

SHERIFF'S SALES

By virtue of various writs issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at public sale on January 25, 2017 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on February 22, 2017 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

Second Publication

09-06592

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, with the 2 story brick and stone messuage 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 Northwestery 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 Southwestwardly 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: \$209,661.57.

Peter Wapner, Attorney. I.D. #318263

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

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

09-13706

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof made by Charles E. Shoemaker dated January 10, 1957, as follows, to wit:

BEGINNING at a point on the original center line of Meetinghouse Road (33 feet wide) but since widened 13.5 feet on the Northwestery side of the present width of 46.50 feet in this area, said point being at the distance of 700.45 measured North 65 degrees, 11 minutes, 30 seconds East along the said center line of Meetinghouse Road from the point of intersection which the said center line of Meetinghouse Road makes with the center line of Leopard Road (40 feet wide); thence from the first mentioned point and place of beginning and passing through Lot No. 24 on plan of Frazier Tract, approved by the Board of Township Commissioners of the Township of Abington, June 8, 1950, and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania, in Deed Book 2084, Page 601, June 24, 1950, and passing over a corner stone set on the Northwestery side of Meetinghouse Road, North 24 degrees, 48 minutes, 30 seconds West, 251.84 feet to a stone on the rear line of Lot No. 15 on said plan North 53 degrees, 27 minutes, 10 seconds East, 2.22 feet to an angle point, said angle point being also a corner stone and the common rear corner of Lot No. 15 and North 66 degrees, 54 minutes, 17 seconds East, 114.31 feet to a point on the rear line of the Lot No. 25 on the said plan; thence through Lot No. 25 on said plan, South 21 degrees, 29 minutes, 31 seconds East, 260.16 feet to a point in the original center line of Meetinghouse Road; thence the original center line of Meetinghouse Road South 70 degrees, 44 minutes, 30 seconds West, 121.41 feet to an angle point in the original center line of Meetinghouse Road South 65 degrees, 11 minutes, 30 seconds West, 10.52 feet to the place of beginning.

BEING part of Lot No. 24 and part of Lot No. 25.

TITLE TO SAID PREMISES IS VESTED IN Loudine Joseph, by Deed from Loudine Joseph and Jesse Scott, dated 11/20/2006, recorded 06/24/2008 in Book 5697, Page 01528.

Parcel Number: 30-00-42796-00-5.

Location of property: 950 Meetinghouse Road, Rydal, PA 19046-2432.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Loudine Joseph a/k/a Loudine Joseph** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$529,184.53.

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

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

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

09-15849

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision, Site Plan and Plan of Survey Lots 34, 34A and 35 Subdivider, James M. Bowe, 1201 Hunter Drive, Blue Bell, Pennsylvania made by Brandford Associates, Land Surveyors, N.J. License No. 24192 signed by Philip S. Shapiro, Land Surveyor, 105 Ford Avenue, Voorhees, N.J. 08043, dated 7/12/1983 and recorded in the recorder of Deeds Office on 11/4/1983 in Plan Book A-45, Page 93, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Sixteenth Avenue (sixty feet right-of-way line), said point being measured North forty-nine degrees, fifty-four minutes, no seconds West, one-hundred and seven feet from the Northwesterly side of Butler Pike (one-hundred right-of-way line) (also known as Fayette Street) (LR46110); thence extending from said point of beginning along Lots Numbers 34 and 35 as shown on the above mentioned plan South forty degrees, six minutes, no seconds West, one hundred and twelve and five-tenths feet to a point a corner of part of lands now or late of James H. Dougherty and Jane S. Dougherty; thence extending along part of the aforesaid lands North forty-nine degrees, fifty-four minutes, no seconds West, seventy-nine feet to point a corner of part of lands now or late of James M. and Elizabeth Bowe; thence extending along part of the aforesaid lands North forty degrees, six minutes, no seconds East, one hundred twelve and five-tenths feet to a point on the aforesaid Southwesterly side of Sixteenth Avenue; thence extending along the aforesaid Southwesterly side of Sixteenth Avenue South forty-nine degrees, fifty-four minutes, no seconds East, seventy-nine feet to the first mentioned point and place of beginning.

BEING known as Lot Number 34-A as shown on mentioned plan.

TOGETHER with the right of ingress and egress over a certain unopened street known as Sixteenth Avenue.

BEING the same premises which Jane Dougherty and Megan Dougherty in Deed dated May 24, 1988 and recorded May 26, 1988 in Deed Book 4874, Page 593, granted and conveyed unto Bowe Holding Company, Inc., a Corporation in fee.

Parcel Number: 49-00-11763-00-5.

Location of property: 1600 Sixteenth Avenue, Plymouth Township, Montgomery County, PA f/k/a 1514 Butler Pike (Rear), Plymouth Township, Montgomery County, PA.

The improvements thereon are: Commercial building.

Seized and taken in execution as the property of **Bowe Holding Company, Inc.** at the suit of Central Penn Capital Management, LLC, Assignee of VIST Bank, formerly Madison Bank, a Division of VIST Financial. Debt: \$47,803.24, together with interest from November 1, 2016 forward at the rate of 7.25% per annum (\$9.32 per diem), late charges, attorneys' fees, and collection costs.

Charles N. Shurr, Jr., Attorney.

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

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

09-20917

ALL THOSE two certain lots or pieces of ground, with the messuages or tenements thereon erected, situate at Bala, in **Lower Merion Township**, County of Montgomery, PA, aforesaid, described, as follows:

BEGINNING at a point in the middle line of Hampton Terrace (formerly Fifty First Street) at the distance of 322.50 feet Northwestwardly from the point of intersection of the center line of the Bales Hampton Terrace with the center line of City Avenue; thence extending South 64 degrees, 50 minutes West, 186.65 feet to a point, thence extending North 25 degrees, 10 minutes West, 50 feet to a point; thence extending North 64 degrees, 50 minutes East, 186.73 feet to a point in the middle line of said Hampton Terrace (formerly Fifty First Street); thence extending along said middle line of said Hampton Terrace, South 26 degrees, 12 minutes, 30 seconds East, 50 feet to the place of beginning.

BEGINNING at a point in the middle line of Hampton Terrace (formerly Fifty First Street) at the distance of 372.50 feet Northwestwardly from the Intersection of the center line of Hampton Terrace with the center line of City Avenue; thence extending South 84 degrees, 50 minutes West, 186.73 feet to a point; thence extending North 25 degrees, 10 minutes West, 5 feet end North 64 degrees, 50 minutes East, 186.64 feet to a point in the center line of Hampton Terrace (formerly Fifty First Street); thence along the center line of said Hampton Terrace. South 25 degrees, 12 minutes, 30 seconds East, 5 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Pawel Zwierzchowski by Deed from John M. Seaner, Jr., Executor of the Estate of Ann L. genoa and Success Services Ltd., Trustee for Johnmarie Property, by Bruce C. Weeber, Executive Director dated May 13, 2005 and recorded May 31, 2005 In Deed Book 05555, Page 2715.

Parcel Number: 40-00-22464-00-5.

Location of property: 10 Hampton Terrace, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Pawel Zwierzchowski** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2005-6. Debt: \$642,522.45.

Joseph I. Foley, Attorney.

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

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

09-21316

ALL THAT CERTAIN lot or tract of ground, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Northwestern side of Robinson Avenue (formerly known as Berkley Avenue) (50 feet wide), said point being at the distance of two hundred ninety-three and fifty-four one-hundredths feet measured along the said Northwestern side of Robinson Avenue, South seventy-two degrees, eighteen minutes West from the point formed by the intersection of the said Northwestern side of Robinson Avenue; thence extending from the place of beginning, South seventy-two degrees, eighteen minutes West along the said Northwestern side of Robinson Avenue fifty-two and no one-hundredths feet to a point; thence North seventeen degrees, forty-two minutes West, one hundred twenty-five and no one-hundredths feet to a point; thence North seventy-two degrees, eighteen minutes East, fifty-two and no one-hundredths feet to a point; thence South seventeen degrees, forty-two minutes East, one hundred twenty-five and no one-hundredths feet to a point on the said Northwestern side of Robinson Avenue and place of beginning.

BEING part of Lot #927 and Lots #928 and #929, on plan of Willow Grove, Division No. 21.

UNDER AND SUBJECT to restrictions as may appear of record.

TITLE TO SAID PREMISES IS VESTED IN the Dorothy L. Huff Irrevocable Living Trust dated September 26, 2013, Joanne Travis and Gwendolyn Basketbill, Co-Trustees by Deed from Dorothy L. Huff, dated 09/26/2016 recorded 04/09/2014 in Deed Book 5909, Page 01000.

Parcel Number: 30-00-56996-00-7.

Location of property: 1552 Robinson Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dorothy L. Huff, The Dorothy Lee Huff Irrevocable Living Trust dated September 26, 2013, Joanne Travis and Gwendolyn Basketbill, Co-Trustees** at the suit of U.S. Bank National Association, as Trustee for The GSAMP Trust 2006-NC1 Mortgage Pass-Through Certificates, Series 2006-NC1. Debt: \$177,033.58.

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

09-31939

ALL THAT CERTAIN tract of land, situate in **Lower Salford Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, according to a subdivision made for Jeffrey F. Kratz by Urwiler & Walter, Inc. dated May 29, 1979, last revised August 23, 1979, as follows, to wit:

BEGINNING at a point on the Southeastly side of Quarry Road, LR 46058, said point being located the four following dimensions from the intersection of the centerline of Quarry Road, with the center line of Store Road: (1) along the centerline of Quarry Road 984 feet, more or less, measured Northeastwardly to a point; (2) leaving said centerline and extending South 88 degrees, 32 minutes East, 32.66 feet to a point on the Southeastly sideline of Quarry Road; (3) along said sideline, along the arc of a circle, curving to the left, having a radius of 215.00 feet, the arc distance of 48.00 feet to a point; (4) North 01 degrees, 27 minutes, 37 seconds East, 2.40 feet to the place of beginning; thence continuing along said sideline North 01 degrees, 27 minutes, 37 seconds East, 416.64 feet to a point in line of previously approved lands of Jeffrey F. Kratz subdivision; thence extending along said lands the two following courses and distances: (1) South 88 degrees, 32 minutes, 23 seconds East, 423.98 feet to a point; (2) North 49 degrees, 33 minutes, 20 seconds East, 471.98 feet to a point in line of lands of Earl Alexander subdivision; thence extending along said lands the three following courses and distances: (1) South 48 degrees, 00 minutes East, 294.11 feet to a point; (2) South 42 degrees, 06 minutes, 12 seconds West, 474.07 feet to a point; (3) South 01 degrees, 09 minutes, 29 seconds West, 181.12 feet to a point in line of Lot 1; thence extending along said lot North 88 degrees, 32 minutes West, 691.30 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey F. Kratz and Marguerite F. Kratz, h/w, by Deed from Jeffrey F. Kratz and Marguerite F. Kratz, h/w, dated 01/09/2009, recorded 01/29/2009, in Book 5720, Page 1651.

Parcel Number: 50-00-03523-00-9.

Location of property: 774 Quarry Road, Harleysville, PA 19438-2731.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey F. Kratz and Marguerite F. Kratz** at the suit of Citimortgage, Inc. s/b/m ABN AMRO Mortgage Group, Inc. Debt: \$1,565,267.63.

Peter Wapner, Attorney, I.D. #318263

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

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

10-02778

ALL THAT CERTAIN messuage 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 Northwestern 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 Southeasterly 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 402.

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 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.

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

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

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

10-05042

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of Willow Avenue Lots, made for George Goodby George Mebus, Inc., Engineers, Glenside, Pennsylvania, dated May 28th, 1958, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Willow Avenue (50 feet wide) measured the three following courses and distances along Willow Avenue from a point where the center line of Willow Avenue intersects the Northwesterly side of Old York Road (80 feet wide): (1) North 48 degrees, 35 minutes West, 202.93 feet to a point in said center line; (2) South 41 degrees, 25 minutes West, 25 feet to a point on said side of Willow Avenue; (3) North 48 degrees, 36 minutes West, 25 feet to the point of beginning; thence extending from said point of beginning, South 41 degrees, 25 minutes West, 192.39 feet to a point; thence extending North 48 degrees, 06 minutes, 42 seconds West, 175 feet to a point; thence extending North 41 degrees, 25 minutes East, 190.95 feet in a point on the said side of Willow Avenue; thence extending along the same, South 48 degrees, 35 minutes East, 175 feet to the first mentioned point and place of beginning.

Parcel Number: 31-00-28807-00-7.

Location of property: 1330 Willow Avenue, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **1330 Willow Avenue Associates, L.L.C.** at the suit of School District of Cheltenham Township. Debt: \$69,474.17.

Diane M. Boehret, Attorney.

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

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

10-07199

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

BEGINNING at a point on the Northerly side of the cul-de-sac at the end of Lori Lane (50 feet wide) which point is measured the 4 following courses and distances from a point of curve on the Northwesterly side of Freed Road, viz: (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point; (2) North 78 degrees, 48 minutes, 40 seconds West, 384.40 feet to a point; (3) on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 41.03 feet to a point of reverse curve; and (4) on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 49.23 feet to the place of beginning; thence extending from said point of beginning, Southwestwardly along said cul-de-sac on the Northerly side of Lori Lane on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 68.29 feet to a point; a corner of Lot No. 10 on said plan; thence extending along the same, and also along Lot No. 8, the 2 following courses and distances, viz: (1) North 54 degrees, 01 minute, 14 seconds West, 266.94 feet to a point; and (2) North 39 degrees, 32 minutes, 14 seconds East, 417.19 feet to a point in line of land now or late of John and Ruth Baumgartner; thence extending along the same and also partly along land now or late of Paul and Helene Satko, South 54 degrees, 07 minutes, 24 seconds East, 189.62 feet to a point, a corner of Lot No. 6; thence extending along the same, the 2 following courses and distances, viz: (1) South 35 degrees, 52 minutes, 36 seconds West, 176.15 feet to a point; and (2) South 11 degrees, 11 minutes, 20 seconds West, 205.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 as shown on said plan.

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph John Hanrahan, Lynn M. Hanrahan and The United 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 CWABS, 2004-BC5. Debt: \$381,967.27.

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

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

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

10-21149

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, and described according to a certain Plan thereof known as Plan of Subdivision made for L.W.T. Waller, Jr., by Russell S. Lyman, Registered Professional Engineer, dated June 30, 1966 and last revised November 15, 1966, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-10, Page 26, as follows, to wit:

BEGINNING at a point on the Northeastly side of a cul-de-sac (of irregular width) at the end of Waller Road (50 feet wide) said point being the six following courses and distances from a point of curve on the Southwestly side of Welsh Road (L.R. 46098) (46.50 feet wide): (1) leaving Welsh Road on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 41.15 feet to a point of tangent on the Northwestly side of Waller Drive; (2) South 39 degrees, 09 minutes, 20 seconds West along the Northwestly side of Waller Drive 517.75 feet to a point of curve; (3) Southwestwardly and Northwestwardly partly along the Northwestly side of Waller Drive and partly along the Northeastly side of Waller Drive (50 feet wide) on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 198.68 feet to a point of tangent on the Northeastly side of Waller Drive; (4) North 49 degrees, 46 minutes, 36 seconds West along the Northeastly side of Waller Drive 103.61 feet to a point of curve at beginning of said cul-de-sac; (5) Northwestwardly, Northwardly along the aforesaid cul-de-sac on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 41.31 feet to a point of reverse curve; and (6) Northwardly and Northwestwardly still along the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 19.50 feet to a point of beginning; thence extending from said point of beginning Northwestwardly and Southwestwardly along the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 98.19 feet to a point on the Northeastly side of the future extension of Waller Drive; thence extending North 49 degrees, 46 minutes, 36 seconds West along the Northeastly side of the future extension of Waller Drive 67.03 feet to a point; thence extending North 44 degrees, 02 minutes, 15 seconds East crossing the Southwestly side of a certain 30 feet wide right-of-way for drainage 150.33 feet to a point in the bed of said right-of-way; thence extending South 49 degrees, 46 minutes, 36 seconds East through the bed of the aforesaid right-of-way 140.10 feet to a point; thence extending South 40 degrees, 13 minutes, 24 seconds West recrossing the Southwestly side of said 30 feet wide right-of-way for drainage 122.22 feet to the first mentioned point and place of beginning.

TOGETHER with all of the grantor's right, title and interest in and to that portion of the future extension of Waller Drive abutting premises described above (as shown on said plan) bounded by the aforementioned cul-de-sac, (on the Southeast) the Northwestly line of the above described Lot Number 12 as produced (on the Northwest), the center line of the said proposed extension of Waller Drive (on the Southwest) and the Northeastly line of the proposed extension of Waller Drive (on the Northeast).

