \$100,780.69.

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

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

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

15-23389

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

BEGINNING on the Northwest corner of Queen and Roland Streets; thence by said Queen Street Westerly 150 feet to a stake, a point in the East line of this and Lot No. 82; thence by the same Northwardly 70 feet (erroneously written as 7 feet in prior Deed) to a stake, a point in said line; thence Eastwardly and in a line parallel with Queen Street aforesaid, 150 feet to the West line of Roland Street aforesaid; thence by said Roland Street Southwardly 70 feet to the point or place of beginning. Embracing and including in said description the Southern half of Lot No. 77, 78, 79, 80, and 81 in a plan of the East End Addition to Pottstown, as laid out by Peter L. Egolf, Mathias Geist and William Heck.

BEING the same premises which Cathy J. Childress by Indenture bearing date the 24th Day of January A.D. 2003 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on the 4th day of March A.D. 2003 in Deed Book 5448, Page 928 etc., granted and conveyed unto Michael J. Dinunzio, in fee.

Parcel Number: 16-00-24920-00-3.

Location of property: 19 South Roland Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael J. Dinunzio** at the suit of U.S. Bank National Association. Debt: \$144,540.51.

**Sarah K. McCaffery**, Attorney.

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

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

15-23750

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, described according to a survey and plan thereon made May 15, 1912, by G. W. Hitchcock, Civil Engineer, as, follows:

BEGINING at a point on the Northeasterly side of The Boulevard (now Harding Boulevard) (one hundred feet wide) at the distance of one hundred forty-eight feet Northwestwardly from the Northwesterly side of Markley Street (sixty-six feet wide).

CONTAINING in front or breadth on said Boulevard, twenty-one feet and extending in length or depth Northeastwardly of that width between parallel lines at right angles to said Boulevard, one hundred seventy-seven and eighty-one one-hundredths feet to the Southeasterly line thereof running through the middle of the partition wall dividing these premises from the premises adjoining to the Southeast.

BEING the same premises which John Y. Stoudt and Candace E. Staudt, his wife, by Indenture bearing date the 22nd day of November, A.D., 1976, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4159, Page 323 &c., granted and conveyed unto Oscar D. Emfinger and Yvonne Emfinger, his wife, in fee.

UNDER AND SUBJECT to restrictions of record.

UNDER AND SUBJECT to the lien and payment of a certain mortgage given by the Grantor to the Kissell Company dated November 22, 1916 1976 in the amount of \$34,000.00 recorded in the Office for the Recording of Deeds, aforesaid in Mortgage Book 4396, Page 322&c., since reduced by payment of \$33,592.67.

TITLE TO SAID PREMISES IS VESTED IN Loyd Cole and Willie Mae Cole by Deed from Oscar D. Emfinger and Yvonne Emfinger dated January 3, 1978 and recorded January 5, 1978 in Deed Book 4271, Page 393. The said Loyd Cole died on December 3, 2004 thereby leaving title in Willie Mae Cole. The said Willie Mae Cole died on January 24, 2015 thereby vesting title in Rita Bullock, Geri Cole, and Unknown Surviving Heirs.

Parcel Number: 13-00-15492-00-2.

Location of property: 317 Harding Boulevard, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Surviving Heirs of Willie Mae Cole, Rita Bullock, Known Surviving Heir of Willie Mae Cole and Geri Cole, Known Surviving Heir of Willie Mae Cole** at the suit of LSF9 Master Participation Trust. Debt: \$171,895.45.

**Joseph F. Riga**, Attorney.

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

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

15-23849

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

BEGINNING at a point 60 feet Northeasterly from the Northeastern corner of Spruce and West Streets (West Street being formerly Vine Street), the corner of lot belonging to John Swede, and extending in a Southeasterly direction 140 feet to a 20 feet wide alley (formerly called Liberty Street); thence by the same Northeasterly 30 feet to lot owned by Elizabeth Custer (formerly D.F. Reinert); thence by the same Northwardly 140 feet more or less to Spruce Street aforesaid; thence by the same Southwesterly 30 feet to the place of beginning.

BEING Lot No. 57 in a Plan of Missimer's Farm.

BEING the same premises which James J. Psota and Loanne T. Psota, husband and wife, by Deed dated 06/16/2010 and recorded 06/24/2010 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5771, Page 242 granted and conveyed unto Joshua Stevens.

Parcel Number: 16-00-27644-00-6.

Location of property: 508 Spruce Street, Pottstown, PA 19464.

The improvements thereon are: Residential - Duplex.

Seized and taken in execution as the property of **Joshua D. Stevens** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$122,664.20.

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

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

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

15-24025

ALL THOSE FOUR CERTAIN contiguous lots or pieces of ground, situate in North Hills (formerly North Glenside), in **Abington Township**, County of Montgomery and State of Pennsylvania described according to a survey thereof made by Edmund A. Biting, Registered Engineer, Abington, Pennsylvania March 6, 1950, as follows:

BEGINNING at a point in the Southeasterly side of Tennis Avenue (50 feet wide) said point being at the distance of 405.94 feet measured North 31 degrees, 12 minutes East from the intersection which the said side of Tennis Avenue makes with the Northeastly side line of Mount Carmel Avenue (50 feet wide); thence South 52 degrees, 48 minutes East, 145 feet to a point; thence North 37 degrees, 12 minutes East, 80 feet to a point; thence North 52 degrees, 48 minutes West, 145 feet to a point in the Southeasterly side of Tennis Avenue; thence South 37 degrees, 12 minutes West, 80 feet to a point, the place of beginning.

BEING Lots Numbered 27, 28, 29 and 30 on the said survey.

TITLE TO SAID PREMISES IS VESTED IN Lisa A. Downs and Paul J. Downs by Deed from Peter M. Pape and Martha A. Pape by John J. Pape, Attorney-in-Fact dated October 21, 1992 and recorded January 21, 1993 in Deed Book 5031, Page 1104.

Parcel Number: 30-00-66296-00-4.

Location of property: 135 Tennis Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lisa A. Downs and Paul J. Downs** at the suit of LSF8 Master Participation Trust. Debt: \$105,700.22.

**Joseph F. Riga**, Attorney.

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

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

15-24251

ALL THAT CERTAIN message and tract of land, situate in the Seventh Ward of **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, being known as No. 813 Sheridan Street, bounded and described in accordance with a re-survey as made by George F. Shaner, Registered Engineer, as follows, to wit:

BEGINNING at a corner, No. 815 Sheridan Street (ultimate width 50 feet), said point being distant along the established lot subdivision line from a point of intersection with the Northerly property line of Jackson Street North 58 degrees, 30 minutes East, 149 feet; thence from said point of beginning, on a course passing through the middle of a joint partition wall of double frame dwelling, North 31 degrees, 22 minutes West, 140 feet to a corner on the Easterly side of given 12 foot wide private alley; thence along the same South 58 degrees, 30 minutes West, 21.5 feet to a corner, and South 31 degrees, 22 minutes East, 140 feet to a corner on the Westerly lot line, said point being distant 18 feet Westerly of the center line of Sheridan Street; thence along said lot line and a corner parallel to the center line of Sheridan Street North 58 degrees, 30 minutes East, 21.5 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth M. Sites, by Deed from Bruce W. Carter, Sr., Executor of the Estate of Willa Mae Carter, deceased, dated 05/30/2007, recorded 06/19/2007 in Book 5651, Page 1043.

Parcel Number: 16-00-25795-00-1.

Location of property: 813 Sheridan Street, Pottstown, PA 19464-4301.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elizabeth M. Sites** at the suit of Wells Fargo Bank, N.A. Debt: \$61,144.38.

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

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

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

15-24259

ALL THAT CERTAIN lot or parcel of land, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, being designated as Lot No. 20 on a plan of lots of Whitehall Village dated April 10, 1947 prepared by H.D. Herbert, Registered Professional Engineer, Center Square, PA and bounded and described in accordance therewith, as follows:

BEGINNING at a point at the intersection of the Southwesterly side of Sterigere Street 60 feet wide, with the Northwesterly side of Hoover Avenue laid out 50 feet wide on said plan, and which point is at the distance of 635 feet Southeastwardly from the Southeasterly side of Whitehall Road 30 feet wide; thence extending along the Northwest side of Hoover Avenue South 43 degrees, West 150 feet to a point a corner of Lot No. 64 on said plan; thence along Lot No. 64 North 47 degrees, West 72.5 feet to a corner of Lot No. 19 on said plan; thence along Lot No. 19 North 43 degrees, East 150 feet to a point on the Southwesterly side of Sterigere Street aforesaid; thence along said side thereof, South 47 degrees, East 72.5 feet to the place of beginning.

RESERVING AND EXCEPTING therein and thereof of all the oil, gas and mineral rights unto the Grantor herein, its successors and assigns in accordance with Section 2405-A(6) of the Administrative Code of 1929 as amended 71 P.S. 651.5(6) the provisions of this paragraph shall run with the land in perpetuity.

TITLE TO SAID PREMISES IS VESTED IN John J. Slavish, by Deed from JWC Contracting, Inc., dated 10/24/2007, recorded 01/16/2008 in Book 5679, Page 150.

Parcel Number: 63-00-08125-00-2.

Location of property: 1724 Sterigere Street, Norristown, PA 19403-2955.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John J. Slavish** at the suit of Wells Fargo Bank, N.A. Debt: \$236,146.73.

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

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

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

15-24428

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a certain plan thereof known as 'Forest Manor Homes' made by Reeder and Magarity, Professional Engineers, dated November 18, 1956, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Welsh Road (80 feet wide) said point of tangent being at the distance of 31.41 feet measured on the arc of a circle curving to the right having a radius of 20.00 feet form a point of curve on the Southeasterly side of Lloyd Road (50.00 feet wide); thence extending from said point of beginning South 45 degrees, 45 minutes East, along the Southwesterly side of Welsh Road, 152.00 feet to a point; thence extending South 44 degrees, 15 minutes West, 175.00 feet to a point; thence extending North 45 degrees, 45 minutes West, 172.00 feet to a point on the Southeasterly side of Lloyd Road aforesaid; thence extending North 44 degrees, 15 minutes East along the Southeasterly side of Lloyd Road 155.00 feet to a point of curve in the same; thence extending on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.41 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Bienvenido F. Macanas** and **Felita Z. Macanas**, his wife, by Deed from **George Bickley**, dated 12/15/1980, recorded 12/17/1980 in Book 4590, Page 145.

Parcel Number: 39-00-04756-00-2.

Location of property: 408 West Welsh Road, Ambler, PA 19002-2222.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Felita Z. Macanas a/k/a Felita Macanas and Bienvenido F. Macanas a/k/a Bienvenido Macanas** at the suit of Wells Fargo Bank, N.A. Debt: \$286,821.95.

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

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

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

15-24490

ALL THAT CERTAIN tract of land, situate in **Souderton Borough**, County of Montgomery, Commonwealth of Pennsylvania, being Lot No. 7, as shown on a Plan of Subdivision made for **Kenneth Grosse, Jr.** by **Urwiler and Walter, Inc.**, dated June 29, 1971, and revised September 22, 1971, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly sideline of Valley Lane (40.00 feet wide) said point being located the (3) following courses and distances from the point of intersection of the Northwesterly sideline of Valley Lane with the center line of Fifth Street (30.00 feet curb to curb): (1) North 73 degrees, 23 minutes East, 368.30 feet to a point of curvature; (2) along an arc curving to the left, having a radius of 50.00 feet, arc distance of 39.77 feet to a point of reverse curvature; and (3) along an arc curving to the right, having a radius of 50.00 feet, the arc distance of 6.34 feet to the point of beginning; thence from said point and along Lot No. 6 North 16 degrees, 37 minutes West, 149.50 feet to a point in line of lands of **Warren S. Hunsberger**; thence extending along the same North 73 degrees, 24 minutes East, 20.00 feet to a point, a corner of Lot No. 8; thence extending along the same South 16 degrees, 37 minutes East, 142.40 feet to a point on the Northwesterly sideline of Valley Lane; thence along an arc curving to the right having a radius of 50.00 feet, the arc distance of 21.38 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Timothy M. Ford** and **Anne F. Ford**, h/w, by Deed from **Lawrence C. Fabian** and **Joanne G. Fabian**, h/w, dated 12/30/1999, recorded 01/26/2000 in Book 5304, Page 2249.

Parcel Number: 21-00-07320-00-3.

Location of property: 539 Valley Lane, Souderton, PA 18964.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy M. Ford** and **Anne F. Ford** at the suit of Citimortgage, Inc. Debt: \$119,726.23.

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

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

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

15-24746

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to as "Beaver Hill Condominium" located in **Jenkintown Borough**, Montgomery County, Commonwealth of Pennsylvania, which has therefore been submitted to the provisions of the Unit Property Act of Pennsylvania, act of July 3, 1963 P.L. 196 by the recording in the Office of the Recorder of Deeds of Montgomery County at Norristown, Pennsylvania of a Declaration dated February 11, 1980 and recorded February 11, 1980 in Deed Book 4500, Page 332; First Amendment

thereto dated October 28, 1980 and recorded October 30, 1980 in Deed Book 4575, Page 390 and Second Amendment thereto dated October 28, 1980 and recorded October 30, 1980 in Deed Book 4575, Page 435 and a Third Amendment thereto dated January 19, 1981 and recorded January 20, 1981 in Deed Book 4597, Page 507 and a Fourth Amendment thereto dated September 27, 1993 and recorded October 12, 1993 in Deed Book 5057 Page, 1093 and a Fifth Amendment thereto dated February 20, 1995 and recorded March 6, 1995 in Deed Book 5107, Page 158 and Declaration Plan dated January 31, 1980 and recorded February 11, 1980 in Condominium Plan Book 7, Page 53 and amended by First Amendment thereto dated January 31, 1980 and revised October 21, 1980 and recorded in Plan Book 8, Page 61 and Code of Regulations dated February 11, 1980 and recorded February 11, 1980 in Deed Book 4500, Page 385 and First Amendment thereto dated October 28, 1980 recorded October, 1980 in Deed Book 4575, Page 429 and Second Amendment thereto dated March 22, 1988 and recorded April 21, 1988 in Deed Book 4870, Page 1588 and a Third Amendment to the Code of Regulations of Beaver Hill Condominium dated May 4, 1994 and recorded June 7, 1994 in Deed Book 5080, Page 332, Fourth Amendment thereto dated February 20, 1995 and recorded March 6, 1995 in Deed Book 5107, Page 155 and being and designated on Declaration Plan as Unit 225-S 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) of .233139%.

BEING the same premises which Mary K. Haug, by her Attorney in Fact William Allen Haug, III, as recorded in Power of Attorney Book 204, Page 293 by Deed dated 8-25-2000 and recorded 9-7-2000 in Montgomery County in Deed Book 5330, Page 986 conveyed unto Carren E. Jones, in fee.

Parcel Number: 10-00-04690-56-5.

Location of property: 100 West Avenue, Unit 225-S a/k/a 100 West Avenue, Apartment B25, Jenkintown, PA 19046.

The improvements thereon are: Condominium Mid Rise 4-6 stories.

Seized and taken in execution as the property of **Carren E. Jones** at the suit of Green Tree Servicing, LLC. Debt: \$165,332.30.

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

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

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

15-25641

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan of property made for Frank Gussoni by Donald H. Schurr, Professional Engineers of Norristown, Pennsylvania on 10/27/1959, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Wood Street (66 feet wide) at the distance of 117.26 feet Northeasterly from the Northeasterly side of West Ninth Avenue (80 feet wide) being a corner of this and premises No. 909 Wood Street; thence extending by the same (part of said distance being through the middle of a line of 12 feet party wall dividing this from 909 Wood Street), South 54 degrees, 41 minutes East, 90 feet to a point in line of Lot No. 7 on said plan; thence extending by the same, North 35 degrees, 19 minutes East, 22.35 feet to a point on the Southwesterly side of a 20 feet wide alley; thence extending along said side thereof, North 54 degrees, 26 minutes West, 90 feet to a point on the aforesaid Northeasterly side of Wood Street; thence extending along said side thereof, South 35 degrees, 19 minutes West, 22.74 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Terrence Howard, by Deed from Adele Radatti, dated 09/22/2006, recorded 10/18/2006 in Book 5620, Page 1244.

Parcel Number: 05-00-12068-00-5.

Location of property: 911 Wood Street, Conshohocken, PA 19428-1455.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Terrence Howard and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Wells Fargo Bank, N.A. Debt: \$117,499.11.

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

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

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

15-25797

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Colonial Manor X, made for Dominic Lakosa, by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated August 15, 1980 and last revised June 8, 1981 and recorded in and for the County of Montgomery, in Norristown, Pennsylvania, in Plan Book A-44, Page 459, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Pioneer Road (50 feet wide) said point being measured the three following courses and distances from a point of curve on the Southwesterly side of Orangemans Road (60 feet wide): (1) leaving Orangemans Road on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the Southwesterly side of Pioneer Road; (2) North 46°, 55', 50" West, 104.29 feet to a point of curve; (3) still along the Southwesterly side of Pioneer Road on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 67.8 feet to the point of beginning, said point also being a corner of Lot No. 40 as shown on the above mentioned plan; thence extending from said point of beginning, and along Lot No. 40 as shown on the above mentioned plan South 65°, 16' West, 140.41 feet to a point in line of lands

now or late of John and Deborah Scarpill; thence extending along the same and along lands now or late of Frank and Helen Eisinger and Peter and Tamara Hulayew North 38°, 23', 1<sup>st</sup> West, 140.93 feet to a point a corner of Lot No. 38 as shown on the above mentioned plan; thence extending along the same North 85°, 42', 40" East, 199.60 feet to a point on the Southwesterly side of Pioneer Road; thence extending along the same on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 65.5 feet to the first mentioned point and place of beginning.

CONTAINING in area of 15,867 square feet.

Parcel Number: 59-00-14378-22-4.

Location of property: 2670 Pioneer Road, Hatboro, PA 19040.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel Recigno** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders of The CWABS, Inc. Asset-Backed Certificates, Series 2004-12. Debt: \$266,424.45.

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

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

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

15-26625

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **North Wales Borough**, County of Montgomery and Commonwealth of Pennsylvania, being part of the plan of lots laid out by the North Wales Land Association, bounded and described, as follows, to wit:

BEGINNING at a point on the South corner of Swartley and Walnut Streets; thence extending in a Southerly direction along the Westerly side of Swartley Street, one hundred eighty-two feet and eighty-three one-hundredths feet to a point on the North side of twenty feet wide alley; thence Westwardly forty-eight feet and ninety-five one-hundredths feet to a point on the Northern side of said alley to a lot conveyed to John Lutz; thence in a Northerly direction through the partition wall of the house on this and the one adjoining to the South side of Walnut Street, a distance of one hundred eighty-one feet; thence Easterly twenty-three feet and fifteen one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Timothy Miller and Patricia Dickel, as Tenants by the Entirety, by Deed from BDL Realty, LLC, dated 03/24/2006, recorded 04/27/2006, in Book 05598, Page 1737.

Parcel Number: 14-00-04088-00-2.

Location of property: 301 West Walnut Street, North Wales, PA 19454-3322.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia Dickel and Timothy Miller** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W5. Debt: \$253,582.53.

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

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

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

15-27181

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, ascribed in accordance with a map of property of John D. Stillee, Pilgrim Mortgage Sales Company made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated January 8, 1969 and last revised April 15, 1970, as follows, to wit:

BEGINNING at a point on the Northwest side of a future road, hereinafter described at the distance of one hundred forty-five and seventy six one-hundredths feet measured North sixty-nine degrees, thirteen minutes East from an iron pin on the Northeast side of Clwyd Road, forty-five feet wide, a corner of Lot No. 3 on said plan; thence along Lot No. 3 North fourteen degrees, twenty minutes, thirty seconds East, seventy-six and fifty-four one-hundredths feet to a marble stone, a corner of Lot No. 2; thence along Lot No. 2 North one degree, fourteen minutes East, one hundred thirty feet to a marble stone, a corner of Lot No. 1; thence along Lot No. 1 and by Lots of Percy H. Clark, subdivision plan North fifty-eight degrees, fifty minutes, thirty seconds East, one hundred twenty and twenty-three one-hundredths feet to a stone corner of land of the Mary J. Drevel Home and Philadelphia Mother House of Deaconesses; thence by the same the two following courses and distances: (1) South nineteen degrees, fifty-four minutes East, one hundred five feet to a point; (2) South eight degrees, thirty-seven minutes, sixteen seconds West, one hundred three and ninety-eight one-hundredths feet to a point on the Northeasterly side of said future road; thence along said side thereof, the two following courses and distances: (1) on the arc of a circle curving to the right with a radius of one thousand eighty-eight and sixty-one one-hundredths feet, the arc distance of one hundred forty-one and seventy-eight one-hundredths feet the chord of said arc bearing South sixty-five degrees, twenty-nine minutes, eight seconds West and chord distance being one hundred forty-one and sixty eight one-hundredths feet the chord of said arc bearing South sixty-five degrees, twenty-nine minutes, eight seconds West and chord distance being one hundred forty-one and sixty-eight one-hundredths feet to a point; (2) South sixty-nine degrees, thirteen minutes West, seventeen feet to the first mentioned point and place of beginning.