TOGETHER with the right (in common with the owners or occupiers of the other lots in the aforementioned Plan of Subdivision) to use all of the proposed extension of Waller Drive (as shown on said plan) for access to the premises conveyed hereby, provided however, that Grantees shall have no responsibility for the maintenance of the proposed extension of Waller Drive until such time as is made thereof.

TITLE TO SAID PREMISES IS VESTED IN Viktor Vasilenko, by Deed from Yuriy Mazik and Tatyana Mazik, dated 11/13/2009, recorded 11/17/2009, in Book 5750, Page 1746.

Parcel Number: 41-00-09322-00-6.

Location of property: 1269 Waller Drive a/k/a 1269 Waller Road a/k/a 1269 Walley Drive, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tatyana Mazik, Viktor Vasilenko and Yuriy Mazik** at the suit of MTGLQ Investors, L.P. Debt: \$410,890.16.

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

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

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

10-30127

ALL THAT CERTAIN piece of parcel land, with the buildings and improvements thereon erected, situate at Merion, in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, described, as follows, to wit:

BEGINNING at a point in the middle line of Heath Road at the distance of four hundred and forty-nine and seven-tenths feet measured Southwestward along the said middle line of Heath Road from its point of intersection with the middle line of Baird Road; thence extending South sixty-four degrees, fifty minutes West along the said middle line of Heath Road one hundred and ten and twenty-five one-hundredths feet to a point; thence extending North

twenty-nine degrees, thirty-seven minutes West along land now or late of the Highland Avenue Improvement Company, two hundred and thirty-nine one-hundredths feet to a point; thence extending North fifty-five degrees, nineteen minutes East, still along land now or late of The Highland Avenue Improvement Company, one hundred twenty-seven and fifty-seven one-hundredths feet to a point; thence extending South twenty-five degrees, ten minutes East, still along land now or late of The Highland Avenue Improvement Company, two hundred and twenty and eighty-eight one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jay M. Starr and Deborah Satya, by Deed from Stephen E. Mitteldorf and Esther Jaimez, h/w, dated 12/13/1999, recorded 03/02/2000, in Book 5308, Page 1993.

BY VIRTUE of Jay M. Starr 's death on or about 12/6/2015, his ownership interest was automatically vested in Deborah Satya.

Parcel Number: 40-00-24368-00-9.

Location of property: 547 Heath Road, Merion Station, PA 19066-1422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Deborah S. Starr a/k/a Deborah Satya** at the suit of Bank of America, N.A. Debt: \$638,474.43.

Peter Wapner, Attorney. I.D. #318263

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

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

10-30264

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Subdivision Plan Section 2 of Rexdale" made for Carsek Corporation by Herbert H. Metz, Inc., Registered Engineers dated May 4th, 1965 and revised July 6th, 1965 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book B-10, Page 118, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Grannery Lane (50 feet wide) said point being at the distance of 31.42 feet measured on the arc of a circle curving to the right having a radius of 20 feet from point of curve on the Southeasterly side of Hunter Lane (50 feet wide); thence extending from said point of beginning South 45 degrees, 34 minutes East along the Southwesterly side of Grannery Lane 95.09 feet to a point; thence extending South 44 degrees, 26 minutes West, 174 feet to a point; thence extending North 71 degrees, 34 minutes West, 60.97 feet to a point on the Southeasterly side of Hunter Lane aforesaid; thence extending along the Southeasterly side of Hunter Lane the 3 following courses and distances: (1) North 18 degrees, 26 minutes East, 102.93 feet to a point of curve; (2) Northeastwardly on the arc of a circle curving to the right having a radius of 150 feet the arc distance of 68.07 feet to a point of tangent; and (3) North 44 degrees, 26 minutes East, 22.48 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to the first mentioned point of tangent and place of beginning.

BEING Lot Number 18 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey B. Domenichetti and Michele Domenichetti, h/w, by Deed from Patrick A. Sedalis and Kathleen M. Sedalis-Johnson, dated 05/04/2007, recorded 05/10/2007, in Book 5646, Page 1952. Parcel Number: 56-00-03184-00-9.

Location of property: 244 Grannery Lane, North Wales, PA 19454-2305.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey B. Domenichetti and Michele Domenichetti** at the suit of Federal National Mortgage Association. Debt: \$374,008.97.

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

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

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

10-32429

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a subdivision plan of lots called "Bramble Gate" made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated December 1, 1970 and revised April 26, 197, as follows, to wit:

BEGINNING at a point on the Southwest side of Hedgewood Road, fifty feet wide measured the four following courses and distances along the side of Hedgewood Road from a point of tangent of a curve on the Northeast side of Maple Avenue, as now widened to forty-one and five-tenths feet by the addition of eight and five-tenths feet to the Northeast side of its original width of thirty-three feet: (1) Southeastwardly and Northeastwardly on the arc of a circle curving to the left with a radius of twenty feet, the arc distance of thirty-two and seventy-eight one-hundredths feet; (2) North forty-two degrees, fifty-six minutes East, two hundred two and fifty-seven one-hundredths feet; (3) North forty-seven degrees, ten minutes East, four hundred forty-two and fourteen one-hundredths feet; (4) Northeastwardly and Northwestwardly on the arc of a circle curving to the left with a radius of four hundred seventy-five feet, the arc distance of five hundred ninety-four and forty-three one-hundredths feet; thence from said point of beginning along Lot No. 10 South sixty-five degrees, twenty-eight minutes West, crossing a twenty feet wide drainage easement one hundred eighty-five and forty-seven one-hundredths feet to a point on the Southwest side of

said drainage easement and in line of land of Burton L. Pinkerton; thence along said land and along the Southwest side of said drainage easement North forty-two degrees, forty-five minutes, forty-three seconds West, seventy-four and forty one-hundredths feet to a point, a corner of Lot No. 12; thence along Lot No. 12 recrossing said drainage easement North forty-seven degrees, fourteen minutes, seventeen seconds East, one hundred ninety-nine and seventy-two one-hundredths feet to a point on the Southwest side of Hedgewood Road; thence along said side thereof Southeastwardly on the arc of a circle curving to the right with a radius of four hundred seventy-five feet, the arc distance of one hundred thirty-four and ninety-five one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 11 on said plan.

TITLE TO SAID PREMISES IS VESTED IN James Jablonsky a/k/a Julius J. Jablonsky and Marsha J. Jablonsky by Deed from Anthony M. DiLucia, Inc. dated October 24, 1972 and recorded October 25, 1972 in Deed Book 3799, Page 330.

Parcel Number: 35-00-04661-11-9.

Location of property: 1610 Hedgewood Road, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James Jablonsky a/k/a Julius J. Jablonsky and Marsha J. Jablonsky** at the suit of Wells Fargo Bank, N.A., s/i/t Wachovia Bank, N.A. Debt: \$374,899.62.

Jacob M. Ottley, Attorney.

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

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

10-36203

TRACT NO. 1:

ALL THAT CERTAIN lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania on the West side of Evans Street, North of West Street, bounded and described, as follows, to wit:

BEGINNING at a point on the West side of Evans Street at the distance of 150 feet Northward from the North line of West Street; thence Westward and at right angles with said Evans Street 140 feet to a 20 feet wide alley; thence along said alley Northward 29 feet to a point; thence Eastward and parallel with first named side 140 feet to said Evans Street and thence along the same Southwest 29 feet to the place of beginning.

BEING Lot No. 16 and the Southern 4 feet of Lot No. 16 in a plan of lots as laid out by Richards and Swinehart.

TRACT NO. 2:

ALL THAT CERTAIN lot or piece of land with the brick message thereon erected, situate in the Eighth Ward, **Pottstown Borough**, County of Montgomery and State of Pennsylvania, on the West side of Evans Street, between West and East Streets, bounded and described as, follows, to wit:

BEGINNING at a point on the West side of Evans Street, distant in a Northerly direction 179 feet from the Northwest corner of West and Evans Streets; thence along the West side of Evans Street, Northerly 38 feet to a point; thence Westerly and at right angles to said Evans Street, 140 feet to the East side of a 20 feet wide private alley; thence Southerly along East side of said alley 38 feet; thence Easterly 140 feet to Evans Street, the place of beginning.

BEING the Northern 21 feet of Lot No. 16 and the Southern 17 feet of Lot No. 14, in a plan of lots as laid out by Richards and Swinehart.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Nagy and Deborah H. Evans, by Deed from Elizabeth V. Kepner, dated 07/31/2001, recorded 08/28/2001, in Book 5373, Page 1108.

Parcel Number: 16-00-08288-00-3.

Location of property: 515 North Evans Street, Pottstown, PA 19464-4640.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Nagy a/k/a Michael J. Nagy, III and Deborah H. Evans a/k/a Deborah H. Nagy** at the suit of Deutsche Bank National Trust Company, as Trustee of The Indymac Indx Mortgage Loan Trust 2004-AR8, Mortgage Pass-Through Certificates, Series 2004-AR8 Under The Pooling and Servicing Agreement dated September 1, 2004. Debt: \$183,170.66.

Peter Wapner, Attorney. I.D. #318263

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

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

11-01079

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, described according to a Subdivision Plan Section No. 2-A Executive Estates prepared for Pat Sparango Inc. by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, Ambler, PA dated 1/3/1972 and last revised 3/8/1973 and recorded 3/12/1973 in Plan Book A-20, Page 80 and according to a plan of part Sections No. 1 and No. 2-A of Executive Estates prepared for Pat Sparango, Inc. by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, Ambler, PA dated 8/14/1973 and last revised 12/28/1973, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Wooded Lane (50 feet wide) which point is measured the two following courses and distances along said side of Wooded Lane from a point of curve on the Southeasterly side of Benjamin Drive (50 feet wide): (1) leaving Benjamin Drive on the arc of a circle curving to the left having a radius of 10 feet the arc distance of 15.71 feet to a point of tangent on the Northeasterly side of Wooded Lane; (2) thence South 45 degrees, 06 minutes East, 190 feet to the point of beginning and being Lot No. 47 on said plan; thence extending

from said point of beginning and along the rear line of Lots No. 47 and No. 46 and passing over a 10 feet wide easement for drainage control, North 44 degrees, 54 minutes East, 260.11 feet to a point I line of Lot No. 45 of Executive Estates Subdivision Section No. 1 South 57 degrees, 16 minutes, 31 seconds East, 70.03 feet to a point a corner of Lot No. 57 on said plan; thence extending along Lot No. 57 and recrossing a certain 10 feet wide easement for drainage control, South 22 degrees, 00 minutes West, 210.63 feet to a point on the Northerly side of Wooded Lane; thence extending along said side of Wooded Lane the three following courses and distances: (1) on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 34.29 feet to a point of tangent; (2) North 81 degrees, 06 minutes West, 76.44 feet to a point of curve; (3) thence on the arc of a circle curving to the right having a radius of 100 feet the arc distance of 62.83 feet to the first mentioned point and place of beginning.

BEING the same premises which Pat Sparango, Inc. by Indenture bearing the date 10/30/1975 and recorded 11/16/1975 at Norristown, PA, in Deed Book 4066, Page 545 granted and conveyed unto Jack I. Udell and Marlene C. Udell, his wife.

Parcel Number: 54-00-17335-52-1.

Location of property: 206 Wooded Lane, Ambler, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jack I. Udell and Marlene C. Udell** at the suit of HSBC Bank USA, National Association as Trustee for Deutsche Mortgage Securities, Inc., Mortgage Loan Trust, Series 2004-4. Debt: \$878,587.51.

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

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

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

11-05631

ALL THAT CERTAIN lot or piece of ground, situate with the buildings and improvements thereon erected, situate at Bala in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania and bounded and described according to a survey and plan of "Balwyn Place" made by Milton R. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania as of May 22, 1925, as follows, to wit:

BEGINNING at a point in the middle line of a proposed eighteen feet wide right-of-way (which right of way connects with another right-of-way thirty feet wide) which point is South side four degrees, thirty minutes West, three hundred nineteen feet from a point in the center line of Bala Avenue, which latter point is at the distance of seven hundred feet measured Northwesterly along the middle line of Bala Avenue from its junction with the middle line of City Avenue; thence extending from the said point of beginning Southwesterly along the middle line of the first mentioned right of way fifty-six feet to a point in line of land now or late of Thomas F. Reilly; thence along said land now or late of Thomas F. Reilly North twenty-five degrees, thirty-five minutes West, ninety-eight feet to a point in the line of land of P.J. Lawter North sixty-four degrees, thirty minutes East, fifty-six feet and twelve one-hundredths of a foot to point; and thence South twenty-five degrees, thirty minutes East, one hundred feet to a point in the middle of the above mentioned eighteen feet wide right-of-way the final mentioned point and place of beginning.

BEING the same lot or parcel of ground which by Deed dated August 12, 2002 and recorded among the land records of Montgomery County in Book 5425, Page 1032, was granted and conveyed by William C. Hale, III, unto Robert Paley and Fayne, as Tenants by the Entirety.

TITLE TO SAID PREMISES IS VESTED IN Robert Paley and Fayne Paley, as Tenants by the Entirety by Deed from William C. Hayle, III dated 08/12/2002 recorded 09/20/2002 in Deed Book 5425, Page 1032.

Parcel Number: 40-00-04072-00-1.

Location of property: 7 Balwyn Place, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Fayne Paley and Robert Paley** at the suit of Deutsche Bank National Trust Company, as Trustee for the Pooling and Servicing Agreement dated as of November 1, 2005 Morgan Stanley ABS Capital I, Inc. Trust 2005-HE6. Debt: \$485,316.95.

J. Eric Kishbaugh, Attorney.

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

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

11-08473

ALL THAT CERTAIN frame message tenement and lot or piece of land, situate on the North side of South Street, being No. 865 in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of South Street, a corner of this and Lot No. 217 now or late owned by Mason Yeager; thence by the same Northwardly 140 feet to a twenty feet wide alley; thence along said alley Westwardly 15 feet to land now or late of Frank Weiss; thence by the same Southwardly along said land continuing through the center of the partition or division wall of this and premises belonging the said Frank Weiss adjoining immediately on the West 140 feet to South Street aforesaid; thence along said South Street Eastwardly 15 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert Trofa, II by Deed from Mark D. Cappa and Lori D. Capps, husband and wife as Tenants by the Entireties, dated March 31, 2004 and recorded May 10, 2004 in Deed Book 5506, Page 1535.

Parcel Number: 16-00-26876-00-9.

Location of property: 865 South Street, Pottstown, PA 19464-6026.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Trofa, II** at the suit of Wells Fargo Bank, N.A. as Trustee for MASTR Asset-Backed Securities Trust 2005-OPT1, Mortgage Pass-Through Certificates, Series 2005-OPT1. Debt: \$72,823.26.

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

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

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

11-13917

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan titled "Lot Line Change Plan 1410/1414 Centennial Road" prepared for Edward D. Chagan by Momenee and Associates, Inc., Consulting Engineers and Land Surveyors, dated July 9, 1999 and last revised March 27, 2000, as follows, to wit:

BEGINNING at a point in the bed of Centennial Road (50 feet wide) said point being measured from the common corner of the lands now or formerly of Kenneth Gamble and Dyana Williams and the Lot No. 2 known as 1414 Centennial Road, marked by a spike North 67 degrees, 34 minutes, 53 seconds East, 20.98 feet to the beginning point; thence from said beginning point leaving the bed of Centennial Road crossing over the Northerly street line and along the lands of Lot No. 2 North 4 degrees, 47 minutes, 26 seconds West, 162.88 feet to a point; thence North 05 degrees, 03 minutes, 50 seconds West, 120.69 feet to a point, a corner of Lot No. 2; thence containing along Lot No. 2 South 83 degrees, 33 minutes, 42 seconds East, 200.23 feet to a point; thence South 73 degrees, 13 minutes, 13 seconds East, 107.82 feet to a point; thence North 76 degrees, 25 minutes, 43 seconds East, 29.73 feet to a point; thence North 57 degrees, 01 minutes, 26 seconds East, 65.64 feet to a point in line of Lot No. 3; thence along the line of Lot No. 3 South 05 degrees, 56 minutes, 06 seconds East, 117.80 feet crossing over the Northerly street line of Centennial Road to a point in the bed of said road; thence South 67 degrees, 33 minutes, 34 seconds West, 404.72 feet to the first mentioned point and place of beginning.

CONTAINING 70,138 square feet (1.6101) acres more or less.

BEING Lot No. 1 as shown on said plan.

BEING the same premises which Edward D. Chagan, by Deed dated 12/1/2000 and recorded in the Montgomery County Recorder of Deeds Office on 12/7/2000 in Book 5341, Page 890, granted and conveyed unto Edward D. Chagan.

Parcel Number: 40-00-09696-00-2.