BEING Lot No. 4 on said plan.



TOGETHER with the right, use, liberty and privilege of ingress, egress and regress over a proposed future road, abutting the above described lot, the said proposed future road being more fully bounded and described, as follows, to wit:

BEGINNING at a spike in the middle line of Clwyd Road, which point is five hundred thirty-five and five one-hundredths feet measured Southwestwardly and Southeastwardly along the middle line of Clwyd Road on the arc of a circle curving to the left with a radius of four hundred eighty-seven feet from a point of intersection with the middle line of David Road; thence from said point of beginning along Lot Nos. 3 and 4 on said plan, the two following courses and distances: (1) North sixty-nine degrees, thirteen minutes East, one hundred sixty-and sixty-six one-hundredths feet to a point; (2) on the arc of a circle curving to the left with a radius of one thousand eighty-eight and sixty-one one-hundredths feet, the arc distance of one hundred forty-one and seventy-eight one-hundredths feet the chord of said arc bearing North sixty-five degrees, twenty-nine minutes, eight seconds East and chord distance being one hundred forty-one and sixty-eight one-hundredths feet to a line of land of the Mary J. Drexel Home and Philadelphia Mother House of Deaconesses; thence along the same, the three following courses and distances: (1) South eight degrees, thirty-seven minutes, sixteen seconds West, thirty and ninety-seven one-hundredths feet to a stone; (2) on the arc of a circle curving to the right with a radius of one thousand one hundred thirteen and sixty-one one-hundredths feet the arc distance of one hundred twenty-one and seven one-hundredths feet, the chord of said arc bearing South sixty-five degrees, forty-nine minutes, thirty seconds West and chord distance being one hundred twenty-one feet to a stone; (3) South thirty-five degrees, fifteen minutes East, twenty-five and ninety one-hundredths feet to a point in line of land now or formerly of Helen S. Newman; thence along the same South sixty-nine degrees, thirteen minutes West, one hundred seventy-three and twenty-one one-hundredths feet to a spike in the middle line of Clwyd Road; thence along the middle line thereof on the arc of a circle curving to the right with a radius of four hundred eighty-seven feet, the arc distance of fifty and four one-hundredths feet, the chord of said arc bearing North twenty-two degrees, twenty-three minutes, thirty seconds West and chord distance being fifty and two one-hundredth feet to the first mentioned point and place of beginning.

BEING the same premises which Janice Schulman and Robert Schulman, Trustees of J. Schulman 1996, personal residence trust, by Deed dated November 13, 1998 and recorded January 7, 1999 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5255, Page 0443, granted and conveyed unto Irving Schulman and Janice Schulman, his wife, as Tenants by the Entireties.

Parcel Number: 40-00-11992-00-1.

Location of property: 306 Clwyd Road, Bala Cynwyd, Lower Merion Township, Montgomery County, PA 19004.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Keir Neubauer and Robin Neubauer** at the suit of Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-1, Asset-Backed Certificates, Series 2007-1 c/o Ocwen Loan Servicing, LLC. Debt: \$329,342.52.

**Jessica N. Manis**, Attorney. I.D. #318705

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

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

15-27182

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot No. 604, on a Conveyance Plan of Common Area Section #4 Birchwood, made by Hopkins and Scott, Inc. Registered Surveyors dated 10/18/1985.

BEING the same premises which John D. Russo and Michelle B. Eisenacher, now known as Michelle B. Russo, husband and wife by Deed dated February 28, 2001 and recorded March 6, 2001 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5352, Page 0251, granted and conveyed unto Marybeth Harper.

Parcel Number: 48-00-00225-07-8.

Location of property: 604 Bridge Street, Collegeville, PA 19426-1742.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Marybeth Harper** at the suit of U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corporation 2005-OPT1, Asset Backed Pass-Through Certificates, Series 2005-OPT1, c/o Ocwen Loan Servicing LLC. Debt: \$129,931.28.

**Jessica N. Manis**, Attorney.

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

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

15-27411

ALL THAT CERTAIN messuage or tenement and lot or piece of ground, situate in **Narberth Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Milton R. Yerkes, Civil Engineer, October 12, 1908, as follows, to wit:

BEGINNING at a point on the Norther side of Wayne Avenue as shown on said plan at the distance of 350 feet Southwestly from the Southwestly side of Narberth Avenue, it being a corner of this and land now or late of Samuel Alcott, of which this was a part; thence extending along said land South 70 degrees, 14 minutes West, 50 feet to a point in line of land now or late of Edward Forsythe; thence extending along said land South 19 degrees, 46 minutes East, 100 feet to a point on the Northerly side of Wayne Avenue aforesaid; thence extending along said side of said Avenue North 70 degrees, 14 minutes East, 50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dennis J. Manning, III and Rebecca A. Churilla, h/w, by Deed from Kathleen M. Kelly and Christine M. Salley and James F. Salley, h/w, dated 01/14/2005, recorded 01/24/2005 in Book 5541, Page 1073.

Parcel Number: 12-00-03403-00-5.

Location of property: 211 Wayne Avenue, Narberth, PA 19072-1812.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis J. Manning, III, Rebecca A. Churilla a/k/a Rebecca A. Manning and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Wells Fargo Bank, N.A. Debt: \$228,264.69.

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

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

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

15-27987

ALL THAT CERTAIN lot or piece of land, with a double stone dwelling thereon erected, situate in the Village of Edge Hill, **Cheltenham Township**, Montgomery County, Pennsylvania.

BEGINNING at a point marking the intersection of the center line of East Avenue (33 feet wide) and the Westerly line of Clayton Road (formerly Thompson Street); thence extending along the said side of Clayton Road (33 feet wide) South 10 degrees, 50 minutes West, one hundred thirty-eight and five-tenths feet; thence extending North 79 degrees, 10 minutes West, seventy-three and eighteen one-hundredths feet more or less to a wire fence separating this and another property belonging to the Grantors; thence by and along the same North 10 degrees, 50 minutes East, one hundred thirty eight and five-tenths feet to the middle line of East Avenue aforesaid; thence by and along the same South 79 degrees, 10 minutes East, seventy-three and one-tenths feet more or less to the said side of Clayton Road extended and place-of beginning.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth Brown and John Preston, by Deed from Jacqueline Preston, dated 03/04/2015, recorded 03/16/2015 in Book 5946, Page 02143.

Parcel Number: 31-00-06934-00-1.

Location of property: 50-52 Clayton Road, a/k/a 50 Clayton Road, Glenside, PA 19038-2902.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elizabeth Brown and John Preston** at the suit of U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX3. Debt: \$208,991.33.

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

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

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

15-28109

ALL THOSE TWO CERTAIN lots or parcels of land, together with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, State 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. Diccico and William J. Henderson and Jane E. Henderson by Deed dated 2/13/2003 and recorded 4/28/2003 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5454, Page 1546 and Instrument #2003136911, granted and conveyed unto Elizabeth A. Diccico.

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. Diccico** at the suit of Nationstar Mortgage, LLC. Debt: \$198,879.83.

**Sarah K. McCaffery**, Attorney.

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

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

15-28936

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

BEGINNING at the North corner of Elm Street and Park Alley at the distance of 120 feet Northwestwardly from Cherry Street; thence along the Northeasterly side of Elm Street, still Northwestly 46 feet, 2 inches to a point, a corner of this and other land now or late of Morgan Wright and George Merch; thence by the same, Northeastwardly the line passing through the middle of a 9 inch brick wall, 100 feet to an alley 20 feet wide; thence along the Southwestly side of said alley, Southeastwardly 16 feet, 4-1/2 inches to Park Alley aforesaid; and along the Northwestly side thereof, Southwardly 104 feet, 4 inches, more or less to the place of beginning.

BEING known as 115 West Elm Street.

BEING Parcel No. 13-00-10540-00-4, Block 60 Unit 65.

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

BEGINNING at a point on the Northeast side of Elm Street at the distance of sixty-two and two-tenths feet Northwesterly from the North corner of Elm Street and Park Alley, a corner of this and another house and lot of Morgan Wright and George W. March; thence Northeasterly the line passing through the middle of a two feet wide alley, between this house and the adjoining one of the said Wright and March and the partition wall above one hundred feet to a twenty feet wide alley; thence along the Southwest side of said alley, Northwesterly sixteen feet to other land of the said Wright and March; thence by said land Southwesterly parallel with the first line and passing through the middle of the partition wall of this and the adjoining house of the said Wright and March one hundred feet to Elm Street aforesaid; and thence along the Northeast side thereof, Southeasterly sixteen feet to the place of beginning.

BEING known as 119 West Elm Street.

BEING Parcel 13-00-10548-00-5.

Parcel Numbers: 13-00-10540-00-4 and 13-00-10548-00-5.

Location of property: 115 and 119 West Elm Street, Norristown, PA 19403.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **L and B Investment Holdings Corporation** at the suit of Reliance Federal Credit Union. Debt: \$226,999.49.

**Eugene J. Malady**, Attorney.

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

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

15-28958

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania and described according to a Plan of a Portion of Wedgewood Park L. Number 4 made for Mason-McDowell Corporation by H. Gilroy Damon and Associates, Civil Engineers and Surveyors dated August 5, 1966 said plan being recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-9, Page 90, as follows, to wit:

BEGINNING at a point in the Southwesterly side of Tremont Drive (60 feet wide) said point being the three (3) following courses and distances from a point on the Westerly side of Wedgewood Drive (60 feet wide): (1) leaving Wedgewood Drive on the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 35.64 feet to a point of reverse curve on the Southerly side of Tremont Drive; (2) Westwardly and Northwesterly partly along the Southerly and Southwesterly side of Tremont Drive on the arc of a circle curving to the right having a radius of 180.00 feet the arc distance of 145.50 feet to a point of tangent on the Southwesterly side of Tremont Drive; and (3) North 42 degrees, 51 minutes West along the Southwesterly side of Tremont Drive 57.03 feet to the point of beginning; thence extending from said point of beginning South 47 degrees, 09 minutes West partly passing through a dwelling erected on these premises and a dwelling on premises adjoining to the Southeast crossing the bed of a certain driveway as shown on said plan 125.30 feet to a point on the Southwesterly side of said driveway; thence extending North 42 degrees, 29 minutes West along the Southwesterly side of the aforesaid driveway 16.17 feet to point; thence extending North 47 degrees, 09 minutes East recrossing the bed of the aforesaid driveway partly passing through a dwelling erected on these premises and a dwelling erected on premises adjoining to the Northwest 125.19 feet to a point on the Southwesterly side of Tremont Drive; thence extending South 42 degrees, 51 minutes East along the Southwesterly side of Tremont Drive 16.17 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Phillip A. Neal and Jill F. Neal, h/w, by Deed from Ralph Dawson and Nicolette F. Dawson, h/w, dated 09/28/2001, recorded 10/18/2001 in Book 5381, Page 0752.

Parcel Number: 11-00-17424-00-7.

Location of property: 1014 Tremont Drive, Lansdale, PA 19446-1844.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Phillip A. Neal a/k/a Phillip Neal a/k/a Phillip Anthony Neal and Jill F. Neal a/k/a Jill Neal a/k/a Jill Faith Neal** at the suit of JP Morgan Chase Bank, National Association s/b/m to Chase Home Finance, LLC. Debt: \$109,456.98.

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

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

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

15-29090

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

BEING Lot No. T-159 on the above plan.

BEING the same premises which Morgan Hill Drive, L.P., Debtor in Possession, by Deed dated 9/17/2012 and recorded 9/27/2012 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5849, Page 2049 granted and conveyed unto Antoine Nguyen.

Parcel Number: 57-00-02668-46-3.

Location of property: 2076 Hayward Avenue, Pennsburg, PA 18073.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Antoine Nguyen** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$208,434.37.

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

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

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

15-29648

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Plan of Part of Widener Hills made for Richard M. Rose, Inc., March 8, 1953 and revised December 9, 1953, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Ivy Lane (40 feet wide) at the distance of one hundred nine and ninety-two one-hundredths feet measured Southwestwardly along the Southeasterly side of Ivy Lane from the Westernmost terminus of a radial round corner connecting the Southeasterly side of Ivy Lane with the Southwesterly side of Widener Road (50 feet wide); thence extending from the point of beginning partly along land of Edward G. Picker and partly along land of Victor H. Boynow South twenty-two degrees, twenty-seven minutes, fifty-three seconds East, one hundred thirty-two and ninety-one one-hundredths feet to a point; thence along land of Albert Marberger the two following courses and distances: (1) South seventy-two degrees, fifty-eight minutes, seven seconds West, nineteen and seventy one-hundredths feet to a point; (2) South sixty-seven degrees, thirty-two minutes, seven seconds West, seventy-eight and seventy-two one-hundredths feet to a point; thence extending North twenty-two degrees, twenty-seven minutes, fifty-three seconds West, thirty-one four one-hundredths feet to a point; thence extending North sixty-seven degrees, thirty-two minutes, seven seconds East, nineteen and nine one-hundredths feet to a point; thence extending North twenty-two degrees, twenty-seven minutes, fifty-three seconds West, one hundred feet to the Southeasterly side of Ivy Lane; thence extending North sixty-seven degrees, thirty-two minutes, seven seconds East along the Southeasterly side of Ivy Lane seventy-nine and twenty-five one-hundredths feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain restrictions as of record.

BEING the same premises which Harold M. Maybank, Trustee for the "The Harold M. Maybanks Trust", dated February 3, 2000, by Deed dated July 25, 2001 and recorded July 25, 2001 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5368, Page 2078, granted and conveyed unto Harold M. Maybanks, Individually.

Harold M. Maybanks a/k/a Harold Maybanks departed this life on 2/22/2015.

Parcel Number: 31-00-15073-00-7.

Location of property: 7915 Ivy Lane, Elkins Park, PA 19027.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Yvonne Comunelli as Executrix to the Estate of Harold M. Maybanks a/k/a Harold Maybanks** at the suit of HSBC Bank USA, National Association, as Trustee, for the Registered Holders of Nomura Home Equity Home Loan, Inc. Asset-Backed Certificates, Series 2007-2 c/o Ocwen Loan Servicing, LLC. Debt: \$244,193.34.

**Jessica N. Manis**, Attorney.

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

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

15-29855

ALL THAT CERTAIN lot or piece of land, with the brick message thereon erected known as No. 370 East Penn Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point of intersection of the Southwesterly side of Penn Street with Northwesterly side of Walnut Street; thence extending Northwesterly along said side of Penn Street 20 feet, 9 inches to a point, a corner of this and land of Agostino Silvano and Felomena, his wife; thence extending along said Silvano's land the three following courses and distances viz: (1) Southwesterly 57 feet, 7 1/2 inches to a corner; (2) Northwesterly parallel to Penn Street 2 feet, 5 inches to a corner; and (3) Southwesterly parallel to Walnut Street 46 feet, 9 inches to a point, a corner of this and land of Rocco Borzillo Estate; thence extending Southeasterly along said Borzillo's land 23 feet, 2 inches to a point on the Northwesterly side of Walnut Street, aforesaid; and thence extending Northeasterly along said side of Walnut Street, 104 feet 4 1/2 inches to the first mentioned point and place of beginning.

Parcel Number: 13-00-29800-00-4.

Location of property: 370 East Penn Street, Norristown, PA 19401.

The improvements thereon are: 3 story, 3 unit, brick row home.

Seized and taken in execution as the property of **Financial House Group, LLC** at the suit of Central Penn Capital Management, LLC. Debt: \$150,652.49 (plus interest and costs).

**Brian Smith**, Attorney.

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

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

15-30688

ALL THOSE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Merion Township**, County of Montgomery Commonwealth of Pennsylvania, being Lots #378, #379, #352 and #353 on a certain Plan of Lots of the Estate of Davis Jones, deceased, survey and laid out by Streeper and Zuschnitt dated 5/30/1902, revised 4/28/1906 and recorded at Norristown in Deed Book 493, Page 500 and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Ashland Avenue (40 feet wide) at the distance of 314 feet, 6-1/8 inches Northeastwardly from the Northeastly side of Highland Avenue (40 feet wide).

CONTAINING in front or breadth on said Ashland Avenue 50 feet (each lot being 25 feet in width) and extending of that width in length or depth Northwestwardly on the Southwesterly line thereof 145 feet, 2-1/2 inches and on the Northeastly line thereof 147 feet, 2-1/4 inches.

BOUNDED Northwestwardly by Lots #353 and #352 on said plan, Northeastwardly by Lot #380 on said plan, Southeastwardly by said Ashland Avenue and Southwestwardly by Lot #377 on said plan.

BEING Lots #378 and #379 on said plan.

UNDER AND SUBJECT to restrictions.

TITLE TO SAID PREMISES IS VESTED IN Moneer Farhat by Deed from Clark Pease dated 02/05/2001 recorded 03/23/2001 in Deed Book 5353, Page 2455.

Parcel Number: 40-00-02252-00-3.

Location of property: 139 Ashland Avenue, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Moneer Farhat** at the suit of Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2001-B, Asset-Backed Certificates, Series 2001-B. Debt: \$316,999.76.

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

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

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

15-31408

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Plan of Proposed Center Square Green, Section C", made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, dated July 1955 and last revised November 30, 1956, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Sullivan Drive (50 feet wide), said point being the four following courses and distances from a point of curve on the Southeasterly side of Knox Road (50 feet wide): (1) leaving Knox Road on the arc of a circle curving to the right having a radius of 13 feet, the arc distance of 20.42 feet to a point of tangent on the Southwesterly side of Sullivan Drive; (2) South 9 degrees, 33 minutes East along the Southwesterly side of Sullivan Drive 26.40 feet to a point of curve in the same; (3) Southeastwardly still along the Southwesterly side of Sullivan Drive on the arc of a circle curving to the left having a radius of 185 feet the arc distance of 127.86 feet to a point of tangent on the Southwesterly side of Sullivan Drive; and (4) South 49 degrees, 9 minutes East along the Southwesterly side of Sullivan Drive 485.16 feet to the place of beginning.

CONTAINING in front or breadth on the Southwesterly side of Sullivan Drive 100 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Sullivan Drive 128.33 feet.

BEING Lot No. 117 as shown on the above mentioned plan.

BEING the same premises which Jeffrey A. Trznadel by Deed dated 5/23/2002 and recorded 6/5/2002 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5411, Page 686, granted and conveyed unto Jeffrey A. Trznadel and Suzanne M. Trznadel.

Parcel Number: 66-00-07069-00-2.

Location of property: 1634 Sullivan Drive, Blue Bell, PA 19422.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Suzanne M. Trznadel** at the suit of JP Morgan Chase Bank, National Association. Debt: \$316,556.45.

**Sarah K. McCaffery**, Attorney.

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

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

15-31667

ALL THAT CERTAIN described real estate, with the buildings and improvements thereon erected, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, to wit:

SITUATE on the North side of West Street, between Washington and Franklin Streets, bounded and described as follows, to wit:

BEGINNING at a point on the North side of West Street aforesaid in the line dividing this and Lot No. 18; thence Northwardly along the same one hundred forty feet to a twenty feet wide alley; thence along said alley Westwardly forty-five feet to a corner of this and land now or late of David Boone; thence by the same Southwardly one hundred forty feet to the North side of West Street aforesaid; thence along the same: Eastwardly a distance of forty-five feet to the point of place of beginning.

BEING the whole of Lot No. 17 and the Easterly one-half of Lot No. 16 in a plan of lots laid by Guldin and Bossert.

TITLE TO SAID PREMISES IS VESTED IN by Deed from dated 02/09/1967 recorded 03/01/1967 in Deed Book 3460, Page 408.

Parcel Number: 16-00-32716-00-1.

Location of property: 427 West Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Helen R. Thorpe and Johnnie W. Thorpe** at the suit of HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corporation Home Equity Loan Trust and for the Registered Holders of ACE Securities Corporation Home Equity Loan Trust, Series 2006-ASAP5, Asset Backed Pass-Through Certificates. Debt: \$175,271.55.