Location of property: 1410 Centennial Drive, Narberth, PA 19072.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Edward D. Chagan** at the suit of Merrill Lynch Credit Corporation. Debt: \$658,409.67.

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

11-22897

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of subdivision for Montgomery Crossing, Phase IV, prepared for Cutler Group, Inc., made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated 7/1/1989 and last revised 3/24/1998, said plan recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania, in Plan Book A-57, Page 466, as follows, to wit:

BEGINNING at a point of curve on the Northwest side of Tudor Drive (50 feet wide) said point of beginning being a point a corner of Lot 6 as shown on above plan; thence from said point of beginning and along said lot the two following courses and distances: (1) North 25 degrees, 33 minutes, 0 seconds West, 128.06 feet to a point; and (2) South 45 degrees, 6 minutes, 0 seconds West and passing through a certain utility easement a distance of 185 feet to a point a corner of Lot 2 as shown on above plan; thence along said lot North 28 degrees, 31 minutes, 58 seconds West and crossing certain wetlands 176.82 feet to a point of lands of Philadelphia Electric Company; thence along same North 87 degrees, 17 minutes, 26 seconds East, 250 feet to a point a corner of Lot 8 as shown on above plan; thence along said lot South 25 degrees, 33 minutes, 0 seconds East, crossing aforesaid easement 147.75 feet to a point of curve on the Northwest side of Tudor Drive; thence along same on an arc of a circle curving to the left having a radius of 200 feet and the arc distance of 50.54 feet to the first mentioned point of curve and place of beginning.

BEING Lot 7 as shown on above plan.

TITLE TO SAID PREMISES IS VESTED IN Tuan Nuyen by Deed from Joseph G. Steinheiser and Jamie D. Steinheiser, husband and wife dated July 16, 2003 and recorded July 21, 2003 in Deed Book 5465, Page 0988.

Parcel Number: 46-00-03873-82-4.

Location of property: 236 Tudor Drive, North Wales, PA 19454-1628.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tuan Nuyen** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Successor for JP Morgan Chase Bank, N.A., as Trustee for NovaStar Mortgage Funding Trust, Series 2006-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-1. Debt: \$469,135.13.

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

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

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

11-28186

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Woodside Village, located in **Upper Dublin Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated April 14, 1977 and recorded on April 18, 1977 in Condominium Plan Book 5, Page 5 and a Code of Regulations dated April 14, 1977 and recorded on April 18, 1977 in Deed Book 4193, Page 119, being and designated on Declaration Plan as Unit Number 7, 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 2.9%.

TITLE TO SAID PREMISES IS VESTED IN Gladys L. Timmons, by Deed from Lester G. Korman and C. Evelyn Korman, dated 12/28/2001, recorded 01/25/2002 in Book 5393, Page 852.
Parcel Number: 54-00-17436-06-9.

Location of property: 106 Woodside Circle, Dresher, PA 19025-1817.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gladys L. Timmons** at the suit of Citimortgage, Inc. Debt: \$149,030.63.

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

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

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

11-33464

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

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

BEING the same property conveyed to Jerome G. Shelly, Jr. and Tammy Shelly, husband and wife who acquired title by virtue of a Deed from H. Dean Brewster, Jr., married dated July 27, 1998 and recorded September 28, 1998 at Instrument Number 013847, and recorded in Book 5234, Page 1642, Montgomery County, Pennsylvania records.

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

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

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jerome G. Shelly, Jr. and Tammy R. Shelly** at the suit of Wells Fargo Bank, N.A. Debt: \$339,904.58.

Justin F. Kobeski, Attorney.

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

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

11-34062

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in **Douglass Township**, Montgomery County, Pennsylvania, and described according to a Final Plan of Subdivision made for William and Mary Frances Zimmerman by John T. Aston, Registered Surveyor, dated November 26, 1984 and last revised September 4, 1985 and recorded in Montgomery County in Plan Book A-46, Page 431, as follows, to wit:

BEGINNING at a point on the title line in the bed of Schlegel Road (required r/w 33 feet, ultimate 60 feet wide) which point of beginning is common to this lot and Lot No. 2 as shown on said plan, which said point of beginning is at the distance of 2289.67 feet measured South 39 degrees, 13 minutes West along said title line in the bed of Schlegel Road from its point of intersection with the center line of Oberholtzer Road (33 feet wide); thence extending from said point of beginning, along Lot No. 2, South 50 degrees, 47 minutes East, crossing the Southeasterly ultimate right-of-way of Schlegel Road, 736.31 feet to a point in line of land now or late of Charles and Evelyn Robinson; thence extending along the same, South 39 degrees, 13 minutes West, 495.77 feet to a point, a corner of Lot No. 4 as shown on said plan; thence extending along the same, the two following courses and distances, viz: (1) South 75 degrees, 58 minutes, 22 seconds West, 581.50 feet to a point, an angle; and (2) North 46 degrees, 17 minutes, 33 seconds West, recrossing the Southeasterly ultimate right-of-way line of Schlegel Road, 389.53 feet to a point on the title line of Schlegel Road, aforesaid; thence extending along the same, North 39 degrees, 13 minutes East, 931.16 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph J. Spinelli, III, by Deed from William Zimmerman and Susan Zimmerman, Co-Executors of the Estate of William Junior Zimmerman, a/k/a, William Zimmerman, Jr. and Susan Karen Clouser, dated 11/30/2006, recorded 12/21/2006 in Book 5628, Page 1852.

The said Joseph J. Spinelli, III departed this life on 05/29/2014, and on information and belief, his surviving heirs are Paul Leiblin and William H. Kommer, Jr.

Parcel Number: 32-00-06196-00-9.

Location of property: 209 Schlegel Road, Gilbertsville, PA 19525-8607.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul Leiblin, in His Capacity as Devisee of The Estate of Joseph J. Spinelli, III and William H. Kommer, Jr., in His Capacity as Executor and Devisee of The Estate of Joseph J. Spinelli, III** at the suit of Wells Fargo Bank, N.A. Debt: \$374,578.87.

Peter Wapner, Attorney, I.D. #318263

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

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

12-01957

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan "Cardinal View" made by Chambers Associates, Consulting Engineers and Surveyors, dated 4/8/1987 and revised 11/16/1988 and recorded in Plan Book A-50, Page 307, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Scarlet Drive (50.00 feet wide) said point being the Easternmost terminus of a round corner connecting the Southwesterly side of Scarlet Drive with the Southeasterly side of Colwell Lane (60.00 feet wide) and place of beginning; thence extending from said place of beginning and along the Southwesterly side of Scarlet Drive South 54 degrees, 09 minutes, 30 seconds East, 96.89 feet to a point, a corner of Lot No. 6; thence extending along Lot No. 6 South 35 degrees, 50 minutes, 30 seconds West, 125.00 feet to a point, in line of Lot No. 143; thence extending along Lot No. 143 North 54 degrees, 09 minutes, 30 seconds West, 113.66 feet to a point on the Southeasterly side of Colwell Lane; thence extending along the Southeasterly side of Colwell Lane, the two (2) following courses and distances, viz: (1) North 36 degrees, 30 minutes, 00 seconds East, 104.98 feet to a point of curve; and (2) distance of 31.43 feet to a point on the Southwesterly side of Scarlet Drive, being the first mentioned point and place of beginning.

Parcel Number: 49-00-11244-00-2.

Location of property: 101 Scarlet Drive, Conshohocken, PA 19428.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Maryann Minor a/k/a Maryann Minor, Jr. by Deed from Maryann Minor, recorded 10/06/2006, in the Montgomery County Recorder of Deeds in Deed Book 5618, Page 02066, Instrument Number 2006124400** at the suit of Wilmington Savings Fund Society, FSB, doing Business as Christiana Trust, Not in its Individual Capacity, but Solely as Trustee for BCAT 2015-14BTT. Debt: \$505,903.79.

Jessica N. Manis, Attorney.

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

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

12-06889

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, described according to a plan thereof made by Donald H. Schurr, Registered Surveyor on May 17, 1954 designated as Subdivision #4 Penn Square Village and recorded at Norristown in Plan Book A-1, Page 4, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Norwood Lane (60 feet wide) at the distance of 535.71 feet Northwestwardly (as measured along Norwood Lane) from a point of curve forming the intersection of the Northeasterly side of Norwood Lane and the Northwesterly side of Stoney Creek Road (60 feet wide); thence extending along Norwood Lane North 45 degrees, 12 minutes West, 70 feet to a point; thence extending North 44 degrees, 48 minutes East, 128.02 feet to a point; thence extending South 46 degrees, 08 minutes, 20 seconds East, 70.01 feet to a point; thence extending South 44 degrees, 48 minutes West, 129.17 feet to the first mentioned point and place of beginning.

BEING Lot No. 472 on said plan.

BEING the same premises that Joseph R. Zielinski and Joanne Zielinski, by Deed dated 07/31/2001 and recorded 08/31/2001 in the Montgomery County Recorder of Deeds Office in Book 5373, Page 2246, granted and conveyed unto Stacie Lube, in fee.

THIS is a transfer adding husband and therefore transfer tax exempt.

Parcel Number: 33-00-06337-00-2.

Location of property: 117 Norwood Lane, East Norriton, PA 19401.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Stacie Lube and John Lube** at the suit of TD Bank, N.A. s/b/m Commerce Bank, N.A. Debt: \$161,983.38.

Ryan A. Gower, Attorney.

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

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

12-07626

ALL THOSE CERTAIN lots of pieces of land, with the buildings thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, known as Lots 158 and 159 on Plan of Lots of "Willow Grove Annex" which plan is duly recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown in Deed Book 779, Page 600, more fully described, as follows, to wit:

SITUATE on the Northerly side of Warren Street at the distance of two hundred seventy-five feet from the Westerly side of Maple Street extending in width or breadth on said Warren Street the distance of fifty feet; thence extending Northerly of that width or breadth between two parallel lines at right angles to said Warren Street, the distance of one hundred five feet in length or depth.

ALSO being the same premises described according to a recent survey thereof made by Charles F. Mebus, Civil Engineer, on November 4, 1931, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Warren Street (forty feet wide) at the distance of two hundred seventy-one and forty one-hundredths feet Northwest from the Northwesterly side of Maple Avenue (fifty feet wide); thence North nineteen degrees, two minutes, thirty seconds East, one hundred five feet to a point; thence North seventy degrees, fifty-seven minutes, thirty seconds West, fifty feet to a point; thence South nineteen degrees, two minutes, thirty seconds West, one hundred five feet to a point in the said Northeast side of Warren Street; thence along the same South seventy degrees, fifty-seven minutes, thirty seconds East, fifty feet to the first mentioned point and place of beginning.

BEING the same premises which Joseph F. Misson, Executor of the Estate of Ruth G. Misson, deceased by Deed dated 2/11/99 and recorded 2/13/99 in Montgomery County in Deed Book 5261, Page 1346, granted and conveyed unto Vincent E. Cirino.

Parcel Number: 59-00-18124-00-6.

Location of property: 221 Warren Street, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Vincent E. Cirino** at the suit of Nationstar Mortgage, LLC. Debt: \$148,380.80.

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

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

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

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.

Peter Wapner, Attorney. I.D. #318263

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

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

12-20933

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **New Hanover Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of "Rosenberry Farm" prepared for Margaret E. Flood, by Bursich Associates, Inc., Consulting Engineers, dated April 11, 1986, last revised August 4, 1987, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-48, Page 475, as follows, to wit:

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

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

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

Location of property: 2309 Cassard Circle, Gilbertsville, PA 19525.

The improvements thereon are: A single family residential dwelling.

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

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

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

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

12-21506

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

12-22411

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision, prepared for Montgomery Meadows by Urwiler & Walter, Inc., dated 01/12/1990 and last revised on 10/28/1997 and recorded in Plan Book A-57, Page 291, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Seminary Street (50.00 feet wide) said point being the Westernmost terminus of a round corner connecting the Northeasterly side of Seminary Street with the Northwestern side Sixth Street (50.00 feet wide) as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along the Northeasterly side of Seminary Street North 22 degrees, 31 minutes, 02 seconds West, 131.08 feet to a point a corner of Lot No. 177; thence extending along Lot No. 177 North 67 degrees, 28 minutes, 58 seconds East, 50.00 feet to a point, a corner of Lot No. 175; thence extending along Lot No. 175, South 22 degrees, 31 minutes, 02 seconds East, 155.14 feet to a point on the Northwestern side of Sixth Street; thence extending along the Northwestern side of Sixth Street, the three (3) following courses and distances, viz: (1) on the arc of a circle curving to the right, having a radius of 125.00 feet the arc distance of 15.35 feet to a point of tangent; thence (2) South 67 degrees, 28 minutes, 58 seconds West, 9.69 feet to a point of curve; thence (3) on the arc of a circle curving to the right, having a radius of 25.00 feet the arc distance of 39.27 feet to a point on the Northeasterly side of Seminary Street, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 176 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Wally J. Gonzalez and Diana M. Gonzalez, by Deed from Alton W. Fly, Jr. and Cathie L. Fly, h/w, dated 04/30/2010, recorded 06/02/2010 in Book 5768, Page 2361.

Parcel Number: 15-00-02489-03-4.

Location of property: 287 West 6th Street, Pennsburg, PA 18073-1558.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wally J. Gonzalez and Diana M. Gonzalez** at the suit of JP Morgan Chase Bank, National Association. Debt: \$318,811.19.

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

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

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

12-23039

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania and being part of Lots Nos. 15, 16 and 17 on a certain plan of lots laid out for Harry M. Albertyson, said plan being recorded in the Office of the Recording of Deeds in and for the County of Montgomery aforesaid, in Deed Book No. 391, Page 404, bounded and described, as follows, to wit:

BEGINNING at a point in the middle line of Thomas Avenue (the same being now a public road) at the distance of 134.87 feet Northeastwardly from a spike set at the intersection of the middle lines of said Thomas and Rees Avenues; thence extending along the said middle line of Thomas Avenue North 50 degrees, 51 minutes East, 25 feet to a point; thence at right angles to said Thomas Avenue North 39 degrees, 9 minutes West, 168.94 feet to a point in line of Lot No. 14 on said plan; thence by the same South 63 degrees, 34 minutes West, 25.63 feet to a point; and thence at right angles to said Thomas Avenue, South 39 degrees, 9 minutes East, 174.58 feet to the place of beginning.

BEING part of the same premises which Howard L. Reinhardt and Deborah H. Reinhardt, husband and wife, by Deed dated April 15, 2002 and recorded May 14, 2002 at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5407, Page 2152, Instrument Number 010402, granted and conveyed unto Dominic M. Scardecchio and Jamie L. Scardecchio, husband and wife.

Parcel Number: 40-00-61440-00-8.

Location of property: 26 Thomas Avenue, Bryn Mawr, PA 19010.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dominick M. Scardecchio a/k/a Domenic M. Scardecchio a/k/a Domenick M. Scardecchio and Jamie L. Scardecchio** at the suit of Wilmington Savings Fund Society, et al. Debt: \$212,421.71.

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 \$21,242.17 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

12-28999

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

BEGINNING at a point on the Southwesterly side of Wisteria Drive (50 feet wide), said point being a corner of Lot #124 (as shown on said plan): thence from said point of beginning extending along said drive South 44 degrees, 02 minutes, 04 seconds East, 80.00 feet to a point, being a corner of Lot #126; thence leaving said drive extending along Lot #126 South 48 degrees, 57 minutes, 56 seconds West, 125.00 feet to a point, being a common corner of Lots #121, #122, and #126; thence extending along Lot #122 North 44 degrees, 02 minutes, 04 seconds West, 65.00 feet to a point, being a common corner of Lots #122 and #123; thence extending along Lot #123 North 25 degrees, 24 minutes, 34 seconds East, 42.72 feet to a point, being a common corner of Lots #123 and #124; thence extending along Lot #124 North 45 degrees, 57 minutes, 56 seconds East, 85.00 feet to the first mentioned point and place of beginning.

CONTAINING 9,700 square feet of land more or less.

BEING Lot #125 on the above mentioned plan.

BEING the same premises which Heather Glen, Inc. dated December 20, 1995 and recorded on December 27, 1995 in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania, as set forth in Deed Book 5135, Page 1565 granted and conveyed unto Donna Ann Loughhead and David R. Loughhead, Jr., husband and wife, and Eleanor M. Loughhead, mother, as to the first part as Joint Tenants with the Sole Right of Survivorship as to the second part and as Joint Tenants With the Sole Right of Survivorship as to the whole, his/her heirs and assigns, in fee, Eleanor M. Loughhead departed this life on February 22, 2011, leaving Donna Ann Loughhead and David R. Loughhead, Jr., the Surviving Joint Tenant (s) With Right of Survivorship, as the sole owner(s) of the property.

Parcel Number: 37-00-05350-02-2.

Location of property: 209 Wisteria Drive, Limerick, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donna Ann Loughhead a/k/a Donna Loughhead and David R. Loughhead, Jr. a/k/a David R. Loughhead** at the suit of Pacifica L Nineteen, LLC. Debt: \$335,543.38.

Stephen 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 \$33,554.33 dollars whichever amount 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 509.

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 and Karen S. Wagler** 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.

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

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

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

13-06342

ALL THAT CERTAIN lot or piece of land, situate in **Red Hill Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a Final Plan of Subdivision, Red Hill Village, made for Barrett Development Corporation by John G. Walter, Jr.; Registered Engineer, dated July 1, 1970 and recorded in the Office of the Recorder of Deeds on July 23, 1970 in Plan Book A-17, Page 12, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Jefferson Street (fifty feet wide) at the following two courses and distances measured along the said side of Jefferson Street from its point of intersection with the Southeasterly side of 8th Street (fifty feet wide): (1) on the arc of a circle curving to the right in a Southeastwardly direction having a radius of thirteen feet, the arc distance of twenty and forty-two one-hundredths feet to a point of tangent in same; thence (2) South twenty-one degrees, forty-seven minutes, thirty seconds East, thirty-two feet to the point and place of beginning.

CONTAINING in front or breadth on the said Southwesterly side of Jefferson Street measured South twenty-one degrees, forty-seven minutes, thirty seconds East, twenty feet and extending of that width in length or depth measured South sixty-eight degrees, twelve minutes, thirty seconds West, one hundred fifty-five feet to a twenty feet wide alley running from 8th Street to 7th Street.

BEING Lot #69 on said plan.

CONTAINING in area 3,100 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Lance Utley by Deed from Gary R. Horning and Lori J. Horning, his wife, dated May 26, 2000 and recorded June 27, 2000 in Deed Book 5321, Page 0888.

Parcel Number: 17-00-00148-49-2.

Location of property: 789 Jefferson Street, Red Hill, PA 18076.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lance Utley** at the suit of Ditech Financial, LLC. Debt: \$127,918.98.

Christine L. Graham, Attorney.

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

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

13-07176

ALL THAT CERTAIN unit designated as Unit 26 (The Unit) being a unit in 'Declaration of Condominium of Manatawny Village, a Condominium', located in **Pottstown Borough**, Montgomery County, Pennsylvania, as designated in the said Declaration of Condominium dated 1/7/2005 and recorded 1/10/2005 in the Office of the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5539, Page 2586 and Plats and Plans attached thereto as Exhibit 'C'.

TOGETHER with all right, title and interest, being an undivided interest, of; in and to the Common Element as set forth in the aforesaid Declaration of Condominium and as the same may be changed by any Amendment that may be recorded from time to time.

BEING part of the same premises which Milton Edwin Yohn and Helen G. Yohn, his wife by Deed bearing date October 4, 2004 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, State of Pennsylvania in Deed Book 5527, Page 2858 granted and conveyed unto Manatawny Village Associates, LLC, in fee.

TITLE TO SAID PREMISES IS VESTED IN Oszzo Laysers and Joyce L. Laysers, by Deed from Manatawny Village Associates, LLC., a Pennsylvania Limited Liability Company, dated 09/11/2006, recorded 10/05/2006 in Book 5618, Page 1425.

ON OR ABOUT 07/05/2009 Oszzo Laysers departed this life vesting his ownership of said property to Joyce L. Laysers, his wife.

Parcel Number: 16-00-31405-09-7.

Location of property: 147 West Harmony Drive a/k/a 147 West Harmony Drive, Unit 26, Pottstown, PA 19464-9420.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Joyce L. Laysers** at the suit of U.S. Bank National Association. Debt: \$239,379.63.

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

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

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

13-11108

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

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

BEING the same property conveyed to Timothy Glencamp, Jr. and Karisma K. Glencamp who acquired title by virtue of a Deed from Anthony J. Manero, Administrator of the Estate of Francis C. Manero, Deceased, dated December 30, 2009 and recorded January 11, 2010 at Document ID 2010002363 and recorded in Book 5756, Page 0539, Montgomery County, Pennsylvania records.

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

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

The improvements thereon are: Single family dwelling..

Seized and taken in execution as the property of **Karisma K. Glencamp and Timothy Glencamp, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$302,580.07.

Meredith H. Wooters, Attorney.

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

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

13-11313

ALL THAT CERTAIN lot or piece of land, with the messuage thereon erected, situate at Ardmore in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made in 1904 by Ames W. Barnos, Civil Engineer, as follows, to wit:

BEGINNING at a point on the Southerly side of Grandview Road, as shown on said plan, at the distance of 880 feet Southwesterly from the Westerly line of Athens Avenue, it being a corner of this and land now or late of Norristown Trust Company; thence extending along said land, the line passing through the middle of the partition wall between the house erected hereon and the one on the adjoining lot, Southeastly 150 feet to a point in line of land now or late of Howard A. Sutton; thence extending along said land, South 74 degrees, 35 minutes West, 40 feet to a point in line of other land now or late of the said Norristown Trust Company; thence extending along said land, Northwesterly 150 feet to a point on the Southerly side of Grandview Road aforesaid; thence extending along said side of said road, North 74 degrees, 35 minutes East, 40 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul A. Mariani, Jr. and Lisa Rose Mariani, husband and wife by Deed from Lisa Rose DeMarco now known as Lisa Rose Mariani dated 07/31/2000 recorded 09/18/2000 in Deed Book 5332, Page 416.

Parcel Number: 40-00-20036-00-3.

Location of property: 135 Grandview Road, Ardmore, PA 19003.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Paul A. Mariani, Jr. and Lisa Rose DeMarco a/k/a Lisa R. DeMarco a/k/a Lisa Rose Mariani a/k/a Lisa R. Mariani**, at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$245,362.71 plus interest to sale date..

Jeniece D. Davis, Attorney.

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

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

13-11635

ALL THAT CERTAIN piece of parcel of land, situate in **Lansdale Borough** (formerly Montgomery Township), County of Montgomery and Commonwealth of Pennsylvania, known and designated as Lot #17 Section "D" on a plan of Hillcrest prepared by Herbert H. Metz, Registered Engineer, as revised on October 25, 1949, bounded and described, as follows, to wit:

BEGINNING at a point marking the intersection of the center line of Frederick Road (forty feet wide) with the center line of Clear Spring Road (fifty feet wide); thence South forty-seven degrees, nineteen minutes West, ninety-six and eighty-five one-hundredths feet to a point a corner of this and Lot #16 Section "D" of said plan; thence along the line of said Lot #16 North forty-two degrees, forty-one minutes West, two hundred fifty-two and fifty-nine one-hundredths feet to a point a corner of this and Lot #30 North forty-seven degrees, nineteen minutes East, ninety-four and thirty-eight one-hundredths feet to a point in the center line of Frederick Road, aforesaid; thence along the center line of said Frederick Road, South forty-three degrees, fourteen minutes, thirty seconds East, two hundred fifty-two and sixty-one one-hundredths feet to the point and place of beginning.

BEING the same premises which Warren R. Hancock Executor under the will of Clenric H. Hancock, deceased by Indenture dated the 20th day of June 2003 and recorded the 23rd day of June 2003, in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5461, Page 306, granted and conveyed unto Binh Luong Nguyen and Trang D. H. Hoang, husband and wife in fee.

Parcel Number: 11-00-02404-00-6.

Location of property: 332 Clear Spring Road, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Trang D. Hoang a/k/a Trang D. H. Hoang and Binh L. Nguyen a/k/a Binh Luong Nguyen** at the suit of Newlands Asset Holding Trust Care of U.S. Bank Trust National Association. Debt: \$219,473.88.

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

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

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

13-14007

ALL THAT CERTAIN plot or piece of ground with the buildings and improvements there on erected, situate in **Whitpain Township**, Montgomery County, and Commonwealth of Pennsylvania, being bounded, described and shown on those two certain plans prepared for "Yorkshires of Blue Bell", one thereof being the overall record plan (1 of 6) and the other thereof being the record plan (5 of 6), both prepared by Robert E. Blue Consulting Engineers, P.C., both dated 5/17/1994, both last revised 1/20/1995 and both recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Landsite Book L-3, Pages 56 and 60 respectively, as follows, to wit:

BEGINNING at a point on the Easterly ultimate right-of-way of North Wales Road (40 feet half width) and the dividing line of Lot 93 and the land of David and Donna Greger; thence from said point of beginning, continuing along the following six courses and distances: (1) along the aforementioned right-of-way, North 44 degrees, 36 minutes, 45 seconds East, 583.26 feet to a corner on the dividing line with Parcel "A"; (2) along said dividing line, South 45 degrees, 23 minutes, 15 seconds East, 472.65 feet to a corner, (3) South 36 degrees, 41 minutes, 18 seconds West, 309.61 feet to an angle point with Parcel "A"; (4) South 18 degrees, 07 minutes, 00 seconds East, 250.00 feet to a corner with Parcel "A"; (5) leaving the lands of Parcel "A", South 75 degrees, 43 minutes, 00 seconds West, 483.07 feet to a corner on the dividing line with David and Donna Greger; (6) continuing along said dividing line, North 18 degrees, 07 minutes, 00 seconds West, 549.02 feet to the point and place of beginning.

BEING Lot Number 93, as shown on both of the above mentioned plans.

TITLE TO SAID PREMISES IS VESTED IN Edward J. Sulima, Jr., by Deed from Edward J. Sulima, Jr. and Jean Sulima, dated August 24, 2009, recorded September 29, 2009 in the Montgomery County Clerk's/Register's Office in Deed Book 5745, Page 550.

Parcel Number: 66-00-04894-00-8.

Location of property: 398 North Wales Road, Blue Bell, PA 19422.

The improvements thereon are: Two story old colonial style single family dwelling.

Seized and taken in execution as the property of **Jean Harris Sulima, Executrix of the Estate of Edward J. Sulima, Jr. Deceased** at the suit of Nationstar HECM Acquisition Trust 2015-1, etc. Debt: \$603,051.36.

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

13-14989

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point a corner in line of land formerly of Anne Kennedy, now of Oliver Deihl, on the Easterly side of the Welsh Road; thence extending by land of Oliver Deihl, North sixty degrees, forty-eight minutes East, one hundred eighty-eight and nine-hundredths feet to a point in line of other land of Joseph J. Traurig; thence extending by the same, the two following courses and distances; South forty-two degrees, twenty-five minutes East, thirty and twenty-hundredths feet to a corner; thence South forty-eight degrees, fourteen minutes West, forty-three and ninety-hundredths feet to a point; thence extending by land formerly of Jonathan J. Morrison North forty-one degrees, two minutes West, eight and two-tenths feet to a corner, and continuing by said land South sixty degrees, fifteen minutes West, one hundred fifty-one and twelve-hundredths feet to a point on the Easterly side of the aforementioned Welsh Road; thence along said side of said road North twenty-seven degrees, seventeen minutes West, thirty feet more or less to the place of beginning.

BEING the same premises which Joseph J. Traurig by Deed dated June 18, 1985 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, in Deed Book 4771, Page 758, granted and conveyed unto Joseph J. Traurig and Mary T. Traurig, his wife. And the said Mary T. Traurig died on January 25, 1998, whereupon title to the said premises is vested in Joseph J. Traurig in fee.

UNDER AND SUBJECT to certain building restrictions of record.

Parcel Number: 41-00-04228-00-6.

Location of property: 2324 Huntingdon Pike, Lower Moreland Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Joseph J. Traurig, Jr.** at the suit of Lower Moreland Township School District. Debt: \$10,195.52.

Diane M. Boehret, Attorney.

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

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

13-16000

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of "Robinhood Village" made for Meads Lands, Inc. recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown in Deed Book 2299, Pages 600 and 601, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Surrey Lane (50 feet wide) at the arc distance of 397.37 feet Southeastwardly measured along the said side of Surrey Lane along the arc of a circle curving to the right having a radius of 28.30 feet from a point of curve in the same, which said point of curve is at the distance of 297.62 feet measured along a course South 48 degrees, 59 minutes, 10 seconds East still along the said side of Surrey Lane from a point of tangent in the same, which said point of tangent is at the distance of 33.67 feet measured along the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Southeasterly side of Warminster Road (415 feet wide); thence extending from said beginning point Southeastwardly along the Southwesterly side of said Surrey Lane along the arc of a circle curving to the right having a radius of 28.30 feet the arc distance of 60 feet to a point a corner of Lot No. 29 on said plan; thence extending South 50 degrees, 16 minutes, 26 seconds East along Lot No. 29 on said plan; 255.81 feet to a point; thence extending North 38 degrees, 29 minutes, 36 seconds West, 54.62 feet to a point a corner of Lot No. 31 on said plan; thence extending North 49 degrees, 03 minutes, 33 seconds East along said Lot No. 31, 254.05 feet to the first mentioned point and place of beginning.

BEING Lot No. 30 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Bartholomew A. Konrad, by Deed from Thomas T. Burns, dated 01/31/2003, recorded 03/25/2003 in Book 5450, Page 1776.

Parcel Number: 59-00-16693-00-6.

Location of property: 318 Surrey Lane, Hatboro, PA 19040-3540.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bartholomew A. Konrad a/k/a Bartholomew Konrad** at the suit of Nationstar Mortgage, LLC. Debt: \$278,544.95.

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

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

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

13-22693

ALL THAT CERTAIN unit designated as Unit No. 506-F-1, being a unit in "International Village", a Condominium located on Fitzwater Road and Moreland Road, in of **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, as being designated in the Declaration of Condominium of "International Village", under the Unit Property Act, dated 9/1/1978 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book 4351, Page 79 &c. and a Code of Regulations for said Condominium, dated 9/1/1978 and recorded in Deed Book 4351, Page 103 and a First Amendment thereto dated 9/27/1988 and recorded in Deed Book 4892, Page 966 and also being designated on the Declaration Plan for "International Village", dated 5/10/1978 and recorded in the aforesaid Recorder of Deeds Office, in Condominium Plan Book 6, Page 21 and Amendment to Code of Regulations dated 4/20/1998 and recorded in Deed Book 5223 Page 1576.

TOGETHER with an undivided interest in and to the Common Elements as fully set forth in the aforesaid Declaration of Condominium of "International Village."

UNDER AND SUBJECT to all agreements, conditions and restriction of record and to the provisions, easements and covenants as contained in the above Declaration of Condominium of "International Village" and the Declaration Plan of "International Village", as well as the Code of Regulations of "International Village", dated 9/1/1978 and recorded in the aforesaid Recorder of Deeds Office, in Deed Book 4351 page 108 &c.

Parcel Number: 59-00-07492-52-2.

Location of property: 22 Fitzwatertown Road, Unit E-6, Willow Grove, PA 19090.

The improvements thereon are: Residential real estate, condominium.

Seized and taken in execution as the property of **James Peterson** at the suit of International Village Unit Owners' Association, Inc. Debt: \$21,152.56.

Stefan Richter, Attorney.

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

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

13-34629

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements to be erected thereon, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a certain Plan of Property made for Glenside Bond and Mortgage Company by Charles E. Shoemaker, Inc. Engineers and Surveyors, dated September 16, 1969 and last revised May 1, 1970, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Valley Road (40 feet wide) said point being at the distance of 77.23 feet measured Northeastwardly along the Southwesterly side of Valley Road on the arc of a circle curving to the left having a radius of 360.00 feet from its point of intersection with the Northwesterly side of Chestnut Avenue (40 feet wide); thence extending from said point of beginning South 65 degrees, 15 minutes West, 97.12 feet to a point; thence extending North 24 degrees, 45 minutes West crossing the bed of a certain 15.00 wide easement for driveway and sanitary sewer in the bed thereof 75.00 feet to a point on the Southeasterly side of a certain easement for drainage (or irregular width); thence extending North 65 degrees, 15 minutes East partly along the Northwesterly side of the aforesaid easement for driveway and sanitary sewer 60.27 feet to a point on the Southwesterly side of Valley Road aforesaid; thence extending Southeastwardly along the Southwesterly side of Valley Road on the arc of a circle curving to the right having a radius of 360.00 feet recrossing the bed of the aforesaid 15.00 feet wide easement for driveway and sanitary sewer 83.76 feet to the first mentioned point and place of beginning.

CONTAINING in area 60.37 square feet.

BEING the same premises which Isadore Sobrower and Laura S. Sobrower granted and conveyed to Reginald Elliott and Robin Elliott, by Deed dated March 29, 1999, and recorded in the Office of the Montgomery County Recorder of Deeds on April 14, 1999, in Deed Book Volume 5267, at Page 167.

ALSO BEING the same premises which Reginald Elliott and Robin Elliott granted and conveyed to Robin Elliott, by Deed dated October 11, 2013, and recorded in the Office of the Montgomery County Recorder of Deeds on March 17, 2014, in Deed Book Volume 5906, at Page 2938.