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

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

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

**To all parties in interest and claimants:**

Notice is hereby given the schedules of distribution by the Sheriff on May 25, 2016 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

**ACTION TO QUIET TITLE**

**First and Final Publication**

IN THE COURT OF COMMON PLEAS OF  
PHILADELPHIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO. 151100028

**NOTICE OF ACTION TO QUIET TITLE**

**Charles D. Hamilton**,  
Plaintiff

vs.

**Unknown Heirs of the Estate of Spencer Holley,  
III, Mary A. Holley and Unknown Heirs of the  
Estate of Helen Mackey**,  
Defendant(s)

**TO:** Unknown Heirs of the Estate of Spencer Holley, III and Mary A. Holley, Defendant(s), 450 Forrest Avenue, Apt. M100, Norristown, PA 19401.

You are hereby notified that Plaintiff, Charles D. Hamilton, filed a Complaint to Quiet Title, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Philadelphia County, Pennsylvania docketed to No. 151100028, wherein Plaintiff seeks to Quiet Title on property located at 4164 W. Girard Ave., Philadelphia, PA 19104 and requests judgment against Defendant.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this 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 or 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 THE INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT 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.

LAWYERS REFERRAL SERVICE  
Phila. Bar Assn.  
1101 Market St., 11th Fl.  
Phila, PA 19107  
215-238-6333

**Emanuel Kosacci, Atty. for Plaintiff  
Gitman & Kosacci, P.C.**

4821 E. Street Rd.  
Feasterville, PA 19053  
215-436-9848

**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.*

**CHAU GIANG, INC** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**DRA Roofing Corporation** 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.

**King Laird, P.C., Solicitor**  
360 W. Main Street  
Trappe, PA 19426  
610-489-0700

**PacKaGe Associates, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**David J. Kramer, Esquire**  
425 Commerce Drive, Suite 150  
Fort Washington, PA 19034

**Pets Plus M & B Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Valley Forge Aviation Inc.** has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

**J. EDMUND MULLIN, Solicitor**  
**HAMBURG, RUBIN, MULLIN, MAXWELL & LUPIN, P.C.**  
375 Morris Road, P.O. Box 1479  
Lansdale, PA 19446-0773

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## ARTICLES OF INCORPORATION NONPROFIT

**Colebrook Community Association** has been incorporated under the provisions of the Nonprofit Corporation Law of 1988.

**CARL N. WEINER, Solicitor**  
**HAMBURG, RUBIN, MULLIN, MAXWELL & LUPIN, P.C.**  
375 Morris Rd., P.O. Box 1479  
Lansdale, PA 19446-0773

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on January 6, 2016, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Samaritan's Helper, Inc.**

The purposes for which it was organized are: to serve the needs of low income homeowners by providing low or no cost home repairs.

Notice is hereby given that **Willingboro Seniors Village** has been organized under the provisions of the Non-Profit Corporation Law of 1988 and filed Articles of Incorporation with the Pennsylvania Department of State on the 21st day of March, 2016. The purpose is supporting Community Care and Development Corp.

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## CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on March 28, 2016, for: **Lysinger Benner Family Farm, LLC.**

The said entity has been organized under the provisions of the Pennsylvania Limited Liability Company Law of 1994 of the Commonwealth of Pennsylvania, as amended.

**Thomas D. Leidy, Esquire**  
42 E. Third Street  
Boyetown, PA 19512

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## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-05421

NOTICE IS HEREBY GIVEN that on March 22, 2016, the Petition of Amber Port on behalf of minor child, Gavin Matthew Port was filed in the above named Court, praying for a Decree to change his name to WILLIAM WALLACE DILL, IV.

The Court has fixed May 25, 2016, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-05775

NOTICE IS HEREBY GIVEN that on March 25, 2016, the Petition of Jeanine Shutt, on behalf of minor child, Brianna Shutt, was filed in the above named Court, praying for a Decree to change her name to BRIANNA JOHNSTON.

The Court has fixed May 18, 2016, at 9:30 AM in Courtroom "2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-05880

NOTICE IS HEREBY GIVEN that on March 30, 2016, the Petition of Donald Antonio Augustine was filed in the above named Court, praying for a Decree to change her name to JOSEY ANTONIO AUGUSTINE.

The Court has fixed May 18, 2016, at 9:30 AM in Courtroom "2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-04715

NOTICE IS HEREBY GIVEN that on March 11, 2016, the Petition of Lexi Arielle Denenberg was filed in the above named Court, praying for a Decree to change her name to LEXI ARIELLE SCHWARTZ.

The Court has fixed May 18, 2016, at 9:30 AM in Courtroom "2" 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.

**Scott A. Matison, Esquire**  
**Console Legal, LLC**  
1600 Market Street, Suite 2500  
Philadelphia, PA 19103

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-04716

NOTICE IS HEREBY GIVEN that on March 11, 2016, the Petition of Tyler Jared Denenberg was filed in the above named Court, praying for a Decree to change his name to TYLER JARED SCHWARTZ.

The Court has fixed May 18, 2016, at 9:30 AM in Courtroom "2" 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.

**Scott A. Matison, Esquire**  
**Console Legal, LLC**  
1600 Market Street, Suite 2500  
Philadelphia, PA 19103

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**CIVIL ACTION**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2006-29628

**Township of Abington and Abington School District,**  
Plaintiffs

vs.

**Joanne Ireland,**  
Defendant

Notice is given that the above was named as defendant in a civil action by plaintiffs to recover 2005-2011 school and township real estate taxes and 2007-2010 sewer and trash fees for property located at 458 Monroe Avenue, Abington Twp., PA, Tax Parcel No. 30-00-44064-00-6. A Writ of Scire Facias for \$29,980.58 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.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
(610) 279-9660, ext. 201

**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. 2014-07882

**West Norriton Township,**  
Plaintiff

vs.

**Joseph B. Malone,**  
Defendant

Notice is given that the above was named as Defendant in a civil action by plaintiff to recover 2011-2013 sewer fees for property located at 1118 Cathedral Lane, W. Norriton, PA, Tax Parcel No. 63-00-00959-00-4. A Writ of Scire Facias for \$1,881.01 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.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
(610) 279-9660, ext. 201

**Portnoff Law Associates, Ltd.**  
P.O. Box 391  
Norristown, PA 19404-0391  
866-211-9466

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - EQUITY  
NO. 2016-00794

**Township of Lower Merion,**  
Plaintiff

vs.

**Moneer Farhat,**  
Defendant

**TO:** Moneer Farhat, Defendant, whose last known address is 139 Ashland Avenue, Bala Cynwyd, PA 19004.

This action seeks a mandatory injunction requiring the Defendant, Moneer Farhat, to demolish and remove the structure on his property located at 139 Ashland Avenue, Bala Cynwyd, Lower Merion Township, Pennsylvania, due to numerous violations of the Lower Merion Township Code, or, if Defendant fails to comply, permitting the Township to perform the work and place a lien against the property for the cost.



**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this 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 or 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 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201

**Gilbert P. High, Jr.**  
**Mark R. Fischer, Jr.**  
**Attys. for Plaintiff**  
**High Swartz LLP**  
40 E. Airy St.  
Norristown, PA 19401  
610.275.0700

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
CIVIL ACTION - LAW  
NO. 2016-02964

**THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, AS SUCCESSOR  
TRUSTEE FOR JPMORGAN CHASE BANK, N.A.,  
AS TRUSTEE FOR NOVASTAR MORTGAGE  
FUNDING TRUST, SERIES 2006-3 NOVASTAR  
HOME EQUITY LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2006-3,**  
Plaintiff

vs.

**PATRICIA C. CRIPPS**

**DENISE R. FRANKLIN, in her capacity as Executrix  
and Devisee of the Estate of RICHARD M. CRIPPS**

**DONNA KEYSER, in her capacity as Devisee of  
the Estate of RICHARD M. CRIPPS**

**RICHARD M. CRIPPS, JR., in his capacity as Devisee  
of the Estate of RICHARD M. CRIPPS**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER RICHARD M. CRIPPS, DECEASED,**  
Defendants

**NOTICE TO: UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
RICHARD M. CRIPPS, DECEASED**

You are hereby notified that on February 16, 2016, Plaintiff, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-3, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County, Pennsylvania, docketed to No. 2016-02964. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 3507 ELIZABETHS COURT, NORTH WALES, PA 19454-2026, whereupon your property would be sold by the Sheriff of MONTGOMERY County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
(610) 279-9660, ext. 201

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-22740

**Perkiomen Valley School District,**  
Plaintiff

vs.

**Susan Herbert Truskowsky,**  
Defendant

Notice is given that the above was named as Defendant in a civil action by plaintiff to recover 2013 real estate taxes for property located at 193 W. Seventh Avenue, Trappe, PA, Tax Parcel No. 23-00-01210-00-9. A Writ of Scire Facias for \$5,155.02 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.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
(610) 279-9660, ext. 201

**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. 2015-02615-0

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**Urban Financial of America, LLC, c/o Reverse Mortgage Solutions, Inc.,**  
Plaintiff

vs.

**Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under James J. Menefee,**  
Defendant(s)

**TO:** Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under, James J. Menefee, Defendant(s), whose last known address is 8611 Patton Road, Wyndmoor, PA 19038.

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Urban Financial of America, LLC, c/o Reverse Mortgage Solutions, Inc., 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. 2015-02615-0, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 8611 Patton Road, Wyndmoor, PA 19038, whereupon your property would 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 notice above, you must take action within twenty (20) days after this 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 or 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 reduced fee or no fee.

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201

**Mark J. Udren**  
**Stuart Winneg**  
**Lorraine Gazzara Doyle**  
**Sherri J. Braunstein**  
**Elizabeth L. Wassall**  
**John Eric Kishbaugh**  
**Nicole B. Labletta**  
**David Neeren**  
**Amanda Rauer**  
**Udren Law Offices, P.C.**  
**Attys. for Plaintiff**  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003  
856.669.5400

**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**

**ANDERS, DONALD A., dec'd.**  
Late of Franconia Township.  
Executors: **DAVID G. ANDERS,**  
594 Godshall Road,  
Telford, PA 18969,  
**DON PHILIP ANDERS,**  
234 W. Reliance Road,  
Souderton, PA 18964.  
**ATTORNEY: JEFFREY K. LANDIS,**  
**BRICKER, LANDIS, HUNSBERGER &**  
**GINGRICH, LLP,**  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**BAGOLY, NANCY C., dec'd.**

Late of Lower Salford Township.  
 Executrix: SHELLEY LYNNE BAGOLY,  
 3923 Boteler Road,  
 Mount Airy, MD 21771.  
 ATTORNEY: JOSEPH J. PIZONKA,  
 PIZONKA, REILLEY, BELLO & McGRORY, P.C.,  
 144 E. DeKalb Pike, Suite 200,  
 King of Prussia, PA 19406

**BAILIFF, GLORIA G., dec'd.**

Late of Borough of Souderton.  
 Executor: ROBERT W. BAILIFF,  
 140 E. Church Street, Apt. 6,  
 Souderton, PA 18964.  
 ATTORNEY: GERALD F. GLACKIN,  
 2031 N. Broad Street, Suite 137,  
 P.O. Box 58,  
 Lansdale, PA 19446

**BISHOP, MARIE S., dec'd.**

Late of Franconia Township.  
 Executor: L. DARRELL BISHOP,  
 104 Oak Drive,  
 Sellersville, PA 18960.  
 ATTORNEY: DOROTHY K. WEIK,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**BLACKMON, JAMES T., dec'd.**

Late of Lower Frederick Township.  
 Executor: JAMES T. BLACKMON,  
 17 Perkiomen Avenue,  
 Schwenksville, PA 19473.  
 ATTORNEY: GARY P. LEWIS,  
 372 N. Lewis Road, P.O. Box 575,  
 Royersford, PA 19468

**BROWNLOW, MARIAN F., dec'd.**

Late of West Norriton Township.  
 Executor: BERLE M. SCHILLER,  
 1128 Woodmont Road,  
 Gladwyne, PA 19035.  
 ATTORNEY: MANRICO A. TRONCELLITI, JR.,  
 TRONCELLITI LAW ASSOCIATES,  
 2500 DeKalb Pike, Suite 100,  
 East Norriton, PA 19401

**CERRITELLI, FRANCES L., dec'd.**

Late of Borough of North Wales.  
 Executor: GLORIA WALKER,  
 2775 Red Gate Drive,  
 Doylestown, PA 18902

**CHARLESWORTH, MARGARET LORRAINE, dec'd.**

Late of Borough of Conshohocken.  
 Administratrix: MARGARET McAVOY,  
 c/o Mark Ryan, Esquire,  
 618 Swede Street,  
 Norristown, PA 19401.

**CLARKE, SR., JAMES M., dec'd.**

Late of Worcester Township.  
 Executor: JAMES M. CLARKE, JR.,  
 c/o Jonathan H. Ellis, Jr., Esquire,  
 261 Old York Road, Suite 200,  
 Jenkintown, PA 19046.  
 ATTORNEY: JONATHAN H. ELLIS,  
 PLOTNICK & ELLIS, P.C.,  
 261 Old York Road, Suite 200,  
 Jenkintown, PA 19046

**DAVID, MARY G., dec'd.**

Late of Lower Gwynedd Township.  
 Executors: ELIZABETH C. DAVID AND  
 WILLIAM DAVID,  
 c/o Lisa M. Rhode, Esquire,  
 201 King of Prussia Road, Suite 100,  
 Radnor, PA 19087-5152.  
 ATTORNEY: LISA M. RHODE,  
 GADSDEN, SCHNEIDER & WOODWARD, LLP,  
 201 King of Prussia Road, Suite 100,  
 Radnor, PA 19087-5152

**DAVIES, ELIZABETH E., dec'd.**

Late of Worcester Township.  
 Executor: STEVAN L. DAVIES,  
 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

**DELP, ARLENE A. also known as****GRACE ARLENE DELP, dec'd.**

Late of Franconia Township.  
 Administrator: DONALD A. DELP,  
 2732 W. Wind Lane,  
 York, PA 17404.  
 ATTORNEY: BRIAN D. GOURLEY,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**DEPPERT, RUDOLPH also known as****RUDY DEPPERT, dec'd.**

Late of Borough of Rockledge.  
 Executor: MARK HERZER,  
 743 Penn Avenue,  
 Glenside, PA 19038.

**DERSTINE, VELMA F., dec'd.**

Late of Franconia Township.  
 Executrices: SANDRA D. ERB,  
 1176 Sheep Hill Road,  
 New Holland, PA 17557,  
 LINDA D. MOYER,  
 821 Cressman Road,  
 Harleysville, PA 19438,  
 DONNA D. MOYER,  
 688 Walnut Court,  
 Red Hill, PA 18076.  
 ATTORNEY: JEFFREY K. LANDIS,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**FEW, BETTE also known as****BETTE R. FEW, dec'd.**

Late of Cheltenham Township.  
 Co-Executors: THOMAS FONTAINE AND  
 GILES M. HURLEY,  
 719 Elm Tree Road,  
 Lansdowne, PA 19050.  
 ATTORNEY: WILLIAM S. RAVENELL,  
 166 Allendale Road,  
 King of Prussia, PA 19406

**FIELD, EDWARD J. also known as EDWARD JOSEPH FIELD, dec'd.**

Late of Horsham Township.  
Executors: IRWIN S. FIELD AND RONALD J. FIELD,  
c/o Jonathan H. Ellis, Esquire,  
261 Old York Road, Suite 200,  
Jenkintown, PA 19046.  
ATTORNEY: JONATHAN H. ELLIS,  
PLOTNICK & ELLIS, P.C.,  
261 Old York Road, Suite 200,  
Jenkintown, PA 19046

**FORBES, MARGARET, dec'd.**

Late of Borough of North Wales.  
Administratrix: DONNA S. HARMON,  
144 Pinehurst Way,  
Gilbertsville, PA 19525.  
ATTORNEY: BRIAN D. GOURLEY,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**GERHARD, SR., ROBERT C. also known as ROBERT C. GERHARD, dec'd.**

Late of Cheltenham Township.  
Executor: ROBERT C. GERHARD, JR.,  
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

**GOLDFINE, BEATRICE, dec'd.**

Late of Horsham Township.  
Executrix: CAROLE BEN-MAIMON,  
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

**GONSAULS, CYRIL F, dec'd.**

Late of Lower Pottsgrove Township.  
Co-Administratrices: LINDA A. SKORICH,  
107 Country Road,  
Sterling, VA 20165,  
ARLENE BLEVINS,  
1234 W. Bridge Street,  
Spring City, PA 19475.

**GOSHOW, EZRA, M., dec'd.**

Late of Franconia Township.  
Executors: JOHN M. GOSHOW,  
2041 W. Rock Road,  
Perkasie, PA 18944,  
NORMAN Y. YODER,  
295 Green Hill Road,  
Telford, PA 18969.  
RONALD M. GOSHOW,  
2155 Old Woods Road,  
Green Lane, PA 18054.  
ATTORNEY: BRIAN D. GOURLEY,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**GREBB, FRANK P. also known as FRANK PETER GREBB, dec'd.**

Late of Upper Frederick Township.  
Executrix: BARBARA A. STEVENSON,  
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

**GREY, VANESSA ELLEN also known as VANESSA GREY and V.E. GREY, dec'd.**

Late of Upper Dublin Township.  
Executrix: CYNTHIA L. GREY,  
c/o Matthew A. Levitsky, Esquire,  
10 Sentry Parkway, Suite 200,  
P.O. Box 3001,  
Blue Bell, PA 19422-3001.  
ATTORNEY: MATTHEW A. LEVITSKY,  
FOX ROTHSCHILD, LLP,  
10 Sentry Parkway, Suite 200,  
P.O. Box 3001,  
Blue Bell, PA 19422-3001

**HEINCER, CATHERINE M., dec'd.**

Late of Horsham Township.  
Co-Executors: ELLEN D. HEINCER,  
313 Evergreen Road,  
Horsham, PA 19044,  
HENRY J. HEINCER,  
4021 Fairway Road,  
Lafayette Hill, PA 19444.

**HOFMANN, F. ALLAN, dec'd.**

Late of Towamencin Township.  
Executrix: ROSEMARY HOFMANN BAILEY,  
43081 Coles Landing Road,  
Hollywood, MD 20636.  
ATTORNEY: BRIAN D. GOURLEY,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**ISKI, JOSEPH E., dec'd.**

Late of Borough of Pennsburg.  
Executrix: MARY F. ISKI,  
c/o Stephanie A. Henrick, Esquire,  
40 E. Airy Street, P.O. Box 671,  
Norristown, PA 19404-0671.  
ATTORNEY: STEPHANIE A. HENRICK,  
HIGH SWARTZ, LLP,  
40 E. Airy Street, P.O. Box 671,  
Norristown, PA 19404-0671

**JAGGER, HELEN A., dec'd.**

Late of Hatfield Township.  
Executrix: LINDA J. CAMPMAN,  
c/o Lisa A. Shearman, Esquire,  
375 Morris Road, P.O. Box 1479,  
Lansdale, PA 19446-0773.  
ATTORNEY: LISA A. SHEARMAN,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, P.C.,  
375 Morris Road, P.O. Box 1479,  
Lansdale, PA 19446-0773

**JONES, RAYMOND L., dec'd.**

Late of Borough of Jenkintown.  
 Administratrix: EVA HUNGLER,  
 c/o Law Office of Gerhard & Gerhard,  
 222 S. Easton Road, Suite 104,  
 Glenside, PA 19038.  
 ATTORNEY: ROBERT C. GERHARD, JR.,  
 222 S. Easton Road, Suite 104,  
 Glenside, PA 19038

**KEMMERER, MARY B., dec'd.**

Late of Hatfield Township.  
 Executrix: JOANNE TOAL,  
 P.O. Box 4157,  
 Casper, WY 82604.  
 ATTORNEY: J. OLIVER GINGRICH,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**KLOSTERMAN, BARRY RAY also known as  
BARRY R. KLOSTERMAN, dec'd.**

Late of Borough of Royersford.  
 Administrator: MAX KLOSTERMAN,  
 339 Church Road,  
 Royersford, PA 19468.