Parcel Number: 31-00-27277-00-7.

Location of property: 612 Valley Road, Cheltenham Township, County of Montgomery, PA.

The improvements thereon are: Detached, two-story, single family residential dwelling.

Seized and taken in execution as the property of **Reginald Elliott a/k/a Reginald Elliott and Robin Elliott** at the suit of Equicredit Corporation of America. Debt: \$170,040.54.

Barbara A. Fein, Attorney. I.D. #53002

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

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

13-35032

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Plan of Subdivision prepared for Country Springs, Phase III made by Urwiler and Walter, Inc., Summerytown, Pennsylvania dated 12/1/94 and recorded in the Office of the Recorder of Deeds in Plan Book A-46, Page 136 and 137, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cavalry Drive (40 feet wide) measured the 3 following courses and distances from a point of curve on the Northwesterly side of Brandywine Drive (40 feet wide): (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent; (2) North 50 degrees, 32 minutes, 35 seconds West, 217 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 200 feet the arc distance of 23.90 feet to a point; thence extending from said point and place of beginning along the said side of Cavalry Drive on the arc of a circle curving to the left having a radius of 200 feet the arc distance of 36.39 feet to a point a corner of Lot No. 49; thence extending along said lot passing through a partition wall North 18 degrees, 44 minutes, 43 seconds East crossing a drainage easement 127.24 feet to a point; thence extending South 50 degrees, 32 minutes, 35 seconds East, 67.17 feet to a point a corner of Lot No. 51; thence extending along said lot recrossing said drainage easement South 32 degrees, 36 minutes, 44 seconds West, 112.23 feet to the first mentioned point and place of beginning.

BEING Lot No. 50 on said plan.

BEING the same premises which Paul Rosenberg and Karen Rosenberg formerly known as Karen Flacco, husband and wife, by Indenture dated 12/29/1997 and recorded in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5212, Page 384 &c., granted and conveyed unto Joanne Applegate, in fee.

Parcel Number: 36-00-01731-28-5.

Location of property: 28 Cavalry Drive, Horsham, PA 19044-1144.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa Davis a/k/a Lisa M. Davis** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$243,752.10.

Peter Wapner, Attorney. I.D. #318263

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

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

13-36871

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 and Patricia J. Cirino** at the suit of Wells Fargo Bank, N.A. Debt: \$327,756.68.

Meredith H. Wooters, Attorney.

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

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

14-04790

ALL THAT CERTAIN unit, designated as Building Number 24, Unit No. 86 WEX being a unit in the Gwynedd Club, a Condominium, situate in **Upper Gwynedd Township**, County of Montgomery, Commonwealth of Pennsylvania, as designated in Declaration of Condominium of the Gwynedd Club, a Condominium, including Plats and Plans bearing date 11/21/1988 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania on 12/2/1988 in Deed Book 4895, Page 955 &c.

TOGETHER with all rights, title and interest, being a 23.90% undivided interest of, in and to the Common Elements as set forth in the Aforesaid Declaration of Condominium.

TITLE TO SAID PREMISES IS VESTED IN Angela P. Freeman, by Deed from Kenneth J. Vail, dated 05/04/2007, recorded 05/21/2007 in Book 5648, Page 00228.

Parcel Number: 56-00-09788-78-5.

Location of property: 86 Wexford Drive, North Wales, PA 19454-4026.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Angela P. Freeman** at the suit of U.S. Bank National Association, Not in its Individual Capacity but Solely as Trustee for The RMAC Trust, Series 2016-CTT. Debt: \$162,809.31.

Peter Wapner, Attorney. I.D. #318263

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

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

14-07687

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan known as Perkiomen Crossing, made by Burisch Associates, Inc., Registered Professional Land Surveyors and Consulting Engineers, 2129 High Street, Pottstown, Pennsylvania 19464, dated October 30, 1990, and last revised April 18, 1991, and recorded June 5, 1991, in the Recorder of Deeds Office, Montgomery County, at Norristown, Pennsylvania in Plan Book A-2, Page 439 to 443, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Foxfield Circle, said point also being a corner of Lot Number 305, thence extending along Foxfield Circle on the arc of a circle curving to the left having a radius of one hundred eighty and no one-hundredths feet the arc distance of twenty-one and four one-hundredths feet to a point on a curve, a corner of Lot Number 307; thence extending along Lot Number 307 and through a partition wall South sixty-seven degrees, twelve minutes, forty-nine seconds West, one hundred ten and twenty-one hundredths feet to a point; thence extending North twenty-two degrees, forty-seven minutes, eleven seconds West, twenty-one and no one-hundredths feet to a point a corner of Lot Number 305; thence extending along Lot Number 305 and through a partition wall North sixty-seven degrees, twelve minutes, forty-nine seconds East, one hundred eleven and twenty-three one-hundredths feet to a point on the Southwesterly side of Foxfield Circle, the first mentioned point and place of beginning.

BEING Lot Number 306, and continuing two thousand, three hundred twenty-one square feet of land.

TITLE TO SAID PREMISES IS VESTED IN John M. Bush and Kimberly A. Heim, as Tenants in Common, by Deed from Denise M. Ryan and Elaine Corbin, dated 08/02/2004, recorded 08/05/2004 in Book 5520, Page 1999. Parcel Number: 55-00-00606-21-2.

Location of property: 3427 Foxfield Circle, Perkiomenville, PA 18074.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John Bush a/k/a John M. Bush and Kimberly A. Heim** 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: \$234,299.46.

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

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

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

14-09223

ALL THAT CERTAIN lot or parcel of land, situate in the Third Ward of **Pottstown Borough**, County of Montgomery, State of Pennsylvania, bounded and described in accordance with a Plan of Lots dated April 8, 1964 and revised July 30, 1979, made for Harry T. Gresh by Ralph E. Shaner & Son Engineering Company, Pottstown, PA, as follows, to wit:

BEGINNING at a joint corner of Lot No. 7 and Lot No. 8; thence along the Easterly side of Lot No. 8 other lands of David A. Psota and Carol A. Psota, his wife, North 30 degrees, 12 minutes East, 65.83 feet to a point on the Southerly side of proposed fifty feet wide street never physically opened; thence along the Southerly side of said proposed street South 54 degrees, 53 minutes East, 204.60 feet to the Westerly side of private alley (20 feet wide); thence along said private alley South 38 degrees, 12 minutes West, 50.07 feet to a corner of Lot No. 20 now or about to be conveyed to Joel A. Lenko and Judith E. Lenko; thence along the Northerly side of Lot No. 20 the following three courses and distances: (1) North 54 degrees, 53 minutes West, 151.91 feet to a point; (2) South 35 degrees, 07 minutes West, 18.62 feet to a point; and (3) North 51 degrees, 48 minutes West, 53.62 feet to the place of beginning.

Parcel Number: 16-00-21568-00-7.

Location of property: 124 West Ninth Street, Pottstown, PA.

The improvements thereon are: Residential - Pole Building, Stable, Barn, etc.

Seized and taken in execution as the property of **Lonnie D. Kratzer** at the suit of Pottstown School District. Debt: \$2,418.93.

Diane M. Boehret, Attorney.

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

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

14-09821

ALL THAT CERTAIN piece of or parcel of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain Plan of Property made of Glenside Bond and Mortgage Company, by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated 7/22/1966 and recorded at Norristown, PA on 8/30/1966 in Plan Book B-12, Page 25, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Phipps Avenue (40 feet wide) said point being the distance of 331 feet measured North 47 degrees, 55 minutes West along the Southwesterly side of Osbourne Avenue (40 feet wide).

CONTAINING in front or breadth Northwestwardly along the Southwestward side of Phipps Avenue 50 feet and extending as of that width in length or depth Southwestwardly between parallel lines at right angles to Phipps Avenue 125 feet.

TITLE TO SAID PREMISES IS VESTED IN Clinton J. Sanders and Stephanie M. Carr by Deed from John Dennis a/k/a John R. Dennis and Carolyn Dennis, dated November 26, 1997 and recorded December 6, 1997 in Deed Book 5208, Page 2056.

Parcel Number: 30-00-53668-00-5.

Location of property: 2828 Phipps Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Clinton J. Sanders and Stephanie M. Carr** at the suit of HSBC Bank USA, National Association as Trustee for Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates, Series 2004-RP1. Debt: \$105,186.95.

Andrew J. Markowitz, Attorney.

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

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

14-09855

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

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

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

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

Location of property: 1803 Walnut Ridge, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Paul R. Barr and Deborah Ann Barr** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,697.52.

Diane M. Boehret, Attorney.

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

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

14-16149

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan, Record Plan Westerly Section, Perkiomen Greene, prepared by Boucher and James, Inc., dated 4/3/1992, last revised 10/15/1997 and recorded in Plan Book A-57, Page 308, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Commons Lane (50 feet wide), a corner of this and Lot No. 230 on said plan; thence extending from said point of beginning and along Lot No. 230, aforesaid, South 82 degrees, 46 minutes, 25 seconds East, 133.06 feet to a point, a corner; thence extending, South 7 degrees, 13 minutes, 35 seconds West, 15.83 feet to a point, a corner; thence extending, South 55 degrees, 58 minutes, 30 seconds West, 115 feet to a point on the Northeasterly side of Commons Lane, aforesaid; thence extending along the same, the 2 following courses and distances, viz: (1) North 34 degrees, 1 minute, 30 seconds West, 25 feet to a point of curve therein; and (2) along the arc of a circle curving to the right having a radius of 125 feet, the arc distance of 80.42 feet to the first mentioned point and place of beginning.

BEING Lot No. 231 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Kevin M. Mott and Susan K. Mott by Deed from Robert B. Bedell and Joann B. Bedell dated January 7, 2005 and recorded on January 25, 2005 in the Montgomery County Recorder of Deeds as Instrument No. 2005013174.

Parcel Number: 48-00-00611-10-6.

Location of property: 200 Commons Lane, Collegeville, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Susan K. Mott** at the suit of Bayview Loan Servicing, LLC. Debt: \$309,085.65.

Robert W. Williams, Attorney.

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

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

14-17646

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, Montgomery County, Pennsylvania, and described according to a plan made by Damon and Foster, Civil Engineers, dated 9/23/1957, revised 1/6/1958 and known as Plymouth Meeting Park, Section No. 5, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Kings Road (50 feet wide), said point being the 2 following courses and distances from a point of curve on the Northerly side of Blue Ridge Road (50 feet wide): (1) leaving Blue Ridge Road on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 41.37 feet to a point of compound curve on the Easterly side of Kings Road; and (2) Northwardly and Northeastwardly partly along the Easterly and partly along the Southeasterly side of Kings Road on the arc of a circle curving to the right having a radius of 620.00 feet the arc distance of 266.24 feet to the place of beginning, said point also being on the Northeasterly side of a certain 20 feet wide easement; thence extending from said point of beginning Northeastwardly along the Southeasterly side of Kings Road on the arc of a circle curving to the right having a radius of 620.00 feet the arc distance of 78.20 feet to a point; thence extending South 61 degrees, 27 minutes, 17 seconds East, 130.00 feet to a point; thence extending Southwestwardly on the arc of a circle curving to the left having a radius of 490.00 feet the arc distance of 61.80 feet to a point on the Northeasterly side of the aforesaid 20 feet wide easement; thence extending North 65 degrees, 40 minutes, 52 seconds West along the aforesaid easement 130.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 257 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Mario F. D'Elia, Jr. and Joan D. D'Elia, h/w, by Deed from Mario F. D'Elia, Jr. and Joan D. D'Elia, h/w, dated 02/11/1998, recorded 05/18/1998 in Book 5226, Page 46.

Parcel Number: 49-00-06304-00-1.

Location of property: 217 Kings Road, Plymouth Meeting, PA 19462-1818.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mario F. D'Elia, Jr. and Joan D. D'Elia** at the suit of HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-1 Trust, Home Equity Asset-Backed Certificates, Series 2005-1. Debt: \$151,132.85.

Robert P. Wendt, Attorney. I.D. #89150

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

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

14-18143

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Subdivision of Abbey Downs, made by J. Strats Brokaw, P.C., dated 10/12/1987 last revised 10/26/1988 recorded in Plan Book A-50, Page 306, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Abbey Downs, said point being a corner of Lot 113 as shown on the above mentioned plan; thence extending from said beginning point along Lot 113, North 49 degrees, 13 minutes, 20 seconds West, 102.00 feet to a point; thence extending North 38 degrees, 22 minutes, 31 seconds East, 71.56 feet to a point; thence extending South 49 degrees, 13 minutes, 20 seconds East, 105.00 feet to a point on the Northwesterly side of Abbey Downs; thence extending along the same, South 40 degrees, 46 minutes, 40 seconds West, 71.80 feet to the first mentioned point and place of beginning.

CONTAINING in area - 7,400 square feet.

BEING Lot 114 as shown on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN Mary Jo McNamara Dougherty by Deed from Timothy G. McCoy and Kathleen H. McCoy, h/w dated 03/30/1999 and recorded 04/24/1999 in the Montgomery County Recorder of Deeds in Book 5268, Page 1800 as Instrument No. 008518.

Parcel Number: 37-00-00001-78-1.

Location of property: 187 Abbey Drive, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Mary Jo McNamara Dougherty and The United States of America c/o U.S. Attorney for the Eastern District of Pennsylvania** at the suit of Bank of America, N.A. Debt: \$180,208.95.

Robert W. Williams, Attorney.

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

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

14-18702

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania and described in accordance with a Subdivision Plan of Tannerie Run, Section #3, made for Joseph Muscara by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, Ambler, PA, on October 7, 1970 and last revised on September 2, 1971, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Tannerie Run Road (50 feet wide) which point is measured on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 16.71 feet from the intersection of the Southeasterly side of Garrison Drive (50 feet wide); thence from the beginning point and still along the Southwesterly side of Tannerie Run Road the two following courses and distances: (1) North 87 degrees, 10 minutes East, 135.01 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 85.26 feet to a point; thence leaving Tannerie Run Road and extending South 21 degrees, 35 minutes, 30 seconds West, 136.12 feet to a point; thence extending North 78 degrees, 35 minutes, 30 seconds West, 162.04 feet to a point on the Southeasterly side of Garrison Drive; thence along same the 3 following courses and distances: (1) on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 37.29 feet to a point of tangent; (2) thence North 2 degrees, 50 minutes West, 49.24 feet to a point of curve; (3) thence on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.71 feet to the first mentioned point place of beginning.

BEING the same premises Rhoda Janet Fischer, widow, by Deed dated 3/11/2008 and recorded 3/27/2008 in the Montgomery County Recorder of Deeds Office in Deed Book 5686, Page 2310, granted and conveyed unto Andrew E. Fischer and Rhoda Janet Fischer, widow, as Joint Tenants With Right of Survivorship, in fee.

Parcel Number: 54-00-15199-07-4.

Location of property: 1103 Tannerie Run Road, Ambler, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Andrew E. Fischer and Rhoda Janet Fischer a/k/a Rhoda J. Fischer** at the suit of Nationstar Mortgage, LLC. Debt: \$306,240.47.

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

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

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

14-18897

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

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

CONTAINING in area 0.7134 acre more or less.

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

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

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

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

The improvements thereon are: A single family residential dwelling.

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

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

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

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

14-18922

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

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

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

BEING the same premises which Arthur Abahazy, Executor of the Estate of Joanne Abahazy, by Deed dated 07/14/1998 and recorded 07/22/1998 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5234, Page 89, granted and conveyed unto Patricia Grasty.

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

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

The improvements thereon are: Residential property.

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

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

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

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

14-18950

ALL THAT CERTAIN lot, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 1706 on a certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A described according to an "As Built" Plan of House No. 1706 prepared by Serdy and Bursich, Inc., as endorsed hereon, as follows:

BEGINNING at a point on the centerline of the party wall between this and Lot No. 1705 of Walnut Ridge Estates, which point is at the distance of 5.33 feet measured North 52 degrees, 33 minutes West from a point is at the distance of 154.26 feet measured South 37 degrees, 27 minutes West, from a point on the centerline of "C" Drive, which last

mentioned point is at the arc distance of 10.77 feet measured along the centerline of "C" Drive on the arc of a curve, curving to the right, having a radius of 631.30 feet from a point of curve on the same, which last mentioned point of curve is at the distance of 78.69 feet measured North 61 degrees, 36 minutes, 25 seconds West, along the said centerline of "C" Drive from its point of intersection with the centerline of Main Drive and which last mentioned point is at the distance of 161.01 feet measured South 28 degrees, 23 minutes, 35 seconds West, along the said centerline of Main Drive from its extended point of intersection with the centerline of Buchert Road.