**KRICZKY, MILDRED E., dec'd.**

Late of Borough of Pottstown.  
 Executor: MICHAEL KRICZKY,  
 1211 N. Franklin Street,  
 Pottstown, PA 19464.  
 ATTORNEY: PAUL A. PRINCE,  
 934 High Street, P.O. Box 696,  
 Pottstown, PA 19464

**LAWLER, ELIZABETH also known as  
BETTY LAWLER, dec'd.**

Late of Borough of Norristown.  
 Executor: DAVID J. LAWLER,  
 1525 Green Hill Road,  
 Collegeville, PA 19426.  
 ATTORNEY: MANRICO A. TRONCELLITI, JR.,  
 TRONCELLITI LAW ASSOCIATES,  
 2500 DeKalb Pike, Suite 100,  
 East Norriton, PA 19401

**LORINE, MARGUERITA JOSEPHINE also known as  
MARG LORINE, dec'd.**

Late of Lower Merion Township.  
 Executor: HERBERT P. RICH, JR.,  
 123 Cherry Blossom Drive,  
 Churchville, PA 18966

**LOSS, GENEVIEVE E. also known as  
GENEVIEVE L. LOSS, dec'd.**

Late of Borough of Royersford.  
 Executors: LARRYE ELLIS LOSS,  
 20 Chipmunk Lane,  
 Media, PA 19063-4708,  
 MITCHELL EUGENE LOSS,  
 3353 SE Schiller Street,  
 Portland, OR 97202.  
 ATTORNEY: LEE R. ALLMAN,  
 ALLMAN, KELLY & WILLNER, LLC,  
 41 Paoli Plaza,  
 Paoli, PA 19301

**MASON, DORIS B., dec'd.**

Late of Borough of Lansdale.  
 Executor: THOMAS D. MASON,  
 c/o Sommar, Tracy & Sommar,  
 210 S. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: KEVIN J. SOMMAR,  
 SOMMAR, TRACY & SOMMAR,  
 210 S. Broad Street,  
 Lansdale, PA 19446

**MASON, GWENDOLYN H. also known as  
GWENDOLYN HUNSICKER MASON and  
GWENDOLYN MASON, dec'd.**

Late of Perkiomen Township.  
 Executrix: PAULA M. WILKIE,  
 P.O. Box 245,  
 Kulpville, PA 19443-0245.  
 ATTORNEY: ALLEN C. PANFIL,  
 916 Upper State Road,  
 Chalfont, PA 18914

**McCLOUD, TIMOTHY, dec'd.**

Late of Borough of West Conshohocken.  
 Administrator: KIMANE McCLOUD,  
 c/o Kathleen A. Maloles, Esquire,  
 522 Swede Street,  
 Norristown, PA 19401.  
 ATTORNEY: KATHLEEN A. MALOLES,  
 SOLOMON, BERSCHLER, FABRICK,  
 CAMPBELL & THOMAS, P.C.,  
 522 Swede Street,  
 Norristown, PA 19401

**McCLURE, ANNA, dec'd.**

Late of Towamencin Township.  
 Executors: KATHRYN A. LENTZ,  
 1153 Peevy Road,  
 East Greenville, PA 18041,  
 WALTER A. ROGACHENKO,  
 3180 Zacharias Road,  
 Collegeville, PA 19426.

**McCONNELL, HELEN also known as  
HELEN L. McCONNELL, dec'd.**

Late of Whitpain Township.  
 Executor: MARK R. SEMISCH,  
 408 N. Easton Road,  
 Willow Grove, PA 19090-0306.  
 ATTORNEY: MARK R. SEMISCH,  
 SEMISCH and SEMISCH,  
 408 N. Easton Road, P.O. Box 306,  
 Willow Grove, PA 19090-03

**MOKRISKI, BRIAN, dec'd.**

Late of Perkiomen Township.  
 Administrator: WILLIAM MOKRISKI, JR.,  
 c/o Lisa J. Gaier, Esquire,  
 131 W. State Street, P.O. Box 50,  
 Doylestown, PA 18901.  
 ATTORNEY: LISA J. GAIER,  
 ANTHEIL, MASLOW and MacMINN, LLP,  
 131 W. State Street, P.O. Box 50,  
 Doylestown, PA 18901

**MUSSELMAN, KENNETH C., dec'd.**

Late of Franconia Township.  
 Executor: UNIVEST BANK AND TRUST CO.,  
 14 N. Main Street, P.O. Box 64197,  
 Souderton, PA 18964.  
 ATTORNEY: JEFFREY K. LANDIS,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**NGUYEN, LAI THI, dec'd.**

Late of Upper Dublin Township.  
 Executor: DOUGLAS E. COOK,  
 P.O. Box 397,  
 Drexel Hill, PA 19026.  
 ATTORNEY: DOUGLAS E. COOK,  
 P.O. Box 397,  
 Drexel Hill, PA 19026

**NICOLETTI, ROBERT V., dec'd.**

Late of Cheltenham Township.  
 Co-Executors: LORI PERUTO,  
 DONNA N. FERRIER AND  
 MARK NICOLETTI,  
 c/o John R. Latourette, Esquire,  
 Dilworth Paxson, LLP,  
 1500 Market Street, Suite 3500E,  
 Philadelphia, PA 19102.  
 ATTORNEY: JOHN R. LATOURETTE,  
 DILWORTH PAXSON, LLP,  
 1500 Market Street, Suite 3500E,  
 Philadelphia, PA 19103

**ONORATO, MICHAEL L., dec'd.**

Late of Borough of Lansdale.  
 Executor: DAVID C. ONORATO,  
 298 Wissahickon Avenue,  
 North Wales, PA 19454.  
 ATTORNEY: DAVID C. ONORATO,  
 298 Wissahickon Avenue,  
 North Wales, PA 19454

**PARKER, SUE ELIZABETH also known as SULA PARKER, dec'd.**

Late of West Norriton Township.  
 Executrices: EVAMARIE PARKER AND  
 MELISSA C. CULBREATH,  
 c/o 812 Arch Street,  
 Norristown, PA 19401.

**REDDICK, SIDNEY L., dec'd.**

Late of Cheltenham Township.  
 Administratrix: BEVERLY JONES-REDDICK,  
 913 Melrose Avenue,  
 Elkins Park, PA 19027.  
 ATTORNEY: JETTIE D. NEWKIRK,  
 3600 Conshohocken Avenue, Unit 2001,  
 Philadelphia, PA 19131

**SCOLNICK, RAYMOND, dec'd.**

Late of Abington Township.  
 Executor: ALAN P. SCOLNICK,  
 c/o Laura M. Mercuri, Esquire,  
 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: LAURA M. MERCURI,  
 104 N. York Road,  
 Hatboro, PA 19040

**SHEPPLEMAN, THEODORE C. also known as THEODORE SHEPPLEMAN, dec'd.**

Late of Horsham Township.  
 Executrices: GERTRUDE FREAS,  
 203 N. Buckingham Lane,  
 North Wales, PA 19454,  
 MARIAN MCCOUCH,  
 228 Oak Hill Drive,  
 Hatboro, PA 19040.

**SHOLLENBERGER, BETTY J., dec'd.**

Late of Borough of Pottstown.  
 Executor: THOMAS SHELLENBERGER,  
 114 Poplar Drive,  
 Douglassville, PA 19518.  
 ATTORNEY: PHILIP L. GAZAN,  
 GAZAN & JOHN, P.C.,  
 30 West Airy Street,  
 Norristown, PA 19401

**STIER, RUTH R., dec'd.**

Late of East Norriton Township.  
 Executor: GARY L. STIER.  
 ATTORNEY: PETER E. MOORE,  
 NARDUCCI, MOORE, FLEISHER, ROEBERG  
 & WOLFE, LLP,  
 589 Skippack Pike, Suite 300,  
 Blue Bell, PA 19422

**TORELLI, MARY ESTER also known as MARY TORELLI, dec'd.**

Late of Borough of Royersford.  
 Executor: MIKE CIVITELLO, SR.,  
 713 Argyle Road,  
 Glenside, PA 19038.  
 ATTORNEY: DAVID C. BERMAN,  
 414 Cedar Street, Suite A,  
 Jenkintown, PA 19046

**WOLCHKO, JOHN J., dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: JACQUELINE WOLCHKO,  
 624 Greycliffe Lane,  
 Lower Gwynedd, PA 19002.  
 ATTORNEY: TARA H. ZANE,  
 ARCHER & GREINER, P.C.,  
 1650 Market Street, 32nd Floor,  
 Philadelphia, PA 19103

**WOLF, SARA S., dec'd.**

Late of Springfield Township.  
 Executors: WILLIAM M. WOLF,  
 5913 Stover Mill Road,  
 Doylestown, PA 18901,  
 BARBARA R. BUCKLEY,  
 895 Crestline Road,  
 Blue Bell, PA 19422.  
 ATTORNEY: ADAM L. FERNANDEZ,  
 WISLER PEARLSTINE, LLP,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422

**WOLOSIN, ANN MARIE, dec'd.**

Late of Harleysville, PA.  
 Executrix: JANICE FLYNN,  
 109 Green Bank Way,  
 Harleysville, PA 19438.  
 ATTORNEY: CHARLES D. MANDRACCHIA,  
 MANDRACCHIA LAW, LLC,  
 2024 Cressman Road, P.O. Box 1229,  
 Skippack, PA 19474-1229

**Second Publication****ANCONA, DOROTHY G. also known as****DOROTHY ANCONA, dec'd.**

Late of Abington Township.  
 Executor: EDGAR D. ANCONA,  
 c/o David J. Picker, Esquire,  
 526 Swede Street,  
 Norristown, PA 19401-4846.  
 ATTORNEY: DAVID J. PICKER,  
 PICKER LAW OFFICES,  
 526 Swede Street,  
 Norristown, PA 19401-4846

**BASORE, MICHELE also known as MICHELE K. BASORE, dec'd.**

Late of Hatfield Township.  
 Executor: ANTHONY SULLIVAN.  
 ATTORNEY: JAMES F. CARNEY,  
 610 W. Germantown Pike, Suite 400,  
 Plymouth Meeting, PA 19462

**BOGGS, MARIAN CAROLYN also known as**

**M. CAROLYN BOGGS,  
M C BOGGS and  
CAROLYN BOGGS, dec'd.**  
Late of Upper Dublin Township.  
Executrix: LORETTA JEAN BOGGS,  
2766 Fernwood Avenue,  
Roslyn, PA 19001.  
ATTORNEY: KIMBERLY J. SCOTT,  
NACHMIAS MORRIS & ALT, PC,  
605 Main Street, Suite 212,  
Riverton, NJ 08077

**CARTY, JANE ANNE, dec'd.**

Late of Borough of Lansdale.  
Executrices: LAURA GALLAGHER,  
5067 Bluestem Drive,  
Colorado Springs, CO 80917,  
GRACE ESSICK EDWARDS,  
13460 Dodsworth Drive,  
Bristow, VA 20136.

**CHIPMAN, SALLY S., dec'd.**

Late of Borough of Norristown.  
Executrices: ROXANNE GILBERT,  
2620 DeKalb Pike, Apt. 102,  
Norristown, PA 19401,  
ANNE ZIPFEL,  
21836 Ainsley Court,  
Broadlands, VA 20148.

**CURTIS, ADA LUCILLE, dec'd.**

Late of Borough of Collegeville.  
Executor: ANDREW J. CURTIS, III,  
701 Heckel Avenue,  
Spring City, PA 19475.

**DATNER, ABRAHAM, dec'd.**

Late of Whippen Township.  
Executrix: SABINA D. TANNENBAUM,  
c/o Sean Murphy, Esquire,  
340 N. Lansdowne Avenue,  
Lansdowne, PA 19050.  
ATTORNEY: SEAN MURPHY,  
340 N. Lansdowne Avenue,  
Lansdowne, PA 19050

**DeTATO, DAVID M., dec'd.**

Late of Horsham Township.  
Executrix: JEANNINE M. McMENAMIN,  
31 Jacamar Drive,  
Voorhees, NJ 08043.  
ATTORNEY: ROBERT J. EDELMAYER,  
LAW OFFICES OF ROBERT J. EDELMAYER, P.C.,  
35 North Lane,  
North Wales, PA 19454

**EVERTSZ, ELIZABETH M., dec'd.**

Late of Abington Township.  
Executrix: DONNA M. DIAMOND,  
3838 Spruce Avenue,  
Trevose, PA 19053.

**FLYNN, FRANCES, dec'd.**

Late of Montgomery County, PA.  
Executor: MARY FLYNN.  
ATTORNEY: PATRICK J. McMONAGLE,  
A. VICTOR MEITNER, JR., P.C.,  
564 Skippack Pike,  
Blue Bell, PA 19422,  
215-540-0575

**GARAY, JOSEPH J., dec'd.**

Late of Lower Providence Township.  
Executrix: CAROL A. ROBINSON,  
c/o Rowan Keenan, Esquire,  
Keenan, Ciccitto & Assoc., LLP,  
376 E. Main Street,  
Collegeville, PA 19426.  
ATTORNEY: ROWAN KEENAN,  
KEENAN, CICCITTO & ASSOC., LLP,  
376 E. Main Street, P.O. Box 26460,  
Collegeville, PA 19426,  
610-489-6170

**GRAZIANO, JOSEPH A., dec'd.**

Late of Glenside, PA.  
Executrix: LINDA S. GRAZIANO,  
648 Hamel Avenue,  
Glenside, PA 19038.  
ATTORNEY: CHRISTOPHER M. BROWN,  
21 West Third Street,  
Media, PA 19063

**HARROW, FRANCES, dec'd.**

Late of East Norriton Township.  
Executor: PETER E. BORT,  
1260 Valley Forge Road, P.O. Box 311,  
Valley Forge, PA 19481.  
ATTORNEY: PETER E. BORT,  
BORT LAW,  
1260 Valley Forge Road, P.O. Box 311,  
Valley Forge, PA 19481

**HORWITZ, BETTY also known as  
ELIZABETH HORWITZ, dec'd.**

Late of Abington Township.  
Administratrix, C.T.A.: C. BARABARA  
LEMUNYON,  
c/o Elaine T. Yandrisevits, Esquire,  
30 Cassatt Avenue,  
Berwyn, PA 19312.  
ATTORNEY: ELAINE T. YANDRISEVITS,  
McANDREWS LAW OFFICES, P.C.,  
30 Cassatt Avenue,  
Berwyn, PA 19312

**HUNT, THELMA M., dec'd.**

Late of Borough of Schwenksville.  
Executrix: LARA D. PENN,  
c/o Mandracchia Law, LLC,  
2024 Cressman Road, P.O. Box 1229,  
Skippack, PA 19474-1229.  
ATTORNEY: JEFFREY W. SODERBERG,  
2024 Cressman Road, P.O. Box 1229,  
Skippack, PA 19474-1229

**HUSTED, EMILY JEAN, dec'd.**

Late of Borough of Lansdale.  
Executrix: CHARLOTTE LEE SCOTT,  
1121 Great Bend Turnpike,  
Pleasant Mount, PA 18453.  
ATTORNEY: PAUL E. SMITH,  
LAW OFFICE OF PAUL E. SMITH,  
1015 N. Main Street,  
Forest City, PA 18421

**JOHNSON, WAYNE S., dec'd.**

Late of Borough of Pottstown.  
Executors: BRADLEY JOHNSON AND  
MATTHEW JOHNSON,  
c/o Jessica R. Grater, Esquire,  
Wolf, Baldwin & Assoc.,  
P.O. Box 444,  
Pottstown, PA 19464.

**LAWRENCE, ELLEN MARIE also known as****ELLEN MARIE SWEIGARD, dec'd.**

Late of Abington Township.  
 Executor: WILLIAM J. LAWRENCE,  
 816 Nesbitt Road,  
 Maple Glen, PA 19002.

**LESHER, ARLENE E., dec'd.**

Late of Upper Salford Township.  
 Co-Executors: JOHN W. LESHAR, III,  
 1066 Scenic View Drive,  
 Schwenksville, PA 19473,  
 LINDA J. GERHARD,  
 274 Washinton Court,  
 Trappe, PA 19426.  
 ATTORNEY: R. WAYNE CLEMENS,  
 CLEMENS, NULTY & GIFFORD,  
 510 E. Broad Street, P.O. Box 64439,  
 Souderton, PA 18964-0439

**LOMBARDI, FRANCES C., dec'd.**

Late of Borough of Norristown.  
 Co-Executors: JOSEPHINE A. LOMBARDI AND  
 ROBERT J. LOMBARDI,  
 c/o 54 East Penn Street,  
 Norristown, PA 19401.  
 ATTORNEY: PAUL TRESSLER,  
 54 East Penn Street,  
 Norristown, PA 19401

**LOPOTEN, DAVID R., dec'd.**

Late of Montgomery County, PA.  
 Administratrix: SUSAN GRECO,  
 420 St. John's Circle,  
 Phoenixville, PA 19460.

**LUMSDEN, JEAN C. also known as****JEAN COCHRAN LUMSDEN, dec'd.**

Late of Upper Frederick Township.  
 Executrix: MARJORIE L. CORONEL,  
 c/o Lisa J. Cappolella, Esquire,  
 1236 E. High Street,  
 Pottstown, PA 19464.  
 ATTORNEY: LISA J. CAPPOLELLA,  
 1236 E. High Street,  
 Pottstown, PA 19464

**MAINE, JR., JOHN D. also known as****JOHN MAINE and  
JOHN DAVENPORT MAINE, JR., dec'd.**

Late of Springfield Township.  
 Executrix: DEBORAH A. MAINE,  
 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

**MALLOZZI, STEPHEN J., dec'd.**

Late of Upper Gwynedd Township.  
 Co-Administrators: WILLIAM MALLOZZI,  
 1455 Hillcrest Court,  
 Lansdale, PA 19446,  
 STEPHEN MALLOZZI, JR.,  
 515 Trinity Place,  
 Ambler, PA 19002.  
 ATTORNEY: JASON B. MARTIN,  
 725 Skippack Pike, Suite 337,  
 Blue Bell, PA 19422

**MENCH, RICHARD HERBERT, dec'd.**

Late of Abington Township.  
 Administrator: RICHARD W. MENCH,  
 1245 East Avenue,  
 Roslyn, PA 19001.

**NESTER, STERN also known as****STERN NESTER, SR., dec'd.**

Late of Upper Pottsgrove Township.  
 Co-Executors: STERN NESTER, JR.,  
 2566 Finn Road,  
 Perkiomenville, PA 18074,  
 SUSAN KAYE,  
 170 Welsh Pony Court,  
 Fischer, TX 78623.  
 ATTORNEY: LEE F. MAUGER,  
 MAUGER & METER,  
 240 King Street, P.O. Box 698,  
 Pottstown, PA 19464

**PINE, JOSEPH E., dec'd.**

Late of Upper Hanover Township.  
 Executrix: LYDIA A. PINE,  
 1082 Burgundy Circle,  
 Pennsburg, PA 18073.

**RAFFAELE, RUTH JOYCE, dec'd.**

Late of Horsham Township.  
 Executrix: KIMBERLY BEITEL,  
 P.O. Box 1382,  
 Fort Washington, PA 19034.

**RAHMAN, MUNEERA, dec'd.**

Late of Montgomery Township.  
 Executor: YASSER MAHMUD,  
 c/o Karim P. Husain, Esquire,  
 P.O. Box 216,  
 West Chester, PA 19381-0216.  
 ATTORNEY: KARIM P. HUSAIN,  
 P.O. Box 216,  
 West Chester, PA 19381-0216

**RANDOLPH, ALICE C. also known as****ALICE MARIE RANDOLPH,  
ALICE RANDOLPH and  
ALICE M. RANDOLPH, dec'd.**

Late of Springfield Township.  
 Executrix: REBECCA M. HEALEY,  
 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

**SANDONE, HELEN, dec'd.**

Late of Montgomery County, PA.  
 Executor: DEBORAH E. PLAZEK.  
 ATTORNEY: PATRICK J. McMONAGLE,  
 A. VICTOR MEITNER, JR., P.C.,  
 564 Skippack Pike,  
 Blue Bell, PA 19422,  
 215-540-0575

**SINGER, DORRITT N., dec'd.**

Late of Worcester Township.  
 Executrix: KATHLEEN WEBB,  
 c/o Smith, Aker, Grossman & Hollinger, LLP,  
 60 E. Penn Street, P.O. Box 150,  
 Norristown, PA 19404-0150.  
 ATTORNEY: JAMES L. HOLLINGER,  
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
 60 E. Penn Street, P.O. Box 150,  
 Norristown, PA 19404-0150



**VAIL, FRANCES LAURA also known as**

**FRANCES L. VAIL, dec'd.**  
Late of Whitemarsh Township.  
Co-Executors: REBECCA VAIL McANDREWS,  
856 Williamsburg Blvd.,  
Downington, PA 19335,  
**ROBERT J. VAIL,**  
2005 Pleasantwood Road,  
Fallston, MD 21047,  
**DEBORAH J. ROGERS,**  
213 West Morning Glory Road,  
Wildwood Crest, NJ 08260,  
**TIMOTHY VAIL,**  
13403 King John Road, P.O. Box 50907,  
Parks, AZ 86018.

**VAUGHN, SR., DONALD also known as**

**DONALD VAUGHN, dec'd.**  
Late of East Norriton Township.  
Executrix: FLORINE VAUGHN,  
3207 Kennedy Road,  
Norristown, PA 19403.

**WATSON, DOLORES S. also known as**

**DOLORES WATSON, dec'd.**  
Late of Towamencin Township.  
Executors: ANDREW B. PELTZMAN AND  
CYNTHIA WATSON,  
1012 N. Bethlehem Pike, Suite 220,  
Lower Gwynedd, PA 19002.  
ATTORNEY: ANDREW B. PELTZMAN,  
1012 N. Bethlehem Pike, Suite 220,  
Lower Gwynedd, PA 19002

**WATTON, RUTH E. also known as**

**RUTH WATTON, dec'd.**  
Late of Borough of Norristown.  
Executrix: PATRICIA E. WATTON,  
541 Chain Street,  
Norristown, PA 19401.  
ATTORNEY: HARVEY FRIEDLAND,  
1717 Swede Road, Suite 200,  
Blue Bell, PA 19422

**WEISS, THOMAS A., dec'd.**

Late of Borough of Royersford.  
Executor: THOMAS R. WEISS,  
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

**WELSH, RAYMOND R. also known as**

**RAYMOND WELSH, dec'd.**  
Late of Abington Township.  
Executor: WELLS FARGO BANK, N.A.,  
c/o Marianna F. Schenk, Esquire,  
One Bala Plaza, Suite 623,  
231 St. Asaphs Road,  
Bala Cynwyd, PA 19004.  
ATTORNEY: MARIANNA F. SCHENK,  
BALA LAW GROUP, LLC,  
One Bala Plaza, Suite 623,  
231 St. Asaphs Road,  
Bala Cynwyd, PA 19004

**WESLEY, ARLESTER, dec'd.**

Late of Lower Merion Township.  
Executor: GLORIA L. LASSITER,  
218 Greenfield Avenue,  
Ardmore, PA 19003.

**WRIGHT, JOHN H., dec'd.**

Late of Montgomery Township.  
Executrix: KRISTINE KIELY SMITH,  
Warrington, PA.

**ZIEBA, SR., RICHARD A., dec'd.**

Late of Borough of Conshohocken.  
Executrix: PATRICIA REPERT-ZIEBA,  
922 Harry Street,  
Conshohocken, PA 19428.  
ATTORNEY: MARK S. DANEK,  
350 Sentry Parkway East,  
Bldg. 630, Suite 110A,  
Blue Bell, PA 19422

**ZWIGAITIS, GEORGE S., dec'd.**

Late of Upper Moreland Township.  
Executor: NEIL J. BANGOR,  
c/o Gerald R. Clarke, Esquire,  
119 S. Easton Road, Suite 207,  
Glenside, PA 19038.  
ATTORNEY: GERALD R. CLARKE,  
CLARKE and ASSOCIATES,  
119 S. Easton Road, Suite 207,  
Glenside, PA 19038

**Third and Final Publication****BACHMAN, CLAYTON S., JR. also known as**

**CLAYTON S. BACHMAN, dec'd.**  
Late of Borough of Lansdale.  
Executor: DAVID C. BACHMAN,  
6014 Forest Run Drive,  
Clifton, VA 20124.  
ATTORNEY: MATTHEW D. GILBERT,  
789 E. Lancaster Avenue, Suite 220,  
Villanova, PA 19085

**BROWN, MARIE S. also known as**

**MARIE BROWN, dec'd.**  
Late of Upper Moreland Township.  
Executrix: BARBARA MORGAN,  
c/o Heather Kirk Douglass, Esquire,  
830 Lansdowne Avenue,  
Drexel Hill, PA 19026.  
ATTORNEY: HEATHER KIRK DOUGLASS,  
DOUGLASS, WEST & ASSOCIATES,  
830 Lansdowne Avenue,  
Drexel Hill, PA 19026

**CANALE, JOSEPH ANTHONY, SR. also known as**

**JOSEPH A. CANALE, SR. and  
JOSEPH A. CANALE, dec'd.**  
Late of Lower Moreland Township.  
Executor: JOSEPH A. CANALE, JR.,  
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

**COSTELLO, MAUDE H., dec'd.**

Late of Franconia Township.  
Executor: DR. MICHAEL W. COSTELLO,  
1745 Castle Rock Road,  
Frederick, MD 21701.  
ATTORNEY: JACQUELINE J. SHAFER,  
SHAFER ELDER LAW,  
21 East Lincoln Avenue, Suite 120,  
Hatfield, PA 19440

**CURRAN, CORNELIUS W., dec'd.**

Late of Upper Dublin Township.  
 Executor: CORNELIUS G. CURRAN,  
 c/o Kathleen A. Stephenson, Esquire,  
 3000 Two Logan Square,  
 18th & Arch Streets,  
 Philadelphia, PA 19103-2799.  
 ATTORNEY: KATHLEEN A. STEPHENSON,  
 PEPPER HAMILTON LLP,  
 3000 Two Logan Square,  
 18th & Arch Streets,  
 Philadelphia, PA 19103-2799

**DALGLIESH, JOHN FRANCIS, JR. also known as JOHN DALGLIESH, dec'd.**

Late of Upper Dublin Township.  
 Executrix: MARGARET H. HINMAN,  
 57 Pine Croft,  
 Lansdale, PA 19446.

**DAVIS, BRUCE D., dec'd.**

Late of Lower Providence Township.  
 Executor: BRUCE D. DAVIS, JR.,  
 c/o Frederick M. LaValley, Esquire,  
 1701 Market Street,  
 Philadelphia, PA 19103-2921.  
 ATTORNEY: FREDERICK M. LAVALLEY,  
 MORGAN, LEWIS & BOCKIUS, LLP,  
 1701 Market Street,  
 Philadelphia, PA 19103-2921

**DUFF, EDWARD JOSEPH also known as EDWARD J. DUFF, dec'd.**

Late of Upper Moreland Township.  
 Executors: ROBERT W. DUFF,  
 PATRICIA D. MARKHAM AND  
 ANNE D. HAMME,  
 c/o Michael O'Hara Peale, Jr., Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Forth Washington, PA 19034-7544.  
 ATTORNEY: MICHAEL O'HARA PEALE, JR.,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Forth Washington, PA 19034-7544

**GOWEN, GEORGE F., dec'd.**

Late of Lower Merion Township.  
 Executrix: ELEANOR PAGE GOWEN,  
 c/o Thomas O. Hiscott, Esquire,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2950.  
 ATTORNEY: THOMAS O. HISCOTT,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2950

**HUNN, STANFORD S. also known as STANFORD HUNN, dec'd.**

Late of Whitpain Township.  
 Executrix: LISA H. BARBER,  
 c/o Robert S. Levy, Esquire,  
 1204 Township Line Road,  
 Drexel Hill, PA 19026.  
 ATTORNEY: ROBERT S. LEVY,  
 HALPERN & LEVY, P.C.,  
 1204 Township Line Road,  
 Drexel Hill, PA 19026

**KAHN, MURIEL V. also known as MURIEL VERA KAHN, dec'd.**

Late of Lower Merion Township.  
 Executrix: BARBARA E. KAHN,  
 505 S. Taney Street,  
 Philadelphia, PA 19146.  
 ATTORNEY: JEANNA L. LAM,  
 OFFIT KURMAN, PA,  
 Ten Penn Center, Suite 2300,  
 1801 Market Street,  
 Philadelphia, PA 19103

**KRAUSE, RUTH also known as RUTH E. KRAUSE, dec'd.**

Late of Salford Township.  
 Executrix: NANCY BUDLINE,  
 100 Devonshire Way,  
 Sellersville, PA 18960.  
 ATTORNEY: WILLIAM S. RAVENELL,  
 166 Allendale Road,  
 King of Prussia, PA 19406

**LaPENTA, CLAIRE MARIE, dec'd.**

Late of Lower Providence Township.  
 Executor: DAVID A. LaPENTA,  
 332 River Road,  
 Collegeville, PA 19426.

**LASOTA, ROBERT also known as ROBERT A. LASOTA, dec'd.**

Late of Borough of Pottstown.  
 Executrix: SANDRA WEBER,  
 c/o David M. Miller, Esquire,  
 1800 E. High Street, Suite 150,  
 Pottstown, PA 19464,  
 610.906.3147.  
 ATTORNEY: DAVID A. MILLER,  
 DOLAN LAW GROUP, LLC,  
 1800 E. High Street, Suite 150,  
 Pottstown, PA 19464

**LIPTOCK, DORIS G. BISHOP, dec'd.**

Late of East Norriton Township.  
 Executrix: MARY BETH CUSACK,  
 114 Caspian Lane,  
 Norristown, PA 19403.  
 ATTORNEY: MICHAEL S. CONNOR,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

**LUCIANO, JOHN SAMUEL, dec'd.**

Late of Radnor, PA.  
 Administratrix: ROBERTA BAROLAT-ROMANA,  
 1256 Denbigh Lane,  
 Radnor, PA 19087.

**MANDES, BARBARA A. also known as BARBARA BAILEY MANDES and BARBARA A. BAILEY MANDES, dec'd.**

Late of Borough of Narberth.  
 Executor: DONALD A. BAILEY,  
 c/o Stephanie A. Henrick, Esquire,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671.  
 ATTORNEY: STEPHANIE A. HENRICK,  
 HIGH SWARTZ, LLP,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671

**MARKEE, ROBERT M., dec'd.**

Late of Lower Merion Township.  
 Executor: PATRICK J. MARKEE,  
 c/o John A. Terrill, II, Esquire,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-3950.  
 ATTORNEY: JOHN A. TERRILL, II,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-3950

**MARTIN, DELORES W., dec'd.**

Late of Limerick Township.  
 Executor: FRANK H. MARTIN, IV,  
 c/o Harriet R. Litz, Esquire,  
 Mullaney & Mullaney, LLC,  
 3881 Skippack Pike, P.O. Box 1368,  
 Skippack, PA 19474-1368.

**McCANN, ELEANOR M. also known as**

**ELEANOR MARY McCANN, dec'd.**  
 Late of Lower Gwynedd Township.  
 Executors: KATHLEEN RODGERS AND  
 GLENN RODGERS,  
 c/o Stephanie A. Henrick, Esquire,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671.  
 ATTORNEY: STEPHANIE A. HENRICK,  
 HIGH SWARTZ, LLP,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671

**MUSSEL, JILL A., dec'd.**

Late of Borough of Colledgeville.  
 Executrix: CATHERINE MUSSELL,  
 c/o Amanda M. Kita, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: AMANDA M. KITA,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**NICE, DOROTHY KATHRYN, dec'd.**

Late of Franconia Township.  
 Executor: ROBERT H. NICE,  
 853 Hunsicker Road,  
 Telford, PA 18969.  
 ATTORNEY: FRANCIS X. BUSCHMAN, JR.,  
 BUSCHMAN & JOHNSON,  
 228 N. Main Street,  
 Souderton, PA 18964

**PRESTON, BETTY J. also known as**

**BETTY PRESTON and  
 BETTY JANE PRESTON, dec'd.**  
 Late of Borough of Conshohocken.  
 Executors: LINDA J. CARPENTER,  
 109 Cedar Avenue,  
 Conshohocken, PA 19428,  
 RICHARD B. ANTHONY,  
 595 Brinton Road,  
 Wayne, PA 19087.  
 ATTORNEY: RICHARD B. ANTHONY,  
 200 Eagle Road, Suite 106,  
 Wayne, PA 19087-3115

**SOGHOMONIAN, KRIKOR GARY also known as**

**GARY SOGHOMONIAN, dec'd.**  
 Late of Borough of Norristown.  
 Administratrix: SUSANNA LANGE,  
 842 Arden Court,  
 West Chester, PA 19382.  
 ATTORNEY: MATTHEW L. CONLEY,  
 300 N. Pottstown Pike, Suite 220,  
 Exton, PA 19341

**TAYLOR, DOUGLAS McLEOD also known as**

**DOUGLAS M. TAYLOR,  
 DOUG TAYLOR and  
 D.M. TAYLOR, dec'd.**  
 Late of Borough of Bryn Athyn.  
 Executor: H. ROSLYN TAYLOR,  
 c/o Marilyn F. Smith, Esquire,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671.

ATTORNEY: STEPHANIE A. HENRICK,  
 HIGH SWARTZ, LLP,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671

**VOEHL, BETTY M., dec'd.**

Late of Lower Merion Township.  
 Executor: EDWARD FACKENTHAL.  
 ATTORNEY: EDWARD FACKENTHAL,  
 1945 Swedesford Road,  
 Malvern, PA 19355,  
 484-318-7979

**WISMER, JANET NAOMI, dec'd.**

Late of East Norriton Township.  
 Executrix: DIANE FOOSE,  
 2105 Chestnut Avenue,  
 Norristown, PA 19403.

**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*

**Massey Powell** with its principal place of business at 2622 Butler Pike, Plymouth Meeting, PA 19462.

The name of the entity owning or interested in said business is: Massey Powell Enterprises, Incorporated.

The application has been on.

**William H. Maston, Esquire**  
 123 S. Broad Street, 28th Floor  
 Philadelphia, PA 19109

**Worms and Dirt** with its principal place of business at 460 Beck Road, Souderton, PA 18964-2208.

The name of the entity owning or interested in said business is: Pennsylvania Visual Graphics, Inc..

The application has been filed on March 7, 2016.

**William H. Maston, Esquire**  
 123 S. Broad Street, 28th Floor  
 Philadelphia, PA 19109

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**TRUST NOTICES**
**Second Publication**

**REVOCABLE LIVING TRUST OF  
HELEN C. FROSTY  
Helen C. Frosty, Deceased  
Late of Conshohocken Boro,  
Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Successor Trustees:** Patricia Johnson and Joann McDonough  
c/o Michael S. Connor, Esq.  
644 Germantown Pike, Ste. 2-C  
Lafayette Hill, PA 19444

**Or to their Atty.: Michael S. Connor  
Michael S. Connor, LLC**  
644 Germantown Pike, Ste. 2-C  
Lafayette Hill, PA 19444

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**EXECUTIONS ISSUED**

**Week Ending April 5, 2016**

**The Defendant's Name Appears  
First in Capital Letters**

- ALDERFER, BRADLEY: HUNTINGDON VALLEY BANK, GRNSH. - Ford Motor Cr Co, et al.; 200524004.
- BLACKSTONE, KEISHA: FREEDOM CREDIT UNION, GRNSH. - Ge Money Bank, et al.; 201220513; \$1,994.00.
- BROWN, HARRY: FIRST NIAGARA BANK, GRNSH. - Discover Bank; 201021676.
- BRYANT, ALPHA: GOLDEN, ALPHA: UNKNOWN HEIRS - Wells Fargo Bank, et al.; 201529679; \$87,141.28.
- BURGOS, CHRIS: LOCK 911 EMERGENCY LOCKSMITHS - Yellowbook, Inc.; 201121051; WRIT/EXEC.
- BURKE, KEVIN: WELLS FARGO BANK, GRNSH. - Bank Of America Na; 201522502; \$8,858.28.
- BURKE, TANISHA: BANK OF AMERICA, GRNSH. - Lvnv Funding, LLC; 201434017; WRIT/EXEC.
- CAMPBELL, DONNA: NATIONAL PENN BANK, GRNSH. - Discover Bank; 201021677.
- CARMONA, FRANCISCO: BANK OF AMERICA, GRNSH. - Lvnv Funding, LLC; 201424347; \$1,708.64.
- CAVASMI, SVETLANA - Walnut Meadows, LLC; 201526975; WRIT/EXEC.
- CURRY-FEDERER, JENNIFER: CURRY, JENNIFER: FEDERER, JAMES - Wells Fargo Bank Na, et al.; 201522508; \$407,696.45.
- DECOTEAU, DANIEL: UNITED STATES OF AMERICA - Jpmorgan Chase Bank National Association; 201600321; \$110,131.22.
- DELAFUENTE, NEIL: TD BANK, GRNSH. - Lvnv Funding, LLC; 201303740; WRIT/EXEC.
- DEMATTEO, EDWARD: CITIZENS BANK, GRNSH. - Discover Bk; 200731216; WRIT/EXEC.
- DEMETRIOU, THEODORE: MARIE - Us Bank National Association As Trustee; 200944770; AMEND IN REM ORDER/172,583.19.
- DEPAUL, CHRISTOPHER: DENISE: CONESTOGA BANK, GRNSH. - Valley Forge Towers South Condo Association; 201601448; \$3,896.38.
- DOVE, LAURA: KENWORTHY, EDWIN - Wells Fargo Bank National Association, et al.; 201420299; \$182,462.55.
- DUDLEY, ALBERT: ALESSA - Us Bank National Association C/O Ocwen Loan Servicing, LLC; 201528189.
- ELY, ANDREA: HARTER, CHRISTOPHER: UNITED STATES OF AMERICA - Nationstar Mortgage, LLC; 201520975; \$226,267.93.
- FARROW, CRYSTAL: WELLS FARGO BANK, GRNSH. - Rhode Island Student Loan Authority; 201109692; \$22,418.91.
- FRIEDMAN, RALPH: ROYAL BANK OF PENNA, GRNSH. - Td Bank Usa Na As Successor In Interest To Target National; 201601450; \$7,701.72.
- GARLAND, KATRINA - Deutsche Bank National Trust Company; 201134187; \$238,221.58.
- GENTILE, ROBERT: JENNIFER - Citimortgage, Inc., et al.; 201133384; WRIT/EXEC.
- GERSON, MITCHELL: ANDREA: THE UNITED STATES OF AMERICA, ET AL. - Wells Fargo Bank Na, et al.; 201501698; \$397,252.10.
- GM BURKE, LLC - Cheltenham Township School District; 201418349; WRIT/EXEC.
- GRATTI, NICOLE: WELLS FARGO BANK, GRNSH. - Harvest Credit Management Vii, LLC, et al.; 201115599; \$2,968.96.
- HACKMAN, LYNN: UNIVEST BANK AND TRUST CO, GRNSH. - Indian Valley Meadows Community Association; 201524535.
- HANER, ANDREW - Perkiomen Valley School District; 201214069; WRIT/EXEC.
- HENDERSON, SHIRLEY - Pottstown School District; 201512722; WRIT/EXEC.
- HERON, EDWARD: CITIZENS BANK, GRNSH. - Td Bank Usa Na As Successor In Interest To Target National; 201525362; \$3,533.98.
- HERTZOG, CHARLES: CITIZENS BANK NA, GRNSH. - Discover Bank; 201036326; \$15,887.58.
- HOGANS, SANDRA: RILEY - Bank Of America Na; 201529660.
- HUNSBERGER, BRUCE: CHERYL - Wells Fargo Bank Na; 201519197.
- JOHNSON, ALBERTINA - Lsf8 Master Participation Trust; 201521358; \$254,581.03.
- JOHNSON, MONIQUE: FRANKLIN MINT FCU, GRNSH. - Nelnet, Inc.; 201527508; \$8,026.11.
- JONES, MARLO - Cheltenham Township School District; 201510588; WRIT/EXEC.
- JOSEPHSON, DANIEL: ANDREA - Us Bank National Association, et al.; 201429320.
- KHAN, KAMRAN: CITIZENS BANK, GRNSH. - Qureshi, Samir, et al.; 201604922; \$3,510.00.
- KOSTEN, BRET: TD BANK, GRNSH. - Discover Bank; 201020895; \$17,909.66.
- KRADZINSKI, AMY: WELLS FARGO BANK, GRNSH. - Asset Acceptance, LLC, et al.; 201018376; WRIT/EXEC.