CONTAINING in frontage or breadth on a course measured South 37 degrees, 27 minutes West from said point of beginning 17.83 feet and extending of that width Northwestwardly between parallel lines at right angles thereto 38.00 feet.

Parcel Number: 42-00-05118-21-3.

Location of property: 1706 Walnut Ridge, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Elizabeth Roush** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,507.87.

Diane M. Boehret, Attorney.

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

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

14-19464

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

BEGINNING at a point in the West line of Charlotte Street, at a stake a point a marking the middle of the partition or division wall of the hereby granted brick message and the other brick message of the said Grantors, adjoining on the North and at the distance of three hundred and eight feet and six inches (308' 6") more or less, North of Jefferson Avenue and at the distance of twenty feet (20') more or less South from the South line of Lot #30, late of Jacob S. Bahr; thence extending Westwardly and passing in part of said course and distance through the middle of the partition or division wall aforesaid, dividing the hereby granted brick message and the other brick message and land of the said Grantors adjoining on the North, one hundred and forty feet (140') feet more or less, to a twenty feet wide alley; thence extending along said alley, Southwardly twenty feet (20') feet more or less to Charlotte Street aforesaid; thence Northwardly along said Charlotte Street twenty feet (20') more or less to the point or place of beginning.

BEING the same premises which Eric J. Hepler and Amber M. Hepler, husband and wife, by Indenture dated January 4, 1991 and recorded January 9, 1991, at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery, Pennsylvania, in Deed Book 4966, Page 1890, granted and conveyed unto Harold Robert Beitz, Jr., in fee.

TITLE TO SAID PREMISES IS VESTED IN David L. Weber and Darlene O. Weber, as Joint Tenants With Right of Survivorship and not as Tenants in Common by Deed from Harold Robert Beitz, Jr. dated 03/31/2006 recorded 04/27/2006 in Deed Book 5598, Page 1803.

Parcel Number: 16-00-03868-00-4.

Location of property: 379 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Darlene O. Weber and David L. Weber** at the suit of PNC Bank, National Association. Debt: \$108,699.82.

David Neeren, Attorney. I.D. #204252

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

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

14-19875

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Proposed Subdivision Part of Ogontzet made for Benjamin H. Dyschel by George B. Mebus, Inc., Engineers, dated May 26, 1959, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book B-5, Page 8, as follows, to wit:

BEGINNING at a point in the center line of Meetinghouse Road (44 feet wide), said point being the two following courses and distances measured along the center line of Meetinghouse Road from its point of intersection with the centerline of Briar (formerly Chestnut Avenue) Road (40 feet wide): (1) leaving Briar Road, Northeastwardly on the arc of a circle curving to the left having a radius of 143.58 feet the arc distance of 122.64 feet to a point of reverse curve on the same; and (2) Northeastwardly on the arc of a circle curving to the right having a radius of 1,023.73 feet the arc distance of 46.29 feet to the place of beginning; thence extending from said point of beginning, North 20 degrees, 12 minutes West crossing the Northwesterly side of Meetinghouse Road, 240.32 feet to a point; thence extending South 69 degrees, 48 minutes West crossing the Northeasterly side of Briar (formerly Chestnut Avenue) Road, also crossing the Northeasterly side of a certain 20 feet wide right-of-way for drainage 140 feet to a point in the centerline of Briar Road, said last mentioned point being the Southwesterly side of the above right-of-way; thence extending along the center line of Briar Road and also along the Westerly side of the said right-of-way, the five following courses and distances: (1) North 20 degrees, 12 minutes West, 89.89 feet to a point of curve on the same; and (2) Northwestwardly on the arc of a circle curving to the left having a radius of 170 feet the arc distance of 129.17 feet to a point, an angle

in said road; (3) North 26 degrees, 16 minutes East, 338.81 feet to a point of curve on the same; (4) Northeastwardly on the arc of a circle curving to the right having a radius of 123.83 feet the arc distance of 112.17 feet to a point of tangent on the same; and (5) North 78 degrees, 10 minutes East, 136.01 feet to a point, a corner of land now or late of Benjamin H. Buchsbaum; thence extending South 11 degrees, 50 minutes East along the aforesaid land of Buchsbaum, 278.85 feet to a point, a corner of land now or late of Maurice C. Cahan, et ux.; thence extending along the aforesaid lands of Cahan, the two following courses and distances: (1) South 56 degrees, 07 minutes, 45 seconds West, 222.40 feet to a point; and (2) South 20 degrees, 12 minutes East re-crossing the Northwesterly side of Meetinghouse Road, 326.15 feet to a point in the center line of Meetinghouse Road, aforesaid, thence extending Southwestwardly along the center line of Meetinghouse Road on the arc of a circle curving to the left having a radius of 1,023.75 feet the arc distance of 55.99 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on the above mentioned plan.

BEING the same property conveyed to The Michael Block Revocable Trust who acquired title by virtue of a Deed from Michael and Sarah Block, dated May 28, 2011, recorded September 27, 2011 at Deed Book 5814, Page 1704, Montgomery County, Pennsylvania records.

Parcel Number: 31-00-25705-00-4.

Location of property: 730 Sural Lane, Elkins Park, PA 19027.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael Block, as Trustee of The Revocable Living Trust of Michael Block, George Rivas, as Trustee of The Revocable Living Trust of Michael Block, Edelmira S. Jacobo, as Trustee of The Revocable Living Trust of Michael Block and The Revocable Living Trust of Michael Block** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, National Association. Debt: \$373,860.51.

Meredith H. Wooters, Attorney.

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

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

14-20158

ALL THAT CERTAIN tract or parcel of land, located in **Upper Gwynedd Township**, County of Montgomery, Commonwealth of Pennsylvania, more particularly bounded and described, as follows, to wit:

BEING the same land and premises more particularly described in Deed Book 5451, Page 1518.

BEING the same land and premises which became vested in Ronald Crispo and Cynthia Crispo, husband and wife by Deed from Michael C. Novak and Dana Cole-Novak, husband and wife, dated 03/17/2003, recorded 04/01/2003, in the Montgomery County Clerk/Register's Office in Deed Book 5451, Page 1518.

Parcel Number: 56-00-08953-00-9.

Location of property: 969 Garfield Avenue, Lansdale (Upper Gwynedd Township), PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cynthia Crispo and Ronald Crispo** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee, for The Certificate Holders of The CWALT, Inc. Alternative Loan Trust 2007-OA4 Mortgage Pass-Through Certificates, Series 2007-OA4. Debt: \$307,465.45.

Anita J. Murray, Attorney. I.D. #84703

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

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

14-22671

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Subdivision Plan made for Beth Sholom Congregation by Charles E. Shoemaker, Inc., dated 11/21/1983, last revised 2/27/1984 and recorded In Montgomery County in Plan Book A-45, Page 310, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Township Line Road (65.00 feet wide) said point being measured the four following courses and distances along the Southwesterly side of Township Line Road from a point of curve on the Southeasterly side of Township Line Road (40 feet wide): (1) on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.27 feet to a point of tangent; (2) South 40 degrees, 49 minutes, 45 seconds East, 127.06 feet to a point; (3) South 51 degrees, 41 minutes, 15 seconds West, 5.00 feet to a point; and (4) South 40 degrees, 49 minutes, 45 seconds, East 389.15 feet to the point of beginning, said point also being a corner of Lot 4 as shown on the above mentioned plan; thence extending from said point of beginning along the Southwesterly side of Township line Road South 40 degrees, 49 minutes, 45 seconds East, 70.64 feet to a corner of lands now or late of Nathan S. Schlezinger and Schlezinger; thence extending along the same South 41 degrees, 28 minutes, 45 seconds West, 388.00 feet to a point, a corner of Lot 6 as shown on the above mentioned plan; thence extending along the same North 18 degrees, 39 minutes, 28 seconds West, 80.74 feet to a point, a corner of Lot 4 as shown on the above mentioned plan; thence extending along the same North 41 degrees, 26 minutes, 45 seconds East, 357.25 feet to the first mentioned point and place of beginning.

BEING Lot Number 5 as shown on the above mentioned plan.

BEING the same premises which John R. Cogswell and Silvana Cogswell, husband and wife by Deed dated 9/3/2004 and recorded 10/12/2004 in Montgomery County in Deed Book 5528, Page 1736 did grant and convey unto Barbara Jean Woods, in fee.

Parcel Number: 31-00-26583-00-8.

Location of property: 1024 Township Line Road, Elkins Park, PA 19027.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Barbara Jean Woods** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Long Beach Mortgage Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1. Debt: \$417,661.24.

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

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

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

14-23847

ALL THAT CERTAIN property, situated in **Ambler Borough**, in the County of Montgomery and Commonwealth of Pennsylvania, being described as follows: Metes and bounds.

BEING more fully described in a Deed dated 08/26/1999 and recorded 09/24/1999, among the land records of the County and State set forth above, in Deed Volume 5289 and Page 1509.

TITLE TO SAID PREMISES IS VESTED IN Trisha Faulks, by Deed from Joseph F. Hartman, dated 08/26/1999, recorded 09/24/1999 in Book 5289, Page 1509.

Parcel Number: 01-00-01876-00-4.

Location of property: 145 Greenwood Avenue, Ambler, PA 19002-4704.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Trisha Faulks n/k/a Trisha L. Curtis** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$173,638.70.

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

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

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

14-23911

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision made for Michael G. Subin by C. Raymond Weir Associates, Inc., Ambler, Pennsylvania known as "Eagle's Nest", dated April 17, 1981 and recorded in the Office for the Recorder of Deeds in Plan Book A-40, Page 288, as follows, to wit:

BEGINNING at a point on the Southeast side of Harts Ridge Road (50 feet wide) a corner of Lot No. 16; thence extending along said Lot, South 42 degrees, 46 minutes, 30 seconds East, 436.72 feet to a point a corner of lands now or late of Crefield Associates; thence extending along said land, South 53 degrees, 14 minutes, 23 seconds West, 251.96 feet to a point a corner of Lot No. 14; thence extending along said lot North 42 degrees, 46 minutes, 30 seconds West, 422.49 feet to a point on the Southeast side of Harris Ridge Road; thence extending along said side of Harris Ridge Road, the 2 following courses and distances: (1) North 47 degrees, 13 minutes, 30 seconds East, 14.71 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 500 feet the arc distance of 107.77 feet to the first mentioned point and place of beginning.

BEING the same premises which California Federal Bank, FSB, by Deed dated 08/23/2002 and recorded 09/25/2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5426, Page 558, granted and conveyed unto Diane Cohen-Burton.

Parcel Number: 65-00-05372-86-3.

Location of property: 616 Harts Ridge Road, Conshohocken, PA 19428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Diane Cohen-Burton and Frederick O. Burton** at the suit of Wells Fargo Bank, N.A. Debt: \$555,202.70.

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

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

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

14-26995

ALL THAT CERTAIN unit, designated as Building Number D, Unit Number E-514, being a unit in Green Hill Condominium, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Green Hill Condominium bearing date the 29th day of January, A.D. 1981 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 5th day of February, A.D. 1981 in Deed Book 4603, Page 176 etc., and Corrective Amendment thereto bearing date the 30th day of June, A.D. 1981 and recorded on the 1st day of July, A.D. 1981 in Deed Book 4638, Page 56 etc., and Second Corrective Amendment thereto bearing date the 10th day of July, A.D. 1981 and recorded on the 15th day of July, A.D. 1981 in Deed Book 4642 page 534 etc., and Plats and Plans for Green Hill Condominium bearing dated the 29th day of January, A.D. 1981 and recorded as Exhibit 'B' of the Declaration of Condominium of Green Hill Condominium in Deed Book 4603, Page 176.

TOGETHER with all right title and interest, being a 0.138559 percent undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights of way, easements and agreements of record in the aforesaid Office, contained in the aforesaid Declaration and Corrective Amendment thereto and Second Corrective Amendment thereto, the Certificate of Completion of Structural Components and Mechanical Systems recorded in Deed Book 4603, Page 155, the Certificate of Substantial Completion of the aforesaid unit, recorded contemporaneously herewith, and the instruments recorded in Deed Book 3326, Page 595; Deed Book 1081, Page 200; Deed Book 3279, Page 85; Deed Book 3355, Page 462; Deed Book 3274, Page 781; Deed Book 3329, Page 165; Deed Book 4321, Page 66 and Deed Book 4321, Page 79.

TITLE TO SAID PREMISES IS VESTED IN Michele C. Williams, by Deed from Alan E. Casnoff, a/k/a, Alan Edward Casnoff, Executor of the Estate of Fredlyn P. Casnoff, a/k/a, Fredlyn Casnoff, deceased, dated 09/08/2008, recorded 09/24/2008 in Book 5708, Page 1578.

MORTGAGOR Michele C. Williams died on 11/22/2014, and Bernadette Griggs was appointed Administrator/trix of estate. Letters of Administration were granted to her on 04/14/2015 by the Register of Wills of Montgomery County, No. 46-2015-X1362. The Decedent's surviving heirs at law and next-of-kin are Stephen Williams, Lois Williams, Carolyn Williams, Fatima Williams, Bernadette Griggs, and Sharron Griggs.

Parcel Number: 40-00-11153-85-8.

Location of property: 1001 City Avenue Unit ED514 a/k/a 1001 City Avenue Unit E-514, Wynnewood, PA 19096-3953.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bernadette Griggs, in Her Capacity as Administratrix and Heir of The Estate of Michele C. Williams, Stephen Williams, in His Capacity as Heir of The Estate of Michele C. Williams, Sharron Griggs, in Her Capacity as Heir of The Estate of Michele C. Williams, Lois Williams, in Her Capacity as Heir of The Estate of Michele C. Williams, Carolyn Williams, in Her Capacity as Heir of The Estate of Michele C. Williams, Fatima Williams, in Her Capacity as Heir of The Estate of Michele C. Williams, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michele C. Williams, Deceased** at the suit of Pennymac Loan Services, LLC. Debt: \$105,543.34.

Peter Wapner, Attorney. I.D. #318263

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

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

14-27516

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, described in accordance with a Subdivision Plan No. 3 of Penn Square Village made by Donald H. Schurr, R. L. S. on January 21, 1953 and recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Plan Book A-1, as follows, to wit:

BEGINNING at a point on the Southerly side of Orchard Lane (50 feet wide) at the distance of 1,224.97 feet as measured along Orchard Lane Westwardly from a point of curve formed by the intersection of the Southeasterly side of Orchard Lane with the Southwesterly side of Brookside Road (50 feet wide).

CONTAINING in front or breadth on Orchard Lane 70 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Orchard Lane 120 feet to the center line of a 15 feet wide drainage easement.

BEING Lot 207 on the said plan.

TITLE TO SAID PREMISES IS VESTED IN Thomas Johnson by Deed from Robert K. Jost and Joyce Lean Jost dated September 12, 2006 and recorded September 22, 2006 in Deed Book 05617, Page 1309.

Parcel Number: 33-00-06628-00-8.

Location of property: 236 Orchard Lane, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas Johnson** at the suit of Wells Fargo Bank, N.A. Debt: \$275,082.23.

Christine L. Graham, Attorney.

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

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

14-27824

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery, and Commonwealth of Pennsylvania, described in accordance with a Map of Property of Albert W. Tegler, Sr., made by Yerkes Engineering Company, Civil Engineers and Surveyors of Bryn Mawr, Pennsylvania, dated 02/15/1956 and revised 04/01/1957, as follows, to wit:

BEGINNING at a point in the center line of Robin Road (50 feet wide) at the distance of 229.75 feet measured North 29 degrees, 54 minutes West along the said center line from its intersection with the title line in the bed of Spring Hill Road (33 feet wide); thence extending along the said center line of Robin Road North 29 degrees, 54 minutes West, 160 feet to a point; thence South 60 degrees, 6 minutes West, 225 feet to a point in line of land now or late of John X. Zinnsser; thence along said land South 29 degrees, 54 minutes East, 160 feet to a point; thence North 60 degrees, 6 minutes East, 225 feet to the first mentioned point and place of beginning.

BEING the same premises that Brenda E. Levin, by her Agent Robert B. Levin, by Power of Attorney dated July 20, 2006, by Deed dated August 17, 2007, and recorded September 11, 2007, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Book 5664, Page 185, granted and conveyed unto Jill Abrams Lapensohn, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jill Abrams Lapensohn and Howard C. Lapensohn, by Deed from Jill Abrams Lapensohn, dated 03/17/2009, recorded 03/23/2009 in Book 5724, Page 2906.

Parcel Number: 40-00-51124-00-1.

Location of property: 1106 Robin Road, Lower Merion, PA 19035.

The improvements thereon are: Single family, residential.

Seized and taken in execution as the property of **Howard C. Lapensohn and Jill Abrams Lapensohn** at the suit of Hudson City Savings Bank. Debt: \$1,270,518.28.