LEE, MYUNG: PNC BANK, GRNSH. - Midland Funding; 201511530; \$2,398.16.  
 LEVY, BARRY: DIAMOND CU, GRNSH. - Ally Financial, Inc.; 201407563; \$6,659.08.  
 LILLY, JOHN: BANK OF AMERICA, GRNSH. - Lvnv Funding, LLC; 201308183; \$7,684.61.  
 MICKLES, GARY: PNC BANK, GRNSH. - Discover Bank; 201529029; \$17,494.14.  
 MOORE, KIMBERLY: CITIZENS BANK, GRNSH. - Providence View Condominium Association; 201605845; WRIT/EXEC.  
 MOSSAIDES, CARY: WELLS FARGO BANK, GRNSH. - Discover Bank; 201427437; \$14,247.53.  
 PARK, SUNG: PNC BANK, GRNSH. - Discover Bank; 201526879; \$12,008.38.  
 PETRUCCI, LINDA - Wells Fargo Bank Na; 201501603.  
 PRONSATI, BLASE: MICHELLE - Finance Of America Mortgage, LLC; 201532287; \$354,087.56.  
 RADOMSKI, JENNIFER: BENEFICIAL BANK, GRNSH. - Discover Bank; 201502941; \$11,386.57.  
 ROMANENKO, BORIS: CITIZENS BANK NA, GRNSH. - Discover Bank; 200901449; \$9,960.54.  
 ROSE, KYLE: CITIZENS BANK, GRNSH. - Discover Bank; 201515463; \$10,363.70.  
 RUSSELL, MARY: MARY - Wells Fargo Bank Na, et al.; 201415206; \$52,879.17.  
 SHOEMAKER, NORRIS: ROBERT - Wells Fargo Bank Na, et al.; 201409760; ORDER/JDMT 120,654.95.  
 SLETTEN, JOSEPH - Us Bank National Association As Trustee, et al.; 201532662; \$254,144.02.  
 SMITH, HAROLD: ANN - Wells Fargo Bank Na, et al.; 200922499; IN REM ORDER/254,277.42.  
 SNEKET, LEE - Wells Fargo Financial Pennsylvania, Inc., et al.; 201500687; \$233,643.32.  
 SNYDER, ROBERT: BB&T BANK, GRNSH. - Discover Bank; 200901917; \$5,781.46.  
 STRAUSS, MICHELLE: ADAM: UNIVEST BANK AND TRUST CO, GRNSH. - Indian Valley Meadows Community Association; 201526540.  
 SUL, KYUNG: CITIBANK, GRNSH. - Discover Bank; 201001605; WRIT/EXEC.  
 SWEET, REBECCA - Pottstown School District; 201515534; WRIT/EXEC.  
 TANNER AVENUE AUTO BODY, INC.: TD BANK, GRNSH. - Harleysville Preferred Insurance Company; 201526908.  
 TAYLOR, MICHAEL: FIRST NIAGARA BANK, GRNSH. - Discover Bank; 201017938.  
 TEMPLE, LIZA: KAREN: ADRIAN - Loandepot Com; 201528572; \$216,001.30.  
 TERRY, EVERETT - Everbank; 201529318; \$217,004.56.  
 TOMCZAK, MIKE: CITIZENS BANK, GRNSH. - First Commonwealth Federal Credit Union; 201531273.  
 TWARON, ROBERT: CITIZENS BANK, GRNSH. - Discover Bank; 200920233; \$3,937.16.  
 VAGNOZZI, CHRISTA: CHRISTA: DEAN - Bank Of America Na, et al.; 201409648; ORDER/705,379.43.  
 VERY BEST RESTAURANT, LLC - Pnc Bank National Association; 201605816; WRIT/EXEC.  
 WEITZEL, KAREN: BANK OF AMERICA, GRNSH. - Discover Bank; 201108771; \$9,759.28.  
 WESTLEY, INC.: UNIVEST BANK AND TRUST CO, GRNSH. - V-Talese, Inc.; 201529681; WRIT/EXEC.

WHITEHURST, WYLETHIA: PNC BANK, GRNSH. - Beneficial Consumer Discount Company, et al.; 201037112; \$14,642.47.  
 YOUNG, TINA: WARREN - Deutsche Bank National Trust Company; 201526967; ORDER IN REM/78,452.38.  
 ZIELINSKI, MICHAEL: DANIELLE: UNITED STATES OF AMERICA - Aurora Loan Services, LLC, et al.; 201108418; \$187,896.76.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending April 5, 2016**

**The Defendant's Name Appears  
First in Capital Letters**

ALEXY, TAMMI - Midland Funding Llc; 201605479; Judgment fr. District Justice; \$1171.11.  
 ALMEKLAFI, MOGEEB: DIPPAUL, VICTORIA: DOUBLE TT DINER - Karalis, Jerry; 201605832; Complaint In Confession of Judgment Mone; \$456897.77.  
 ALTEMOSE, ARTHUR - Stride Card Llc; 201605530; Judgment fr. District Justice; \$1,702.82.  
 ANDERSON, BEVERLY - Merck Sharp And Dohme Federal Credit Union; 201605406; Judgment fr. District Justice; \$7,845.70.  
 ASPEN CHIMNEY SERVICE - Cordella, Anna; 201605872; Judgment fr. District Justice; \$2526.91.  
 BEAVERS, MALIKA - Midland Funding Llc; 201605541; Judgment fr. District Justice; \$2656.52.  
 BERKLEY COURT PHASE 1 - Harry G Hey And Sons; 201605916; Mechanics Lien Claim; \$32,342.00.  
 BINGMAN, KATHY - Midland Funding Llc; 201605618; Judgment fr. District Justice; \$2981.25.  
 BROWNHOLTZ, DANIEL - Midland Funding Llc; 201605576; Judgment fr. District Justice; \$5212.06.  
 BUSTION, ANTONIO - Americredit Financial Services Inc; 201605532; Judgment fr. District Justice; \$7,391.94.  
 CALCIANO, AUSTIN - Shmuelu, Yochi; 201605861; Certification of Judgment; \$5708.15.  
 CHOI, YOUNG - Dan Helwig Inc- Realtors; 201605928; Judgment fr. District Justice; \$5,984.42.  
 CLASSY AUTOMOTIVE CAR CLEAN INC - Bryn Mawr Trust Company; 201605436; Complaint In Confession of Judgment; \$343,838.12.  
 CORBIN, BARBARA - Midland Funding Llc; 201605445; Judgment fr. District Justice; \$1,978.23.  
 ETTORRE, MICHELLE - Midland Funding; 201605440; Judgment fr. District Justice; \$3,158.87.  
 FORD, SHAWN - Midland Funding Llc; 201605507; Judgment fr. District Justice; \$1094.77.  
 FREDERICK, TOM: LEVINE, STEVE - Ingram, Ronald; 201605637; Judgment fr. District Justice; \$815.81.  
 GABRIELE, JOSEPH - Midland Funding Llc; 201605641; Judgment fr. District Justice; \$1485.80.  
 GOODMAN, SHAWON - Midland Funding Llc; 201605490; Judgment fr. District Justice; \$925.75.  
 GRAVELEY, DEANNA - Midland Funding Llc; 201605504; Judgment fr. District Justice; \$943.20.  
 GUYGER, DAVID - Midland Funding Llc; 201605418; Judgment fr. District Justice; \$1,169.66.

HARP, JOSEPH: MILLER, GWENDOLIA - Tri County Area Federal Credit Union; 201605544; Complaint In Confession of Judgment; \$72,298.12.

HUDSON, STEPHEN - Midland Funding Llc; 201605500; Judgment fr. District Justice; \$8022.39.

JBL STAFFING INC: HERMAN, CRAIG - Santander Bank Na; 201605647; Complaint In Confession of Judgment; \$28,367.16.

JOHNSON, VICTORIA - Midland Funding Llc; 201605442; Judgment fr. District Justice; \$1,345.00.

JOSEPH A VAN LOON & SONS PLUMBING & HEATING INC - Santander Bank Na; 201605454; Complaint In Confession of Judgment; \$22,413.74.

KERINS, MICHAEL - Midland Funding Llc; 201605446; Judgment fr. District Justice; \$1,081.66.

LEE, TAISHA - Midland Funding Llc; 201605622; Judgment fr. District Justice; \$1297.48.

LEHMAN, BRIAN - Lvnv Funding Llc; 201605778; Certification of Judgment; \$5,602.99.

LOUGHIN, MATT: A FINISHING TOUCH PAINTING - Sherwin-Williams Co; 201605878; Judgment fr. District Justice; \$9125.64.

LOVELACE-SQUARE, LEAH - Midland Funding Llc; 201605612; Judgment fr. District Justice; \$948.03.

LUNA ROSA INC: MAZZELLA PBC INC: MAZZELLA, ANTHONY - Pearl Beta Funding Llc; 201605643; Certification of Judgment; \$51636.75.

MAGRANN, CHRISTY - Midland Funding Llc; 201605545; Judgment fr. District Justice; \$2351.02.

MAHON, ROBERT - Midland Funding Llc; 201605554; Judgment fr. District Justice; \$1,006.99.

MALANTONIO, MARK - Midland Funding Llc; 201605563; Judgment fr. District Justice; \$1,260.66.

MARANKI, JAMES - Lvnv Funding Llc; 201605891; Certification of Judgment; \$1910.04.

MCFADDEN, FLORENCE - Midland Funding Llc; 201605506; Judgment fr. District Justice; \$906.94.

MCFADDEN, SAMUEL - Americredit Financial Services; 201605537; Judgment fr. District Justice; \$10,102.04.

MCINTYRE, JENNIFER - Midland Funding Llc; 201605539; Judgment fr. District Justice; \$983.73.

MILLER, JOSEPH - Pnc Bank National Association; 201605815; Complaint In Confession of Judgment; \$248,155.56.

MIRARCHI BROTHERS INC - Fulton Bank Na; 201605846; Complaint In Confession of Judgment; \$1,869,439.59.

MIRARCHI BROTHERS INC - Fulton Bank Na; 201605915; Complaint In Confession of Judgment; \$4,688,913.92.

MURRAY, JOSEPH - Midland Funding Llc; 201605571; Judgment fr. District Justice; \$1,801.28.

NAM, SUNG - Midland Funding Llc; 201605468; Judgment fr. District Justice; \$4,957.17.

ORPEN, CYNTHIA - Capital One Bank Usa Na; 201605886; Certification of Judgment; \$8271.75.

RAY, C. - Tasa Group Inc; 201605896; Judgment fr. District Justice; \$6,324.80.

REES COMPANIES INC - Branch Banking & Trust Company; 201605488; Complaint In Confession of Judgment; \$356593.42.

REES COMPANIES INC - Branch Banking & Trust Company; 201605494; Complaint In Confession of Judgment; \$702515.94.

RICHINO, BETH - Midland Funding Llc; 201605533; Judgment fr. District Justice; \$1444.40.

ROSS, JERRY: JACQUELINE - Cavalry Spv I Llc; 201605457; Judgment fr. District Justice; \$1,500.00.

RUSHTON, WILLIAM - Covenant Bank; 201605459; Complaint In Confession of Judgment; \$398,894.26.

SHEA, THOMAS - Prescott, Joanne; 201605639; Judgment fr. District Justice; \$478.50.

SHUSTER, AMY - Pnc Bank National Association; 201605810; Complaint In Confession of Judgment; \$248,155.56.

SLEETS, SUSAN - Midland Funding; 201605642; Judgment fr. District Justice; \$2731.08.

SNYDER, ROBERT - Midland Funding Llc; 201605458; Judgment fr. District Justice; \$8,799.91.

STOUT, TIFFANY - Midland Funding Llc; 201605542; Judgment fr. District Justice; \$1455.18.

SYHAPANYA, QUITA - Midland Funding Llc; 201605573; Judgment fr. District Justice; \$1056.19.

SYKES, KIMBERLY - Midland Funding Llc; 201605606; Judgment fr. District Justice; \$1064.65.

TRACANNA, STEPHEN: BRENDA - Fbw Three Llc; 201605838; Complaint In Confession of Judgment; \$141,494.06.

TRUE, ROBERT - Midland Funding Llc; 201605472; Judgment fr. District Justice; \$1,902.22.

TRUSKY, JOHN - Rgm And Associates; 201605569; Judgment fr. District Justice; \$11709.43.

TURKIN, BETH - Chaess, Harrison; 201605893; Judgment fr. District Justice; \$1391.63.

UNITED TEREX INC - Arno Italiana Srl; 201605523; Foreign Judgment; \$195,492.00.

VERED, ZACH - Midland Funding Llc; 201605638; Judgment fr. District Justice; \$1038.14.

VERY BEST RESTAURANT LLC - Pnc Bank National Association; 201605816; Complaint In Confession of Judgment; \$WRIT/EXEC.

WARIDI, ZENOBIA - Philadelphia Department Of Revenue; 201604946; Certification of Judgment; \$103.56.

WARIDI, ZENOBIA - City Of Philadelphia; 201605234; Certification of Judgment; \$83.25.

WARIDI, ZENOBIA - Phila Department Of Revenue; 201604934; Certification of Judgment; \$100.66.

WARIDI, ZENOBIA - City Of Phila Dept Of Revenue; 201605826; Certification of Judgment; \$135.55.

WARIDI, ZENOBIA - City Of Phila Dept Of Revenue; 201605828; Certification of Judgment; \$138.94.

WARIDI, ZENOBIA - City Of Phila Dept Of Revenue; 201605844; Certification of Judgment; \$135.32.

WARIDI, ZENOBIA - City Of Philadelphia Department Of Revenue; 201605795; Certification of Judgment; \$256.12.

WARIDI, ZENOBIA - City Of Philadelphia Department Of Revenue; 201605790; Certification of Judgment; \$131.43.

WELCHMAN, BRENDA - Erickson, Bryce; 201605624; Foreign Judgment; \$2615.00.

WELCHMAN, BRENDA: ARLEN - Erickson, Bryce; 201605629; Foreign Judgment; \$1,500.00.

WELSH, ROBERT - Midland Funding Llc; 201605486; Judgment fr. District Justice; \$1,171.40.

WILSON, JOSHUA - Midland Funding Llc; 201605480; Judgment fr. District Justice; \$1,138.23.

**ABINGTON TWP. - entered municipal claims against:**  
Kelleher, Robin; 201605814; \$560.71.

**CHELTENHAM TWP. -****entered municipal claims against:**

Pillar, Charles: Jennifer; 201605871; \$1696.84.

**CHELTENHAM TWP. SCHOOL DIST. -****entered municipal claims against:**

Pillar, Charles: Jennifer; 201605847; \$7580.84.

**PENNA. DEPT. OF REV. -****entered claims against:**

Allman, Jerome; 201660655; \$727.06.  
 Alphadetail Inc; 201660660; \$136968.44.  
 Als Auto Care Inc; 201660548; \$849.84.  
 Alvarez, Juan: Gasga, Elizabeth; 201660681; \$935.68.  
 Ammar, Sabeen: Aa & F Inc; 201660672; \$8260.46.  
 Arnolds Used Office Furniture Llc; 201660539;  
 \$30916.92.  
 Augustine Enterprises; 201660665; \$2445.94.  
 Bailis Pipe & Steel Inc; 201660544; \$909.83.  
 Bartlett, James; 201660570; \$2862.74.  
 Beale, Angela: Tawfeeq, Dante; 201660529; \$3605.28.  
 Becker, Frederick: Marro, Sheneequa; 201660647;  
 \$313.22.  
 Becky, Raymond; 201660531; \$918.92.  
 Beggin, Carla; 201660645; \$3174.27.  
 Bhuyan, Hansa; 201660554; \$8823.36.  
 Boyd, Erik; 201660574; \$10843.07.  
 Boyd, Erik; 201660679; \$2947.13.  
 Braun, Christopher; 201660525; \$1249.82.  
 Broadnax, Garland; 201660691; \$10735.42.  
 Brown, Iula; 201660682; \$1212.26.  
 Buckmans Inc; 201660542; \$9679.70.  
 Burrell, Gregory: Maria; 201660657; \$10762.63.  
 Carmichael, Sean; 201660639; \$4771.52.  
 Casey, Timothy: Jennifer; 201660567; \$6353.51.  
 Chavez, Martine; 201660522; \$6827.90.  
 Conner, John; 201660677; \$2237.06.  
 Contemporary Staffing Solutions Inc; 201660545;  
 \$3330.68.  
 Corbin, Gary: Gough, Patricia; 201660656; \$1466.78.  
 Court Order Grille Llc; 201660671; \$257.32.  
 Dabo, Sheik; 201660527; \$1858.13.  
 Damiani, Gina; 201660552; \$6413.88.  
 Dascher, William; 201660530; \$2339.51.  
 Dauphin, Marie; 201660693; \$487.91.  
 Davis, Brandon; 201660688; \$5344.84.  
 Davis, Charles; 201660572; \$17499.86.  
 Dawkins, John; 201660536; \$79539.94.  
 Decastro, Raquel; 201660555; \$627.15.  
 Defren, Melissa; 201660524; \$2244.48.  
 Disalvi, Anthony; 201660643; \$572.69.  
 Dmx Inc; 201660663; \$680.63.  
 Durieux, Hector; 201660683; \$7680.04.  
 Eddies Landscaping Llc; 201660538; \$1183.71.  
 Engle, Scott: Salamone, Julia; 201660521; \$1069.18.  
 Estate Of Mildred Johnson; 201660653; \$9964.07.  
 Fine Sign Designs Inc; 201660556; \$2075.87.  
 Fmp Media Solutions Inc; 201660541; \$1102.50.  
 Fuller, David; 201660646; \$8342.27.  
 Galway Group Inc; 201660670; \$422.98.  
 Gibson, Jack; 201660576; \$287.22.  
 Gilroy, Scott; 201660666; \$2281.41.  
 Golson, Brian; 201660566; \$9678.10.  
 Gonnet, Salamata; 201660648; \$1321.35.  
 Gonzalez, Omar: Cruz, Avelina; 201660690; \$7060.86.

Guarna, Theodore: Ted Guarna Enterprises Llc;  
 201660673; \$7476.57.  
 Gwiazda, Dominic; 201660565; \$2520.04.  
 H G Associates Inc; 201660543; \$660.40.  
 H20 At Home Incorporated; 201660547; \$533.75.  
 Havard, Robert: Margaret; 201660577; \$794.57.  
 Howard, Michael; 201660573; \$559.95.  
 Hunter, Aryanna; 201660650; \$4629.22.  
 Jo Dan Madalisse Ltd Llc; 201660537; \$34417.68.  
 Keel, Frank: Newberykeel, Theresa; 201660649;  
 \$17395.09.  
 Kempf, Annabelle; 201660533; \$3087.39.  
 King, Angela; 201660534; \$2902.76.  
 Koss Pest Control Inc; 201660546; \$2154.07.  
 Leonard K Hill & Associates P C; 201660558; \$635.00.  
 Levy, Bret; 201660696; \$299.92.  
 Lord, Timothy; 201660652; \$7542.72.  
 Marengo, Stephen; 201660651; \$1303.20.  
 Mcdevitt, Kathleen; 201660520; \$2603.99.  
 Mcinerney, John; 201660654; \$2589.01.  
 Mcminn, William: Joan; 201660640; \$4144.65.  
 Medford, Earnest; 201660569; \$1662.06.  
 Meir, Yosef; 201660638; \$1319.39.  
 Merkins, Wayne; 201660697; \$17986.43.  
 Mitman, Kurt: Righos, Mary; 201660532; \$1073.25.  
 Morrison, E.; 201660667; \$8571.15.  
 Mukherjee, Anirban: Sahatpure, Smita; 201660695;  
 \$9039.97.  
 Murray, Francis; 201660550; \$5746.41.  
 Murray, Francis: Vanessa; 201660553; \$2744.84.  
 Pailin, Joseph: Helen; 201660568; \$3276.34.  
 Park Avenue Construction Inc; 201660560; \$652.99.  
 Penn Mutual Asset Management Inc; 201660661;  
 \$1072.05.  
 Phillyplant Service & Rentals Inc; 201660664;  
 \$3788.87.  
 Piggott, James: Fuller, Jessica; 201660642; \$879.47.  
 Powell, Patrick; 201660676; \$1800.65.  
 Price, Charles; 201660659; \$1358.05.  
 Richman, Brad: Karls Furniture Inc; 201660641;  
 \$8738.39.  
 Rutter, David; 201660575; \$5248.45.  
 Ryan, Joann; 201660571; \$4619.66.  
 Samuel Eatons Bar & Grill Inc; 201660685; \$2677.81.  
 Sanders, Walter; 201660535; \$1140.56.  
 Scheirer, Harold; 201660689; \$1171.83.  
 Schonour, Gil; 201660563; \$4481.54.  
 Sheehan, R.; 201660675; \$424.28.  
 Slack, Annette; 201660526; \$617.95.  
 Slack, Annette; 201660523; \$2789.44.  
 Sorrells, Anthony; 201660694; \$3402.27.  
 Steinberg, Laurence; 201660644; \$5909.70.  
 Sung, Chol; 201660559; \$632.65.  
 Super Suds Mobile Power Wash Inc; 201660549;  
 \$827.86.  
 Theorem Cllncial Research Inc; 201660662; \$533.75.  
 Tiff Investment Program Inc Multi A; 201660561;  
 \$54791.46.  
 Toussaint, Gabriette; 201660551; \$4483.83.  
 Tredinnick, Robert; 201660564; \$5440.28.  
 Universal Capital Services Inc; 201660557; \$4054.39.  
 Valenti, Anthony; 201660692; \$2686.91.  
 Valentine, Bruce; 201660678; \$3793.70.  
 Vantrieste, Mary; 201660684; \$2374.16.  
 Webb, Allen; 201660674; \$3431.62.  
 Westlake United Corp; 201660540; \$744.52.  
 White, Keith; 201660669; \$6095.70.

Wilber, Robert; 201660687; \$4400.97.  
 Wills, Barry; 201660562; \$856.74.  
 Wolfrom, Joseph; Vivian; 201660528; \$6132.13.  
 Wysong, Bryan; 201660668; \$6542.06.  
 Yi, Seung; 201660680; \$4080.68.  
 Yuh, Kyung; Hoe; 201660658; \$336.95.  
 Zavala, Antonio; 201660686; \$17760.31.

**PERKIOMEN VALLEY SCHOOL DIST. -  
 entered municipal claims against:**

Scavello, Genaro; 201605842; \$1231.25.

**POTTSGROVE SCHOOL DIST. -  
 entered municipal claims against:**

Sowa, David; Wilson, Dena; 201605868; \$5490.27.

**POTTSTOWN BORO. AUTH. -  
 entered municipal claims against:**

Brunner, Harry; Joann; 201605812; \$912.57.  
 Deutsche Bank National Trust Company; 201605811;  
 \$905.30.  
 Jaspersen, Nancy; 201605867; \$277.23.

**POTTSTOWN SCHOOL DIST. -  
 entered municipal claims against:**

Bechtel, Janice; 201605743; \$3,491.83.

**UNITED STATES INTERNAL REV. -  
 entered claims against:**

Astro Tent Rental Llc; 201670275; \$5891.28.  
 Banks, Danielle; 201670269; \$124062.34.  
 Caliendo, John; 201670272; \$37299.93.  
 Coppock, Reid; 201670273; \$852.02.  
 Farrell Auto Body Llc; 201670268; \$29603.84.  
 Fitzcharles, Kathy; 201670267; \$12641.95.  
 Garofalo, Elisa; 201670260; \$11095.02.  
 Karpinski, Joseph; 201670262; \$56968.31.  
 Kosmin, Sandra; 201670277; \$44470.13.  
 Levy, Robert; 201670263; \$86047.35.  
 Lorusso, Vincent; 201670276; \$68302.25.  
 Lucas, Martin; Gabriele; 201670266; \$1943.47.  
 Pfeiffer, Jeffrey; Lorraine; 201670264; \$15004.43.  
 Rheam, Christopher; Lisa; 201670241; \$4,064.48.  
 Schienholtz, Raymond; 201670271; \$32520.00.  
 Siliquini, Christopher; Ultimo Eyewear; 201670274;  
 \$2021.71.  
 Straface, Steven; 201670265; \$2940.93.  
 Watkinson, Colleen; 201670261; \$64502.28.  
 Williams, Barry; Danielle; 201670270; \$586867.74.

**UPPER MONTGOMERY JOINT AUTH. -  
 entered municipal claims against:**

Voels, Mark; Judith; 201605543; \$1797.02.

**UPPER MORELAND TWP/HATBORO BORO.  
 JOINT SEWER AUTH. -  
 entered municipal claims against:**

Hoffman, Ron; Shea; 201605855; \$482.86.  
 Kelchmer, Juliet; 201605856; \$482.13.  
 Leiss, Charlene; Lajeunesse, Deadra; 201605857;  
 \$521.30.  
 Morrissey, Joseph; 201605858; \$589.39.  
 Solodovnikova, Larissa; Yechiel, Borido; 201605859;  
 \$2,084.61.

**UPPER PERKIOMEN SCHOOL DIST. -  
 entered municipal claims against:**

Ployd, Wayne; Brenda; 201605841; \$4072.72.

**UPPER POTTSBURY TWP. -  
 entered municipal claims against:**

Nealy, Reginald; Fazik, Pamela; 201605874; \$882.84.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending April 5, 2016**

**Decedent's Name Appears First,  
 Then Residence at Death, and  
 Name and Address of Administrators**

BENSON, ESTHER H. - Cheltenham Township;  
 Benson, Betty J., 127 E. Pastorius Street  
 Philadelphia, PA 19144; Turner, Corliss,  
 1723 Chelsea Road Lamott, PA 19027.  
 COURSEY, JOAN - Douglass Township;  
 Coursey, David L., Jr., 124 Sorrel St  
 Stroudsburg, PA 18360.  
 DESANTIS, SILVIO J. - Plymouth Township;  
 Desantis, Glenn D., 728 Renel Road  
 Plymouth Meeting, PA 19462.  
 DIMAIO, CHERYL A. - Lower Salford Township;  
 Dimαιο, Richie Christa, 2037 Main St  
 Voorhees, NJ 08043.  
 ENGLISH, ANN C. - Horsham Township;  
 Fisher, Dennis J., 310 Cottman Avenue  
 Cheltenham, PA 19012.  
 ERNEY, DALE - Franconia Township; Krebs, Dawn R.,  
 854 Old Bethlehem Road Quakertown, PA 18951.  
 FORBES, MARGARET - North Wales Borough;  
 Harmon, Donna, 144 Pinehurst Way  
 Gilbertsville, PA 19525.  
 FURMAN, DORA - Abington Township;  
 Goldich, Renee S., 6204 Key Court  
 Bensalem, PA 19020.  
 GAGNE, HALI M. - Cheltenham Township;  
 Gagne, W. R., 515 Cresheim Valley Road  
 Wyndmoor, PA 19038.  
 JONES, RAYMOND L. - Abington Township;  
 Hungler, Eva, 635 Washington Lane  
 Rydal, PA 19046.  
 KLOSTERMAN, BARRY R. - Royersford Borough;  
 Klosterman, Max, 339 Church Street  
 Royersford, PA 19468.  
 LANGELO, VICTOR A. - Lower Merion Township;  
 Langelo, Victor J., 2 Brookside Drive  
 Topsham, ME 04086.  
 LUCAS, YOLANDA - Rockledge Borough; Lucas,  
 Soraya, 219 Rockledge Avenue  
 Rockledge, PA 19046.  
 MCAVOY, HENRY C. - Lower Merion Township;  
 Mcavoy, Norman, Jr., 905 Stoke Road  
 Villanova, PA 19085.  
 SCHEELER, LISA J. - Abington Township;  
 Milligan, T. J., 335 Morris Road  
 Ft. Washington, PA 19034.  
 WASSERMAN, ANNA - Upper Moreland Township;  
 Wasserman, Tamara, 544 E. 11Th Street  
 New York, NY 10009.  
 WEISS, LINFORD E. - East Greenville Borough;  
 Mauer, Karen W., 214 E. 6Th Street  
 East Greenville, PA 18041.



WOBENSMITH, THOMAS F. - Upper Moreland Township;  
Wobensmith, Stephanie V., 26 Russ Street  
Hartford, CT 06106.  
WONG, LIN OI KAM - Cheltenham Township;  
Mark, Linda, 7512 Brookfield Rd  
Elkins Park, PA 19027.

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## SUITS BROUGHT

**Week Ending April 5, 2016**

**The Defendant's Name Appears  
First in Capital Letters**

ACME/NEW ALBERTSONS INC:  
WOLFSON GROUP INC - Driban, Diane;  
201604896; Civil Action; Shaw, Andrew B.  
ADAMS, KEITH - Ditech Financial Llc; 201605435;  
Complaint In Mortgage Foreclosure; Wapner, Peter.  
BATCHELOR, MICHAEL: MCKEOGH, LOUISE -  
Grosik, Adam; 201605805; Civil Action;  
Mittman, Jeremy Z.  
BDO USA LLP: BDO BDO SEIDMAN LLP -  
Gramercy Advisors Llc; 201605514; Foreign Subpoena.  
BECK, JASON - Beck, Shayna; 201605583;  
Complaint Divorce.  
BLOCKER, JOSEPH - Midland Funding Llc; 201605559;  
Defendants Appeal from District Justice;  
Tuttle, Alexander G.  
BLYTHE, LEOPOLD: ARLENE: ARLENE, ET.AL. -  
Wells Fargo Bank Na; 201605419; Complaint In  
Mortgage Foreclosure; Wapner, Peter.  
BRUNTON, ELIZABETH - Brunton, Vernon;  
201605674; Complaint Divorce.  
BRYSON, MAUREEN - Ostopowicz, Leon; 201605525;  
Complaint In Partition; Clement, Michael J.  
CAIRN TERRIER CLUB OF AMERICA -  
Kaplan, Ilene; 201605843; Civil Action;  
Rosenthal, Harry S.  
CHOI, WON - American Express Bank Fsb; 201605394;  
Defendants Appeal from District Justice.  
CHRIST, ZACHARY - Mateja, Jessica; 201605408;  
Complaint for Custody/Visitation; Carroll, Eric S.  
COLLIER, KATHLEEN: FRANKLIN  
FLOORING INC - Shirey, Theresa; 201605804;  
Civil Action; Wohlgelemler, Ezra.  
CORNEY, SHARON - Discover Bank; 201605673;  
Civil Action; Dougherty, Michael J.  
DAVIS, TONY - Durrell, Sharon; 201605903;  
Petition.  
DELUCAS, TINA - Damore, Philip; 201605675;  
Complaint for Custody/Visitation; Pagnanelli, Enrico.  
DELZOTTI, NICHOLAS - Von Morris Corporation;  
201605593; Foreign Subpoena.  
DOHERTY, MARY LOU: JAMES - Bowie, Patricia;  
201605527; Defendants Appeal from District Justice.  
DOLGA, ELIZABETH - Grimm, Gary; 201605752;  
Petition to Appeal Nunc Pro Tunc.  
DUFF, JULIE - American Express Centurion Bank;  
201605869; Civil Action; Cawley, Jonathan Paul.  
ELMAN, MICHAEL - American Express Centurion  
Bank; 201605818; Civil Action; Felzer, Jordan W.  
FAGAN, AMY: JOHN - Deutsche Bank  
National Trust Company; 201605850; Complaint  
In Mortgage Foreclosure; Wapner, Peter.  
GAINEY, LETASHA - Beard, Justin; 201605397;  
Support/Exceptions.  
GALLAGHER, EMILY: SIMON, ZACHARY -  
Gallagher, Brenda; 201605562; Complaint for  
Custody/Visitation.  
GAMBONE, JAMES - Amann, George; 201605499;  
Civil Action; Mancini, Nicholas M.  
GAVANUS, MICHAEL - Frick, Nancy; 201605808;  
Complaint Divorce; Vanbuskirk, Michael H.  
GH COOPER PROPERTIES INC - Sherrel  
Investments Group Llc; 201605712;  
Foreign Subpoena.  
GLENN, DOROTHY - Wells Fargo Bank Na;  
201605852; Complaint In Mortgage Foreclosure;  
Wapner, Peter.  
GORCEY, BOBBY - Gorcey, Kimberly; 201605560;  
Complaint Divorce; Taylor, Nancy L.  
HAYWOOD, KATIE - Gregg, Jamie; 201604189;  
Complaint for Custody/Visitation.  
HENDERSON, DARREN: TWINZ INC -  
Great Harvest Franchising Inc; 201605441;  
Civil Action; Gargiulo, Claire L.  
HENDLEY, DWAYNE - Hendley, Stephanie;  
201605724; Complaint Divorce.  
HIGGINS, CHRISTINE - Bauman, Brian; 201605635;  
Petition; Rounick, Jack A.  
HOYLE, THOMAS: SEPIDEH - Law Offices Of  
Alan R Mege; 201605501; Civil Action;  
Mege, Alan R.  
JOSHI, KEDAR - Erie Insurance Exchange; 201605365;  
Civil Action; Watson, J. Scott.  
KAUFMAN, MELISSA - Kaufman, Eric; 201605509;  
Complaint Divorce; Shoemaker, Gerald L., Jr.  
KIM, GI - Portfolio Recovery Associates Llc;  
201605416; Civil Action; Brown, Carrie A.  
KOCH, KATRINA: DUSZA, KATRINA -  
Jpmorgan Chase Bank National Association;  
201605585; Complaint In Mortgage Foreclosure;  
Wapner, Peter.  
KOPP, JILLARCANGELA: MANCUSO,  
JILLARCANGELA - Kopp, Joshua; 201605769;  
Complaint Divorce; Dubin, David I.  
LAHEE, RAUL: RAUL - American Express  
Centurion Bank; 201605820; Civil Action;  
Felzer, Jordan W.  
LCIA INC: ABC CORP: CAMPISANO  
INSURANCE AGENCY, ET.AL. - Munoz  
Trucking Corp; 201605895; Foreign Subpoena.  
LEELAND, CHRISTOPHER: QUALITY  
SLATE ROOFING - Edwards, Joanne; 201605830;  
Defendants Appeal from District Justice.  
MADDOX, EDGAR - Galimore, Alisa; 201605515;  
Complaint Divorce.  
MARIS, DAVID: MARIJA - Citimortgage Inc;  
201605398; Complaint In Mortgage Foreclosure;  
Lobb, Jonathan.  
MASER, GEORGE: KRISTI - Hsbc Bank Na;  
201605848; Complaint In Mortgage Foreclosure;  
Schuler, Lauren.  
MATTIE, JOAN: JOAN - Wells Fargo Bank Na;  
201605511; Complaint In Mortgage Foreclosure;  
Wapner, Peter.  
MC DEVITT, JANICE: JANICE - American Express  
Centurion Bank; 201605821; Civil Action; Felzer,  
Jordan W.  
MCCARTHY, SHAWN - Portfolio Recovery  
Associates Llc; 201605836; Civil Action;  
Polas, Robert N., Jr.

- MCGOWAN, JOHN - Arcadia University; 201605367; Plaintiffs Appeal from District Justice; Scian, Kimberly F.
- MCKENNA, MICHAEL: BETH - Dennisville Lake Campers Resort Condominium Association Inc; 201605548; Foreign Subpoena.
- MCNERNEY, BRENDAN: TASHA - Wells Fargo Bank Na; 201605395; Complaint In Mortgage Foreclosure; Etkowicz, Jonathan M.
- MERRICK, JOHN - Kusi Appouh, Jennie; 201605549; Support/Exceptions.
- MINANNO, CHARLES - Cunningham, Amylynn; 201605908; Complaint Divorce; Griffis, Jodi L.
- MINTZER, LISA - Mintzer, Scott; 201605714; Complaint Divorce.
- MITCHELL, MARY - Bank Of America Na; 201605825; Civil Action; Lashin, Arthur.
- MORALES-VALASQUIEZ, MARIO: GONZALEZ, AMADO - State Farm Mutual Automobile Insurance Company; 201605513; Civil Action; Allen, Robert.
- MULL, CHARLES - Sanchez-Mull, Jamie; 201605772; Complaint Divorce.
- MURATAJ, ERION - Discover Bank; 201605667; Civil Action; Dougherty, Michael J.
- NICOLAS, SABATHA - Pinckney, Isaiah; 201605140; Complaint for Custody/Visitation; Kolsky, Rebecca L.
- OBRIEN, PATRICIA - Ditech Financial Llc; 201605393; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- OBRIEN, THOMAS: THOMAS - American Express Centurion Bank; 201605839; Civil Action; Cawley, Jonathan Paul.
- OISTER, ROBERT - Toth, Gabriella; 201605761; Petition for Protection from Sexual Viol.
- PANETTA, WILLIAM - Cavalry Spv I Llc; 201605636; Defendants Appeal from District Justice.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Boccellas Service Center; 201605448; Appeal from Suspension/Registration/Insp; Sager, Adam.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Burns, Steven; 201605512; Appeal from Suspension/Registration/Insp; Goldman, William L., Jr.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Miller Robinson, Juli; 201605627; Appeal from Suspension/Registration/Insp; Merlie, Alfred J.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Brennan, John; 201605565; Appeal from Suspension/Registration/Insp; Sager, Adam.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Burns, Steven; 201605512; Appeal from Suspension/Registration/Insp; Goldman, William L., Jr.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Lee, Julia; 201605780; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Mathis, Laelia; 201605897; Appeal from Suspension/Registration/Insp; Kellis, Steven.
- PETERSON, STERLING - Conyon, Sabrina; 201605817; Complaint for Custody/Visitation.
- PILEGGI, LORENZO - Dunkley, Olitto; 201605716; Civil Action; Ernst, Stephen.
- REINHARDT, RICHARD - Portfolio Recovery Associates Llc; 201605409; Civil Action; Brown, Carrie A.
- REYNOLDS, RICHARD - Wells Fargo Bank Na; 201605423; Complaint In Mortgage Foreclosure; Schiff, Justin.
- ROESLER, RICHARD - Limerick Township; 201605360; Declaration of Taking Eminent Domain Gov; Mcgrory, Joseph J., Jr.
- ROTONDO, REBECCA: EISAMAN, REBECCA: ROTONDO, REBECCA - Lonon, Kenneth; 201605526; Civil Action; Edelberg, Andrew J.
- SANTONI, THOMAS - Roundpoint Mortgage Servicing Corporation; 201605428; Complaint In Mortgage Foreclosure; Wapner, Peter.
- SCAVALLO, JOSEPH: JOE THE HANDYMAN - Getchell, Ken; 201605827; Defendants Appeal from District Justice.
- SCHMALENBERGER, SEAN - Kee, Samantha; 201605575; Complaint Divorce.
- SHANNON, DANIELLE - Shannon, Kevin; 201605424; Complaint for Custody/Visitation.
- SHUMSKY, PERRY - Ortiz, Jose; 201605434; Civil Action; Ginsburg, Bruce M.
- SILVER, RASHIDA - Byrd, Richard; 201605601; Civil Action; Greenfield, Stephen J.
- SIMONS, MICHELE - State Farm Mutual Automobile Insurance Company; 201605851; Civil Action; Allen, Robert.
- SMITH, SCOTT - Coles, Emily; 201605080; Complaint for Custody/Visitation.
- STEPANSKY, JACOB: IRINA - Khodash, Zhanna; 201605540; Civil Action; Cherry, Mark Stuart.
- STRATEGIC PROPERTY TRUST LLC - Schlouch Incorporated; 201605865; Petition; Williams, Ronald L.
- STUDEBAKER, MARY - Deforrest, Kurt; 201605809; Civil Action; Rowan, Michael P.
- SWARTZ, BRUCE: DEANNE: VANDERGRIFT, DEANNE - Wells Fargo Bank Na; 201605407; Complaint In Mortgage Foreclosure; Wapner, Peter.
- TRANSPORTATION MUSEUM - Saligman, Ira; 201605401; Petition.
- UNKNOWN HEIRS: BIDDY, MARTHA: SOHOSKI, DAVID - Jp Morgan Chase Bank National Association; 201605519; Complaint In Mortgage Foreclosure; Holloway, Regina.
- WHEELAN, LINDA - Portfolio Recovery Associates Llc; 201605437; Civil Action; Brown, Carrie A.
- WILEY, SARAH - Discover Bank; 201605551; Civil Action; Cawley, Jonathan Paul.
- WILLIAMS, RICHARD - Mills, Ryan; 201605806; Support/Exceptions.
- ZOMORRODIAN, BUIAN - Discover Bank; 201605677; Civil Action; Dougherty, Michael J.