Daniel J. Capecci, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$127,051.82. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-29545

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

BEGINNING at a point in the middle of a public road leading from Linfield to Limerick, a corner of this and land recently conveyed to Charles N. Boyer and Elizabeth M., his wife; thence along the middle of the said road south forty-four degrees, six minutes West, one hundred and eighty feet to a point, a corner of this and other lands of Tony Wiglos; thence North forty-four degrees, forty-seven minutes West, four hundred and thirty-five feet to the land of Garrett Brownback; and thence along said Brownback's land North forty-six degrees, forty-five minutes East, one hundred and eighty feet to land of Charles N. Boyer; and thence along said Boyer's land South forty-four degrees, forty-seven minutes East, four hundred and twenty-five feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Nathan Merritt, husband by Deed from Nathan Merritt and Sharon Merritt, husband and wife dated 04/06/2012 and recorded 04/06/2012 in the Montgomery County Recorder of Deeds in Book 5522, Page 2865.

Parcel Number: 37-00-02071-00-7.

Location of property: 504 Limerick Center Road, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Nathan Merritt, Original Mortgagor and Real Owner and Sharon Merritt, Original Mortgagor** at the suit of HSBC Bank USA, National Association, as Trustee for the Holders of the Luminant Mortgage Trust 2006-5. Debt: \$325,386.87.

Robert W. Williams, Attorney.

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

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

14-30677

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, known and designated as Plot #13 Section "K" on a certain Plan of Lots of Little Farm and Estate Company, recorded in the Office for the recording of Deeds, etc., in and for the County of Montgomery aforesaid, at Norristown, in Deed Book No. 650, Page 500, as follows, to wit:

BEGINNING at a point in the center line of Pawlings Road, at the distance of nine hundred sixty-five feet West of the intersection of the said center line of Pawlings Road with the center line of Wetherhill Street; thence the following courses and distances: West along the center line of Pawlings Road, two hundred feet to a point; thence in a Northerly direction along Lot #1 one hundred fifty-five feet to a point; thence in a Northeasterly direction along Lot #2, two hundred fifteen feet to a point; thence South along Lot #12, two hundred thirty feet to the point and place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, being part of the lots of a certain plan of the Little Farms and Estates Company, recorded in the Office of the Recording of Deeds in and for the County of Montgomery in Deed Book No. 650, Page 500 etc. which plan was made by Albright and Mebus, Surveyors of the City of Philadelphia, the said lot being designated as Lot #2, Section "K" of the said plan, bounded and described, as follows, to wit:

BEGINNING at a point in the middle of Catherine Street, at the distance of three hundred seventy-five feet more or less Northeastwardly from the North side of Pawlings Road; thence extending along the middle line of said Catherine Street, Northeastwardly three hundred forty feet more or less, to a point; thence Southwardly two hundred forty feet more or less; thence Westwardly two hundred fifteen feet more or less; thence Northeastwardly one hundred thirty-five feet more or less to the place of beginning.

Parcel Number: 43-00-10579-00-7.

Location of property: 1433 Pawlings Road, Phoenixville, PA 19460.

The improvements thereon are: Commercial Property - Repair Shop or Garages.

Seized and taken in execution as the property of **Pawlings Road Land Associates, LLC a/k/a Pawlings Road Land Associates** at the suit of Branch Banking and Trust Company, Successor to Susquehanna Bank, Successor to Abington Bank. Debt: \$266,404.76, together with interest from October 31, 2014 forward at the fixed rate of 7.0% per annum (\$48.55 per diem), late charges, attorneys' fees, and collection costs.

Charles N. Shurr, Jr., Attorney.

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

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

14-31251

ALL THAT CERTAIN unit, designated as Unit Number 76, being a unit in "The Court at Jamestowne", a Condominium, situate in **East Norriton 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. 3103, et seq., as designated in the Declaration of Condominium of the Court at Jamestowne bearing date 09/27/1987 and recorded in the Office of the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 09/28/1988 in Deed Book 4888, Page 1132, and Plats and Plans for Condominium bearing date 02/24/1988 and recorded as Exhibit "D" of the Declaration of Condominium of The Court at Jamestowne, and First Amendment thereto dated 09/27/1988 and recorded 09/28/1988 in Deed Book 4888, Page 1236, and Second Amendment thereto dated 11/23/1988 and recorded 12/28/1988 in Deed Book 4894, Page 1772, and Third Amendment thereto dated 02/17/1989 and recorded 02/23/1989 in Deed Book 4903, Page 498, and Fourth Amendment thereto dated 07/26/1989 and recorded 08/02/1989 in Deed Book 4918, Page 2340, and Fifth Amendment thereto dated 06/17/1991 and recorded 06/18/1991 in Deed Book 4978, Page 1389.

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

BEING No. 176 Godspeed Court, "The Court at Jamestowne", a Condominium.

BEING the same premises which Christophe E. Isbrecht, by Deed dated May 21, 2007 and recorded in the Montgomery County Recorder of Deeds Office on May 24, 2007 in Deed Book 5648, Page 1759, granted and conveyed unto Dong S. Mun.

Parcel Number: 33-00-00047-18-1.

Location of property: 176 Godspeed Court, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Dong S. Mun** at the suit of PennyMac Corporation. Debt: \$217,465.54.

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

14-33009

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected being designated as Lot No. 81 on a certain plan of Old York Road Hills, in **Jenkintown Borough**, County of Montgomery and State of Pennsylvania and described according to a survey made by Charles E. Mebus, Registered Engineer, on the Thirty First Day of March A.D. 1938, as follows, to wit:

BEGINNING at a point of intersection of the Southeasterly side of Rodman Avenue (40 feet wide) with the Northeasterly side of Elm Avenue (40 feet wide); thence along the said side of Rodman Avenue North 52°, 23', 15" East, 0.37 of a foot to a point; thence still by the same on a curve to the right with a radius of 2,349.54 feet the arc distance of 74.64 feet to a point a corner of Lot No. 80 on said plan; thence by the same South 37°, 36', 45" East, 190.71 feet to a point a corner of Lot No. 75 on said plan; thence South 59°, 23', 26" West, 81.58 feet to the said Northeasterly side of Elm Avenue; thence by the same on a curve to the left: with a radius of 800 feet the arc distance of 97.79 feet to a point; thence still by the same North 37°, 36', 45" West, 84.41 feet to the place of beginning.

BEING the same premises which Michael H. O'Neill and Mary E. O'Neill, by Deed dated 11/4/2005 and recorded 11/23/2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5580, Page 1264, granted and conveyed unto Michael H. O'Neill.

Parcel Number: 10-00-02944-00-7.

Location of property: 500 Rodman Avenue, Jenkintown, PA 19046.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael H. O'Neill** at the suit of Citizens Bank of Pennsylvania. Debt: \$125,375.49.

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

14-34191

ALL THAT CERTAIN lot or piece of land, with the message or tenement thereon erected, situate in **Bridgeport Borough**, County of Montgomery and State aforesaid, bounded and described, as follows, viz:

BEGINNING at a point on the Easterly side of Rambo Street at the distance of sixteen feet Northwestly from Beech Alley, a corner of this and land belonging to Winfield S. Geiger; thence along said Geiger's land and along other land belonging to said Burns and O'Brien, and through the middle of the partition wall dividing the house on this from the one on the adjoining premises, Northeastly, one hundred and thirty and seven-tenths feet to a point; thence Northwestly parallel with said Rambo Street, nineteen feet, six inches to stake a corner of other land of said Burns and O'Brien; thence along said other land, Southwestly, one hundred thirty and seven-tenths feet to the east side of Rambo Street aforesaid; and thence along the said side of Rambo Street, Southeasterly, nineteen feet, six inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David Christian Charles and Jillian Charles, by Deed from Mary Elizabeth Murphy, dated 09/26/2003, recorded 10/07/2003, in Book 5477, Page 1082.

Parcel Number: 02-00-05128-00-9.

Location of property: 111 East Rambo Street, Bridgeport, PA 19405-1413.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David Christian Charles a/k/a David C. Charles and Jillian Charles** at the suit of U.S. Bank National Association. Debt: \$161,707.39.

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

15-01085

ALL THAT CERTAIN message and lot or land known as 1219 Swede Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwestern side of Swede Street, at the distance of forty-three feet and by a recent survey found to the forty-three and one one-hundredths feet Southwesterly from the Southwest side of Lincoln Avenue; thence in a Northwesterly direction, at right angles to Swede Street, the line passing through the middle of the partition wall between this premises 1221 Swede Street, seventy five feet to the Southeasterly side of four feet wide alley; thence along said side of said alley, Southwesterly thirteen and eighty-nine hundredths feet to a point, a corner thence parallel to the first line, Southeasterly the line passing through the middle of the partition wall between this and the adjoining premises 1217 Swede Street, seventy-five feet to the Northwesterly side of Swede Street and along said side of Swede Street Northeasterly thirteen and eighty-nine hundredths feet to the place of beginning.

Parcel Number: 13-00-36680-00-9.

Location of property: 1219 Swede Street, Norristown, PA 19401-3202.

The improvements thereon are: Single family dwelling house.

Seized and taken in execution as the property of **Stephen Maniscalco** at the suit of 21st Mortgage Corporation, Assignee of Wells Fargo Bank, N.A. Debt: \$63,594.47.

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

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

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

15-01724

ALL THAT CERTAIN, lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision prepared for Heritage Real Estate Investment Company, called "Regents Parks Phase IV" by Yerkes Associates, Inc. Consulting Engineers and Surveyors dated April 21, 1980 and recorded in the Office of the Recorder of Deeds in Plan Book A-46, Page 69, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Craftsman Road measured the 2 following courses and distances from a point of curve on the Southwesterly side of Norrfugton Drive: (1) on the arc of a circle curving to the left having a radius of 15.00 feet the arc distance of 23.56 feet to a point of tangent; (2) South 40 degrees, 36. minutes, 30 seconds West, 51.00 feet to a point, a corner of Lot No. 449; thence extending from said point and place of beginning along said lot passing through a partition wall South 49 degrees, 23 minutes, 30 seconds East, 104.63 feet to a point, a corner of Lot No. 379; thence extending along said lot South 40 degrees, 26 minutes, 30 seconds West, 20.00 feet to a point, a corner of Lot No. 447; thence extending along said lot passing through a partition wall North 49 degrees, 23 minutes, 30 seconds West, 104.63 feet to a point of tangent on the Southeasterly side of Craftsman Road; thence extending along said side thereof North 40 degrees, 36 minutes, 30 seconds East, 20.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 448 on said plan.

Parcel Number: 63-00-01763-42-4.

Location of property: 946 Craftsman Road, West Norriton, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Joseph P. Viola, III and Linda M. Viola** at the suit of West Norriton Township. Debt: \$2,443.50.

Diane M. Boehret, Attorney.

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

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

15-02171

ALL THAT CERTAIN frame dwelling situate at the Northwest corner of North Charlotte Street and Third Street, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the Northwest corner of North Charlotte and Third Streets; thence along said Third Street Northwesterly 141 feet, 5 inches to land of the Hydro United Tire and Rubber Company; thence along said land Northwardly 53 feet, 6 inches to land of the heirs of John W. Showalter; thence along said land Eastwardly 40 feet to said North Charlotte Street 32 feet, 2 inches to the place of beginning.

BEING the same premises which Thomas R. Budzowski, by Deed dated February 28, 2006 and recorded March 10, 2006 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 05593, Page 0456 and Instrument Number 2006029627, granted and conveyed unto Melvin E. Turner and Elizabeth Turner, husband and wife.

AND the said Melvin E. Turner, hereby departed this life on or about November 10, 2014, thereby vesting all title in Elizabeth Turner, his wife.

Parcel Number: 16-00-03804-00-5.

Location of property: 229 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Elizabeth Turner** at the suit of Wells Fargo Bank, N.A. as Trustee for Banc of America Alternative Loan Trust 2006-4. Debt: \$139,364.63.

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

15-02490

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Survey by Over and Tingley, Civil Engineers, dated August 29, 1941, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Rock Glen Drive (fifty feet wide) at the distance of two hundred seventy and eighty-nine one-hundredths feet measured North fifty-one degrees, twenty-seven minutes East, from its intersection with the Northeastly side of Twin Oaks Drive (fifty feet wide) (both extended).

CONTAINING in front or breadth on said Rock Glen Drive fifty feet measured North fifty-one degrees, twenty-seven minutes East, and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said Rock Glen Drive, one hundred two feet.

TITLE TO SAID PREMISES IS VESTED IN Greg Matthew Goodman and Pamela Annette Goodman, h/w, by Deed from Greg Matthew Goodman and Pamela Annette Brescia n/k/a Pamela Annette Goodman, his wife, dated 10/26/2006, recorded 11/29/2006, in Book 5626, Page 00132.

Parcel Number: 40-00-51416-00-6.

Location of property: 532 Rock Glen Drive, Wynnewood, PA 19096-2621.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Greg Matthew Goodman and Pamela Annette Goodman f/k/a Pamela Annette Brescia** 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 2007-KS1. Debt: \$415,786.11.

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

15-02659

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the **Abington Township**, County of Montgomery, and Commonwealth of Pennsylvania, being part of Lots of Willow Grove Homestead Company, bounded and described, as follows, to wit:

BEGINNING at a point, on the Southeasterly side of Fairview Avenue (50 feet wide), at the distance of 61 feet Northeast of a corner stone, at the Northeast corner of Parkview Avenue (50 feet wide) and Fairview Avenue; thence, along the Southeasterly side of said Fairview Avenue, North 28 degrees, 32 minutes, 00 seconds East, 32 feet; thence, South 61 degrees, 28 minutes, 00 seconds, East, 125 feet; thence, South 28 degrees, 32 minutes, 00 seconds West, 32 feet; thence North 61 degrees, 28 minutes West, 125 feet to the place of beginning.

Parcel Number: 30-00-19292-00-1.

Location of property: 1827 Fairview Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Calvin Edwards a/k/a Calvin F. Edwards** at the suit of U.S. Bank, N.A. Successor Trustee to Bank of America, et al. Debt: \$385,526.83 plus costs.

Richard Nalbandian, Attorney. I.D. 312653

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

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

15-04828

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Hatboro Borough**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan of property of Hatboro Farms, made by Edmund A. Bitting, Registered Professional Engineer, Abington, Pennsylvania, on April 26, 1948, as follows, to wit:

BEGINNING at a point on the Northwestern side of Continental Road (fifty feet wide) which point is measured at the distance of one thousand seven hundred thirty-three one-hundredths feet Southwestwardly from the intersection which the Northwestern side of Continental Road produced makes with the center line of Horsham Road (forty-five feet wide); and thence from said beginning point extending North thirty-six degrees, twenty-four minutes, forty-five seconds West, one hundred fifty-six and thirty-six feet to a point; thence extending South sixty-eight degrees, fifty-three minutes West, ninety-two and ninety-eight feet to a point; thence extending South forty-seven degrees, sixteen minutes East, one hundred ninety and seventeen one-hundredths feet to a stake on the Northwestern side of Continental Road, aforementioned; and thence extending North along the said side of Continental Road, forty-two degrees, forty-four minutes East, eight and ten one-hundredths feet to a stake, a point of curve still on the said Northwestern side of Continental Road; and thence extending along the same on the arc of a curve curving to the right having a radius of two hundred forty-three and eighty-three one-hundredths feet, an arc distance of forty-six and nineteen one-hundredths feet to the first mentioned point and place of beginning.

BEING known and designated as Lots 1 and 2 on the aforementioned plan.

TITLE TO SAID PREMISES IS VESTED IN Eleanore C. Crawford by Deed from Henry C. Crawford, Jr. and Eleanore C. Crawford, his wife dated 01/11/1996 recorded 03/27/1996 in Deed Book 5143, Page 1012.

Parcel Number: 08-00-00925-00-3.

Location of property: 638 Continental Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dieter P. Eisenhower, as Administrator of The Estate of Eleanore C. Crawford a/k/a Eleanore C. Crawford and Known Heir of Eleanore C. Crawford a/k/a Eleanore C. Crawford, Estate of Eleanore C. Crawford a/k/a Eleanore C. Crawford c/o Dieter P. Eisenhower, as Administrator and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Eleanore C. Crawford a/k/a Eleanore C. Crawford** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$144,007.02.

Morris Scott, Attorney.