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**WILLS PROBATED**
**Granted Week Ending April 5, 2016****Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Executors**

- ALLEN, LORETTA V. - Lower Gwynedd Township;  
Allen, Dolores A., 520 Canterbury Road  
Norristown, PA 19403; Byrnes, Marybeth A.,  
207 Farview Road East Norriton, PA 19401.
- ALLMER, HUGO - Abington Township;  
Allmer, Edwin, 7820 Fillmore Street  
Rockledge, PA 19046.
- ANCONA, DOROTHY G. - Abington Township;  
Ancona, Edgar D., 199 N. Green Bay Road  
Lake Forest, IL 60045.
- ASH, JOAN G. - Lansdale Borough; Ash, Jeffrey,  
102 Stonecrest Road Ridgefield, CT 06877;  
Cooper, Leonard J., 1650 Market Street  
Phila, PA 19103.
- BAGOLY, NANCY C. - Lower Salford Township;  
Bagoly, Shelley L., 3923 Boteler Road  
Mount Airy, MD 21771.
- BAILLIFF, GLORIA G. - Souderton Borough;  
Bailiff, Robert W., 140 E Church St  
Souderton, PA 18964.
- BANKS, OLIVE L. - Ambler Borough;  
Thomas, Leza A., 1671 Summit Avenue  
Willow Grove, PA 19090.
- BASORE, MICHELE - Hatfield Township;  
Sullivan, Anthony, 199 Oberlin Terrace  
Lansdale, PA 19446.
- BONNET, ROBERT C. - Horsham Township;  
Ingham, Barbara J., 409 Chestnut St  
Darby, PA 19023.
- DAVIES, ELIZABETH E. - Worcester Township;  
Davies, Stevan L., 17 Marabee Street  
Dallas, PA 18612.
- DAVIS, MARGARET A. - Whippain Township;  
Brown, Kathleen H., 4032 Ellicott Street  
Alexandria, VA 22304; Davis, James G.,  
880 Trenton Lane North Plymouth, MN 55411.
- DETATO, DAVID M. - Horsham Township;  
Memenamin, Jeannine M., 31 Jacamar Drive  
Voorhees, NJ 08043-1608.
- DICAPRIO, JOHN - West Norriton Township;  
Dicaprio, Marion, 402 Brandon Rd  
Jeffersonville, PA 19403.
- DIGGS, DELORES A. - Towamencin Township;  
Williams, Richard E., 532 Greenwood Ct  
Harleysville, PA 19438.
- DOUGHERTY, JAMES J., JR. - Ambler Borough;  
Dougherty, James J., 104 Montgomery Avenue  
Erdenheim, PA 19038.
- DUAN, PING - Upper Gwynedd Township;  
Lou, Zhensheng, 1317 Gwynedale Way  
Lansdale, PA 19446.
- GALLAGHER, EDWARD R. - Franconia Township;  
Gallagher, Elizabeth S., 160 Wellington Square  
Souderton, PA 18964.
- GERHARD, ROBERT C., SR. - Cheltenham Township;  
Gerhard, Robert C., Jr., 222 South Easton Road  
Glenside, PA 19038.
- GOLDFINE, BEATRICE - Horsham Township;  
Ben-Maimon, Carole S., 359 Brookway Road  
Merion Station, PA 19066.
- GOSHOW, EZRA M. - Franconia Township;  
Goshow, John M., 2041 W. Rock Road  
Perkasie, PA 18944; Goshow, Ronald M.,  
2155 Old Woods Road Green Lane, PA 18054;  
Yoder, Norman Y., 295 Green Hill Road  
Telford, PA 18969.
- GRAZIANO, MICHAEL E. - Abington Township;  
Graziano, Edward, 8632 Midland Avenue  
Phladelpia, PA 19136; Tolomeo, Christina M.,  
1732 Aidenn Lair Road Dresher, PA 19025.
- GREBB, FRANK P. - Upper Frederick Township;  
Stevenson, Barbara A., 1758 Allentown Road  
Lansdale, PA 19446.
- GREENE, JOANNE J. - Upper Dublin Township;  
Park, Sharon, 240 E. Illinois St Chicago, IL 60611.
- GREY, VANESSA E. - Upper Dublin Township;  
Grey, Cynthia L., 23 Briarhill Road  
Cedar Grove, NJ 07009-1903.
- HALLOWELL, HENRY II - Lower Moreland Township;  
Hallowell, Iii Henry W., 88 Plymouth Circle  
Hershey, PA 17033.
- HANLON, JOHN A. - Upper Moreland Township;  
Stevens, Joan H., 124 Upper Tincum Church Rd  
Erwinna, PA 18920.
- HEINCER, CATHERINE M. - Horsham Township;  
Heincer, Ellen D., 313 Evergreen Road  
Horsham, PA 19044; Heincer, Henry J.,  
4021 Fairway Road Lafayette Hill, PA 19444.
- HILDEBRAND, JOYCE R. - East Norriton Township;  
Spause, Joann H., 1822 Carson Drive  
Norristown, PA 19403-2704.
- HOOLIHAN, ROBERT J. - Upper Merion Township;  
Hoolihan, Joanne M., 155 Pinecrest Lane  
King Of Prussia, PA 19406.
- JONES, ROBERT - Abington Township;  
Perry, Michael, Jr., 597 Fox Chase Rd  
Rockledge, PA 19046.
- KEMMERER, MARY B. - Hatfield Township;  
Toal, Joanne, Po Box 4157 Casper, WY 82604.
- KNIGHT, ANN M. - Souderton Borough;  
Knight, Jennifer, 88 Reliance Square  
Telford, PA 18969.
- LAWS, CAROLYN M. - Skippack Township;  
Dillard, Daniele L., 946 Cholet Drive  
Collegeville, PA 19426.
- LEEDOM, JOYCE - Hatfield Township; Abel, Jodi,  
7 Maple Street Quakertown, PA 18951;  
Landolt, Charyl, 605 Mininger Rd  
Souderton, PA 18964.
- LEONARD, RICHARD F. - Whitmarsh Township;  
Leonard, Lynn S., 505 Brook Lane  
Conshohocken, PA 19428.
- LESHER, ARLENE E. - Upper Salford Township;  
Gerhard, Linda J., 274 Washington Court  
Trappe, PA 19426; Leshner, John W. Iii,  
1066 Scenic View Drive Schwenksville, PA 19473.
- LEVIN, NORMAN L. - Abington Township;  
Levin, Cheryl J., 2774 Nw 80Th Avenue  
Sunrise, FL 33322.
- LEWANDOWSKI, FRANCIS T. - Hatfield Township;  
Staropoli, Christine M., 15 Tower Circle  
Perkasie, PA 18944.
- LORINE, MARGUERITA - Lower Merion Township;  
Rich, Herbert P., Jr., 123 Cherry Blossom Drive  
Churchville, PA 18966.
- LUDWICK, MARY W. - Lower Merion Township;  
White, Laura E., 1149 Maplecrest Circle  
Gladwyne, PA 19035-1337.

- LUMSDEN, JEAN C. - Upper Frederick Township;  
Coronel, Marjorie L., 1785 St Andrews Drive  
Pottstown, PA 19464.
- MAHONEY, TIMOTHY J., JR. - Lower Merion Township;  
Mahoney, Megan L., 1650 Mount Pleasant Road  
Villanova, PA 19085; Nehrbas, Danna,  
1660 Mount Pleasant Road Villanova, PA 19085.
- MASON, GWENDOLYN H. - Perkiomen Township;  
Wilkie, Paula M., P.O. Box 245 Kulpville, PA 19443.
- MCKENNA, DENNIS F. - Limerick Township;  
Mchenry, Eileen M., 22 St Andrews Blvd  
Limerick, PA 19468.
- MILEY, EILEEN - Abington Township;  
Miley, Kenneth P., 1021 Briar Ridge Way  
East Greenville, PA 18041.
- MILLER, SHIRLEY M. - Upper Pottsgrove Township;  
Miller, Wade F., 118 Hanover Drive  
Pottstown, PA 19464.
- MORANO, MARGARET - Whitpain Township;  
Carlino, Kathy, 901 Walton Road  
Blue Bell, PA 19422.
- MULLIN, ELSIE B. - Lower Providence Township;  
Mullin, Richard M., 13 Greentree Lane  
Malvern, PA 19355-2094.
- NESSBITT, RICHARD - Springfield Township;  
Nesbitt, Linda S., 5 Jones Avenue  
Flourtown, PA 19031.
- NOON, JAMES T. - Abington Township;  
Noon, Theresa A., 415 Solly Avenue  
Philadelphia, PA 19111.
- PALOMBI, GAETANO P. - ; Wisznieski, Catherine,  
84 Derstine Rd Hatfield, PA 19440.
- RUBIN, MEG B. - Lower Gwynedd Township;  
Footer, Ronald, 516 Goodland Place  
Rockville, MD 20850; Footer, Vicki,  
516 Goodland Place Rockville, MD 20850.
- SANDERS, ROBERT A. - Cheltenham Township;  
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- SANDONE, HELEN - Springfield Township;  
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- SCHANKWEILER, ALISIA F. - Pottstown Borough;  
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583 Virginia Avenue Pottstown, PA 19464;  
Schankweiler, John, Jr., 1456 Unionville Road  
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- SHEPPLEMAN, THEODORE C. - Horsham Township;  
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- SHERRETTA, SHEILA - Abington Township;  
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- SINGER, DORRITT N. - Worcester Township;  
Webb, Kathleen, 94 Debonair Drive  
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- SLOTKIN, ALAN - Cheltenham Township;  
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Wyncote, PA 19095; Slotkin, Barry, 317 Oak Road  
Glenside, PA 19038.
- THOMAS, JOSEPH E. - Whitemarsh Township;  
DeLong, Paula, 14 Forest Road  
Wayne, PA 19087-3204.
- TOREN, MAY - Lower Merion Township;  
Mcadoo, Mckinley C., 259 N. Radnor Chester Road  
Radnor, PA 19087-5287; Toren, Glenn A.,  
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Toren, John R., 17813 W. 69Th Street  
Shawnee, KS 66217; Toren, Kevin G.,  
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- TOUEY, CHRISTINE - Lower Merion Township;  
Clay, Martin, 21 Thornbird Way  
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- VAIL, FRANCES L. - Whitemarsh Township;  
Mcandrews, Rebecca V., 856 Willamsburg Blvd  
Downingtown, PA 19335; Rogers, Deborah J.,  
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Wildwood Crest, NJ 21047; Vail, Robert J.,  
2005 Pleasantwood Rd Fallston, MD 21047;  
Vail, Timothy, 13403 King John Rd  
Parks, AZ 86018.
- VAN, METRE RUTH A. - Upper Merion Township;  
Cummins, Donna L., 110 8Th Street  
Bridgeport, PA 19405.
- VILLIE, DRITTA - Lower Merion Township;  
Samango, Carolyn, 37 Rosedale Rd  
Wynnewood, PA 19096.
- WALP, RICHARD J. - Upper Salford Township;  
Walp, Ruth E., 2131 Old Skippack Road  
Woxall, PA 18979.
- WOLCHKO, JOHN J. - Lower Gwynedd Township;  
Wolchko, Jacqueline, 624 Greycliff Lane  
Lower Gwynedd, PA 19002.

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## RETURN DAY LIST

April 25, 2016  
COURT ADMINISTRATOR

**All motions “respecting discovery” in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCCH electronic directory for assigned courtroom.**

1. Bangert v. Nationwide Life Insurance Company - Motion for Pro Hac Vice Admission of Charles J. Vinicombe, Esquire (Seq. 24 D) - **G. Badey - A. Gallogly.**
2. Bank of New York Mellon v. Miletto - Plaintiff's Petition to Set Aside Sheriff's Sale (Seq. 21) - **M. Freedman.**
3. Bank of New York Mellon v. Peck - Motion to Strike (Seq. 5) - **J. Lobb.**
4. Bengal Converting Services, Inc. v. Gibney - Motion to Compel Production of Documents (Seq. 19 D) - **D. Gould - G. Berkowitz.**
5. Berkowitz v. Cargurus, LLC - Defendant Cargurus, Inc.'s Motion for Admission Pro Hac Vice of Charles L. Solomon (Seq. 8 D).
6. Birch v. Taggart - Motion for Enlargement of Time (Seq. 7).
7. Birch v. Taggart - Motion to Strike (Seq. 5).

8. *Bolig v. Phelps* - Petition to Withdraw as Counsel (Seq. 26) - **C. Guido**.
9. *Boubert v. Martin* - Motion to Compel Plaintiff's Discovery (Seq. 7 D) - **A. Sciolla - G. Mondjack**.
10. *Calle v. Jones* - Motion to Compel Responses to Defendant's Interrogatories and Request for Production of Documents (Seq. 24 D) Only Docket #201506129 - **D. Cheetham**.
11. *Central Mortgage Company v. Sinni* - Motion to Reassess Damages (Seq. 28) - **J. Kolesnik - C. Campbell**.
12. *Chung v. Maple Ridge Homeowners Association* - Motion to Compel Deposition (Seq. 37 D) - **M. Simon - V. Verbeke**.
13. *CitiMortgage, Inc. v. Campbell* - Petition to Reinstate Case to Active Status (Seq. 13) - **G. Javardian**.
14. *Cohen-Corbman v. Dukat* - Defendant's Motion to Compel Plaintiffs' Discovery (Seq. 12 D) - **B. Cooper - S. Stenson**.
15. *Dennison v. Sciarrino* - Motion to Compel Discovery (Seq. 10 D) - **A. Gagliano**.
16. *Durezlin v. Thomas* - Motion to Compel Plaintiffs to Make Themselves Available for Deposition (Seq. 12 D) - **J. Kofsky - J. Godin**.
17. *Fox Subacute at Clara Burke, Inc. v. Dunsmore* - Petition to Vacate Arbitration Award and for Related Relief (Seq. 0) - **K. Goodkind - K. Kerns - W. Pugh**.
18. *Frank v. Skillman* - Motion to Compel IME of Plaintiff Valerie Frank (Seq. 25 D) - **M. Hoffman**.
19. *Glen Associates v. Montgomery County Board of Assessment Appeals* - Motion to Compel Discovery (Seq. 28) Only Docket #201034343 - **N. Stein - J. Price**.
20. *Goliash v. Corne* - Motion to Compel Plaintiffs' Answers to Discovery Requests (Seq. 9d) - **S. Carpey - J. Godin**.
21. *Hibu, Inc. v. Eckley* - Plaintiff's Motion to Compel Answers to Discovery (Seq. 11 D) - **M. Lessa - J. Claffy**.
22. *Hibu, Inc. v. Galerman & Tabakin, LLP* - Motion to Amend Answer With New Matter (Seq. 31) - **M. Lessa - R. Wolfe - C. Levin**.
23. *Holley v. Chua* - Motion to Compel Discovery (Seq. 7 D) - **E. DiSandro - S. Polyakov**.
24. *Huffman v. Allen* - Motion to Compel Comp Co-Defendant's Discovery (Seq. 15 D) - **J. Rosenbaum - V. Harman**.
25. *Husler v. Pennsylvania American Water Company* - Motion to Compel Answers to Plaintiff's Discovery Requests (Seq. 31 D) - **L. Bendesky - A. Scariamazza**.
26. *Ivanoski v. Farrer* - Motion to Compel Discovery (Seq. 53 D) - **M. Feldman - M. Blefeld**.
27. *Johnson v. Greybush* - Plaintiff's Motion to Compel Discovery Responses from Defendant Meike Schuster, M.D. (Seq. 32 D) - **L. Aussprung - D. Camhi**.
28. *M&T Bank v. Burton* - Petition to Intervene (Seq. 59) - **M. Gairo - S. Axelrod**.
29. *Matrix Financial Services Corporation v. Webb* - Motion to Reassess Damages (Seq. 17) - **P. Wapner**.
30. *Midland Funding, LLC v. Davis* - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 6-D) - **A. Mege**.
31. *Milbert v. Agnew* - Petition to Withdraw as Counsel (Seq. 478) - **D. Ress - J. Black**.
32. *Mitchell v. Ramos* - Defendant's Motion to Compel (Seq. 9 D) - **K. Malloy - T. Palmer**.
33. *Montgomery Walk Condominium Association v. The Cutler Group, Inc.* - Motion of Defendant to Amend Its Answer to Assert Counterclaims (Seq. 44) - **S. Lupin - R. McBride**.
34. *Nationstar Mortgage, LLC d/b/a/v. Kulp* - Motion to Amend Complaint (Seq. 14) - **C. Connor**.
35. *Nationstar Mortgage, LLC v. Blow* - Motion to Reassess Damages (Seq. 14) - **J. Krohn**.
36. *Plenty v. Buckingham* - Motion to Compel Plaintiff's Response to Discovery Requests (Seq.-9 D) - **M. Greenfield - G. Stewart**.
37. *PNC Bank National Association v. Paradis, Inc.* - Plaintiff's Petition to Reassess Damages (Seq. 28) - **A. Sandoval**.
38. *Portfolio Recovery Associates v. Marion* - Motion for Leave to Amend Preliminary Objections (Seq. 18) - **F. Janello - D. Pearson**.
39. *Pritz v. Trico Nonferrous Metal Product* - Motion to Compel Responses to Requests for Production of Documents (Seq. 9 D).
40. *Pro Max Fence Systems, Inc. v. Deco Management Corporation* - Plaintiff's Motion to Compel Responses of Defendant Deco Management Corporation, to Plaintiff's Request for Production of Documents and Interrogatories (Seq. 44 D) - **T. Gelsinger**.
41. *Prosperity Group, Inc. v. Andreacchio* - Plaintiff's Motion to Compel Answers to Discovery (Seq. 21 D) - **M. Lessa - A. Tuttle**.
42. *Robinson v. Wawa, Inc.* - Motion to Compel Discovery Answers (Seq. 11 D) - **V. Williams - G. Smith**.
43. *Rowe v. Progressive Advanced Insurance* - Motion to Compel Discovery (Seq. 9) - **D. Liss - D. Friedman**.
44. *Rowles v. Bowers* - Motion to Compel Plaintiffs' Discovery Responses (Seq. 9 D) - **R. Stutman - J. Godin**.
45. *Simon v. Seltzer* - Petition to Withdraw as Counsel (Seq. 17) - **M. Steinberg - W. Levant**.
46. *State Farm Mutual Automobile Insurance Company v. Akinsuyi* - Motion to Compel Deposition (Seq. 15 D) - **T. McElhaney - J. O'Brien**.
47. *Steeer v. Kemler* - Amended Motion for Consolidation of Actions (Seq. 31) - **T. Sailer - C. Schweizer**.
48. *Tate v. Westway at Willow Grove, L.P.* - Motion for Leave to Amend (Seq. 2) - **R. Ostriak**.
49. *Tholley v. Brian* - Motion to Compel Plaintiffs' Discovery (Seq. 6 D) - **L. Artom-Ginzburg - V. Harman**.
50. *Ustayeva v. Santangelo* - Amended Motion for Consolidation of Actions (Seq. 39) - **A. Avrigian - J. Searfoss - C. Schweizer - J. Walsh - N. Ortiz**.
51. *Verizon Pennsylvania, LLC v. Volpe Express, Inc.* - Motion to Compel More Specific Answers to Discovery (Seq. 28 D) - **A. Salvatore - E. DeVine**.
52. *Washington v. Wyncote Academy* - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 7-D) - **M. Lalli - J. Delany**.
53. *Wells Fargo Bank, N.A. v. Martin* - Motion to Amend Complaint (Seq. 9) - **P. Wapner**.
54. *Wells Fargo Bank, N.A. v. Sussman* - Motion to Amend Complaint (Seq. 6) - **M. Wooters**.
55. *Withers v. Conti* - Motion to Compel Plaintiff's Discovery Responses (Seq. 8 D) - **C. Sokolow**.
56. *Yanessa v. Ambler Savings Bank* - Motion for Leave to Withdraw as Counsel (Seq. 35) - **M. Lipuma - H. Weinrich**.

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*PA Department of Welfare, 2008*



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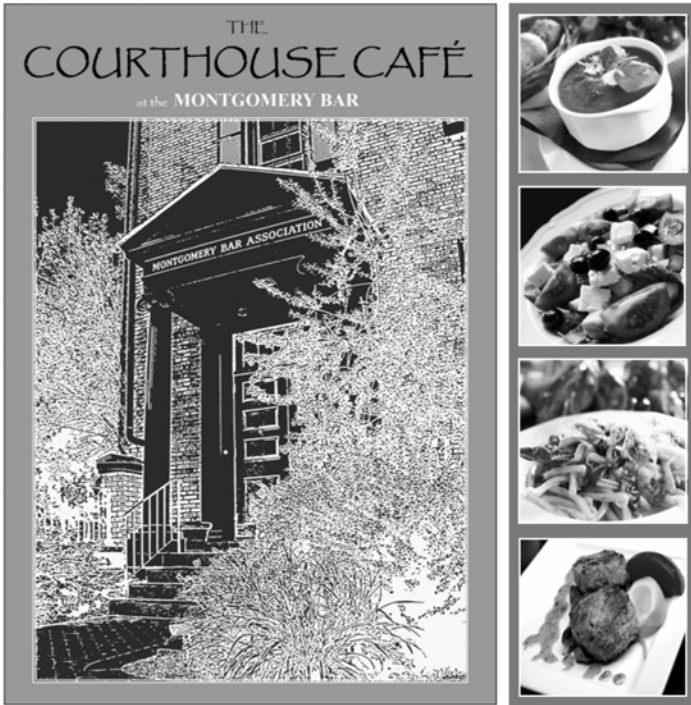
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