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

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

15-05999

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected being designated as Lot #81 on a certain plan of Old York Road Hills, in **Jenkintown Borough**, County of Montgomery and State of Pennsylvania and described according to a survey made by Charles E. Mebus, Registered Engineer, on the Thirty-First of March, A.D. 1938, as follows, to wit:

BEGINNING at a point of intersection of the Southeasterly side of Rodman Avenue (forty feet wide) with the Northeasterly side of Elm Avenue (forty feet wide); thence along the said side of Rodman Avenue North fifty-two degrees, twenty-three minutes, fifteen seconds East, thirty-seven one-hundredths of a foot to a point; thence still by the same on a curve to the right with a radius of two thousand three hundred forty-nine and fifty-four one-hundredths feet the arc distance of seventy-four and sixty-four one-hundredths feet to a point a corner of Lot #80 on said plan; thence by the same South thirty-seven degrees, thirty-six minutes, forty-five seconds East, one hundred ninety and seventy-one one-hundredths feet to a point a corner of Lot #75 on said plan; thence South fifty-nine degrees, twenty-three minutes, twenty-six seconds West, eighty-one and fifty-eight one-hundredths feet to the said Northeasterly side of Elm Avenue; thence by the same on a curve to the left with a radius of eight hundred feet the arc distance of ninety-seven and seventy-nine one-hundredths feet to a point; thence still by the same North thirty-seven degrees, thirty-six minutes, forty-five seconds West, eighty-four and forty-one one-hundredths feet to the place of beginning.

BEING the same premises which Michael H. O'Neill and Mary E. O'Neill, husband and wife, by Deed dated 11/4/2005, recorded 11/23/2006, in the Office of the Recorder of Deeds in and for Montgomery County, in Instrument# 2005171791, conveyed unto Michael H. O'Neill, single man, Grantee herein.

Parcel Number: 10-00-02944-00-7.

Location of property: 500 Rodman Avenue, Jenkintown, PA 19046.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael H. O'Neill** at the suit of LSF9 Master Participation Trust. Debt: \$204,199.17.

Bradley J. Osborne, Attorney.

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

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

15-06100

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, described in accordance with a Map of Property of Thomas W. Stuart, Jr., et ux., made by Yerkes Engineering Company dated June 25, 1964 and revised October 30, 1968, as follows, to wit:

BEGINNING at a point at the intersection of the middle line of Montgomery Avenue (60' wide) and the middle line of Broughton Lane (40' wide) extended; thence extending along the middle line of Montgomery Avenue, South 23 degrees, 50 minutes West, 325.61' to a point, a corner of Lot No. 3 on said map; thence extending along the same, the 3 following courses and distances: (1) South 66 degrees, 10 minutes West, 375' to a pin; (2) North 76 degrees, 49 minutes, 20 seconds West, 22.95' to a pin; and (3) North 23 degrees, 34 minutes West partly along an easement for construction and maintenance of Township Sanitary Sewer, 110' to a corner of Lot No. 2 on said map; thence along the same, the 3 following courses and distances: (1) North 23 degrees, 34 minutes West, 60' to a pin; (2) North 37 degrees, 27 minutes East, 85.01' to a pin; and (3) North 09 degrees, 50 minutes East, and crossing a pin, 136.87' to a point in the middle line of Broughton Lane; thence extending along said middle line, the 2 following courses and distances: (1) on the arc of a circle curving to the left, having a radius of 1910.08' the arc distance of 222.61', chord of said arc bearing North 71 degrees 10 minutes East, 222.49' to a point of tangent; and (2) North 66 degrees, 10 minutes East, 20' to the first mentioned point and place of beginning.

BEING Lot No. 4 on said map.

Parcel Number: 40-00-39288-00-2.

Location of property: 277 Broughton Lane, Villanova, PA 19085.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Sara W. Rosenberg a/k/a Sara Rosenberg, Trustee of the Douglas Rosenberg 2004 Trust U/A/D April 2, 2004** at the suit of Whiteacre Funding, LLC. Debt: \$2,232,872.68.

Brett A. Berman, Attorney. I.D. #204843

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

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

15-06749

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record plan, phase IV and V 'Brooke Run Development' made by Brian J. Nixon and Associates, Civil Engineers and Land Surveyors dated 7/11/2001 and last revised 8/15/2001 and recorded in Plan Book A-60, Page 193, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Brooke Road (50 feet wide) at a corner of this and Lot No. 56 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 56, the two (2) following courses and distances, as follows, to wit: (1) South 69 degrees, 34 minutes, 36 seconds East, 164.90 feet to a point a corner; and (2) North 42 degrees, 29 minutes, 20 seconds East, 151.80 feet to a point a corner in line of other lands now or late of Gwynedd Selective Investors, Inc.; thence extending along the same, South 36 degrees, 23 minutes, 25 seconds East, 223.93 feet to a point a corner in line of land now or late of NER Auction Systems of Syracuse, Inc.; thence extending along the same, South 51 degrees, 10 minutes, 01 seconds West, 184.00 feet to a point a corner in line of Lot No. 96; thence extending along the same the two (2) following courses and distances, as follows, to wit: (1) North 38 degrees, 40 minutes, 01 seconds West, 175.26 feet to a point of angle; and (2) North 69 degrees, 34 minutes, 36 seconds West, 172.19 feet to a point a corner on the Southeasterly side of Brooke Road; thence extending along the same, on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 50.71 feet to a point being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher T. Hare, single man by Deed from Jill A. Stauffer, n/b/m Jill A. Bartells, dated 09/24/2014, recorded 11/03/2014 in Book 5933, Page 00876.

Parcel Number: 57-00-00098-53-6.

Location of property: 2544 Brooke Road, Pennsburg, PA 18073-2325.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jill A. Stauffer and Christopher T. Hare** at the suit of LSF9 Master Participation Trust. Debt: \$387,790.90.

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

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

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

15-07019

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey made June 1944, by Will D. Hiltner, R.E., as follows:

BEGINNING at a point on the Southwesterly side of Ridge Pike at the distance of 244.59 feet Southeasterly from the centerline of Grange Avenue a point, a corner of land of Paul H. Kramer, et ux.; thence extending along said land South 34 degrees, 32 minutes West, 210 feet to a point; thence still extending along said land and land of Nevin N. Shaulis, et ux. North (incorrectly given in former Deed as South) 55 degrees, 30 minutes West, 269 feet to a point in the centerline of Grange Avenue South 41 degrees, West 68.8 feet to a point a corner of land of Nevin H. Shaulis; thence extending along said land South 52 degrees, 39 minutes East, 220 feet to a point; thence still remaining along said land South 34 degrees, 32 minutes West, 570 feet to a point a corner of land now or late of H. H. Lewis; thence extending along said land South 49 degrees, East 425 feet to a point a corner of land now or late of Samuel O. Perry; thence extending along said land North 49 degrees, East 420 feet to a point a corner of land of Nevin N. Shaulis, et ux.; thence extending along said land North 60 degrees, 57 minutes West, 312.5 feet to a point; thence still along said land and land of Budd Shaulis, et ux., North 49 degrees, 30 minutes East, 520 feet to a point on the Southwest side of Ridge Turnpike Road aforesaid; thence extending along said Southwest side of Ridge Turnpike Road North 55 degrees, 30 minutes West, 318.30 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Venkateswara Reddy Maruri by Deed from George W. Kelley and Kathleen A. Kelley dated 01/20/2006 and recorded 01/30/2006 in the Montgomery County Recorder of Deeds in/at Deed Book 05588, Page 1522 as Instrument No. 200612260.

Parcel Number: 43-00-11698-00-4.

Location of property: 3460 Ridge Pike, Collegeville, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Venkateswara R. Maruri a/k/a Venkateswara Reddy Maruri** at the suit of Bayview Loan Servicing, LLC, a Delaware Limited Liability Company. Debt: \$543,372.31.

Robert W. Williams, Attorney.

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

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

15-08350

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Providence Forge II, located at 448 Vaughn Road, **Upper Providence Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1953, P.L., 196, by the recording in the Office of the Recorder of Deeds of Montgomery County, a Declaration dated June 19, 1974 and recorded on June 19, 1974 in Deed Book 3951, Page 227 and Declaration Plan dated January 25, 1974 and recorded June 19, 1974 in Condominium Plan Book 3, Page 32; and a Code of Regulations dated June 19, 1974 and recorded June 19, 1974 in Deed Book 3951, Page 238; being designated on Declaration Plan as Unit 124, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the common elements.

TITLE TO SAID PREMISES IS VESTED IN Nelda Richards, by Deed from Mercedes Loretta Lydon, f/k/a Mercedes Loretta Bernacki, dated 05/14/2009, recorded 06/02/2009 in Book 5732, Page 156.

Parcel Number: 61-00-04388-48-3.

Location of property: 124 Providence Forge Road a/k/a 124 Providence Forge, Royersford, PA 19468.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nelda Richards** at the suit of Bank of America, N.A. Debt: \$149,740.16.

Peter Wapner, Attorney. I.D. #318263

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

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

15-08443

ALL THAT CERTAIN lot or piece of ground, situate in **Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision made for Elizabeth Barboni by Urwiler and Walter, Inc., dated 2/18/1991 and last revised on 6/27/1991 and recorded in Plan Book A-53, Page 63, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side ultimate right-of-way line of Dietz Hill Road (to be widened to 25 feet front the existing center line thereof) said point being measured the 6 following courses and distances from a point of curve on the Southeasterly side of Ridge Road SR #563 (to be widened to 40 feet from the existing center line thereof); thence (1) leaving the southeasterly side of Ridge Road on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 32.02 feet to a point of tangent on the Southwesterly side ultimate right-of-way line of Dietz Hill Road; thence (2) South 44 degrees, 28 minutes, 03 seconds East, 146.38 feet to a point of angle; thence (3) South 43 degrees, 29 minutes, 02 seconds East, 333.12 feet to a point of curve; thence (4) on the arc of a circle curving to the left having a radius of 625 feet the arc distance of 157.73 feet to a point of reverse curve; thence (5) on the arc of a circle curving to the right having a radius of 575 feet the arc distance of 137.94 feet to a point of tangent; thence (6) South 44 degrees, 11 minutes, 57 seconds East, 235.48 feet to the point and place of beginning; thence extending from said point of beginning and along the Southwesterly side of ultimate right-of-way line of Dietz Hill Road South 44 degrees, 11 minutes, 57 seconds East, 50.27 feet to a point, a corner in line of lands now or late of Lloyd H. and Electa Mignot; thence extending along the same South 51 degrees 46 minutes, 41 seconds West, 553.01 feet to a point, a corner in line of lands now or late of Thomas S. and Illona A. Stesholtz; thence extending along the same North 46 degrees, 21 minutes, 59 seconds West, 297.92 feet to a point, a corner in line of Lot No. 5; thence extending along the same North 43 degrees, 48 minutes, 36 seconds East, 280.26 feet to a point a corner in line of Lot No. 5; thence extending along the same, the 2 following courses and distances, as follows, to wit: thence (1) South 46 degrees, 11 minutes, 24 seconds East, 286.53 feet to a point a corner; thence (2) North 51 degrees, 46 minutes, 41 seconds East, 272.71 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 4 on the above mentioned plan.

NOTE FOR INFORMATION ONLY: Being Lot(s) 39 in Block 24 on the Tax Map of the Salford Township, County of Montgomery, State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Michael Murray by Deed from Mary T. Mayer, dated 03/02/2007, recorded 03/12/2007 in Book 5638, Page 2069.

Parcel Number: 44-00-00636-30-1.

Location of property: 45 South Dietz Mill Road, Telford, PA 18969-1407.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Murray a/k/a Michael P. Murray and The United States of America, Department of The Treasury - Internal Revenue Service c/o The United States Attorney for The Eastern District of PA** at the suit of Wells Fargo Bank, National Association, as Trustee for BNC Mortgage Loan Trust 2007-4, Mortgage Pass-Through Certificates, Series 2007-4. Debt: \$560,018.70.

Peter Wapner, Attorney. I.D. #318263

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

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

15-08688

ALL THAT CERTAIN tract, or piece of land, situate along the South side of Fourth Street, in **Green Lane Borough**, County of Montgomery and State of Pennsylvania bounded and described, as follows, to wit:

BEGINNING at an iron pin a corner in the center line of said Fourth Street at the line of Hugh Schertzer's land; thence along the same land South forty-three degrees and thirty minutes East, two hundred and twenty-five feet to the line of now or late Frank F. Sowers; land thence along the same North forty-six degrees and thirty minutes East, one hundred and eighty feet to a stake a corner of Kurt Straub's land; thence by the same North forty-three degrees, West two hundred and twenty-five feet to an iron pin a corner in the center line of Fourth Street; thence along the same South forty-six degrees and thirty minutes West, one hundred and eighty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sheila M. Weller and Steven E. Weller, as Tenants by the Entirety given by Richard J. Kulp dated November 4, 2003 recorded December 10, 2003 in Book 5485, Page 820.

Parcel Number: 07-00-00007-00-4.

Location of property: 409 Fourth Street, Green Lane, PA 18054-2202.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven E. Weller and Sheila M. Weller** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-W11. Debt: \$165,000.95.

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

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

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

15-09233

ALL THAT CERTAIN tract of parcel of land and premises, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania and described in accordance with a plan made by Edward S. McConnell, PLS (Pennsylvania License No. SU-017413-E) Quay Associates, Inc., #2001-009, dated 6/7/2001, bounded and described, as follows:

BEGINNING at a point in the Southwesterly line of Township Line Road (68 feet wide) (also known as Cottman Street) South 51 degrees, 02', 00" East, measured along same, 201.07 feet from its intersection with the Easterly line of Laurel Avenue (33 feet wide); thence (1) South 51 degrees, 02', 00" East, along the Southwesterly line of Township Line Road, 71.00 feet to a point; thence (2) South 38 degrees, 58', 00" West, 150.00 feet to a point; thence (3) North 51 degrees, 02', 00" West, 71.00 feet to a point; thence (4) North 38 degrees, 58', 00" East, 150.00 feet to the place of beginning.

AND ALSO DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN unit, designated as Unit Number 2, being a Unit in the "Township Line Condominium" and made pursuant to the provisions of the Pennsylvania Uniform Condominium Act of 7/2/1980, P.L. 286 No. 82 as amended, Title 68 PA. C.S. A. 3101 et seq. by a Declaration of Condominium, dated 5/17/2000 and recorded 7/19/2001 in Montgomery County in Deed Book 5363, Page 2285.

TOGETHER with an undivided 50% interest of in and to the Common Elements as set forth in the above mentioned Declaration of Condominium.

BEING part of the same premises which Peter J. Goss, Peter R. Goss and William N. Koppel, Executors Under the Will of Anna Goss, deceased by Deed, dated 12/14/1984 and recorded 12/31/1984 in the County of Montgomery in Deed Book 4756, Page 611, conveyed unto Peter J. Goss, Peter R. Goss and William N. Koppel, Trustees Under the Will of Anna Goss, deceased, in fee.

AND the said William N. Koppel, departed this life on 11/29/1985.

AND the said Peter J. Goss, departed this life on 7/7/1997.

Parcel Number: 31-00-26521-00-7.

Location of property: 570 Cottman Street, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Wells Fargo Bank, National Association, Successor in Interest to Central Penn National Bank, Trustee of the Trust Estate Under the Will of Anna Goss, Deceased** at the suit of School District of Cheltenham Township. Debt: \$11,220.76.

Diane M. Boehret, Attorney.

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

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

15-10335

ALL THAT CERTAIN lot or piece of ground, situate in **Skippack Township**, Montgomery County, Pennsylvania, described according to Record Plan 1 of Monroe Court prepared for T.H. Properties, L.P. made by Cowan Associates, Inc. dated 08/29/2003 last revised 03/08/2004 and recorded in Plan Book 22, Pages 479 to 482, as follows, to wit:

BEING Lot 114 as shown on the above mentioned plan.

BEING the same premises which T.H. Properties, by Deed dated July 6, 2005 and recorded July 19, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5562, Page 2352, granted and conveyed unto Barry J. Thomas and Yvette Thomas, husband and wife.

Parcel Number: 51-00-03096-08-4.

Location of property: 4017 Sarah Court, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Barry J. Thomas and Yvette Thomas** at the suit of Bayview Loan Servicing, LLC. Debt: \$293,588.18.

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

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

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

15-10581

ALL THAT CERTAIN lot or piece of ground and building thereon erected, situate in the Village of Palm, **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake in the Public Road leading from the Greenlane and Goschenhoppen Turnpike Road past Palm Station on the Perkiomen Railroad, at a distance of seventy feet from a stone set for a corner in the line of lands of the late John W. Gery, now George G. Gery and Joseph M. Treichler and running thence by land of now or late of

said Joseph M. Treichler, South fifty-four degrees and a half, East one hundred and five feet to a corner; thence by the same South thirty-five degrees and one-half degrees West, forty-one feet to a corner; thence by the same North fifty-four degrees and a half West, one hundred and five feet to a corner in the said public road; thence along the same North thirty-five and one-half degrees, East forty-one feet to the place of beginning.

CONTAINING four thousand and three hundred and five square feet.

ALSO ALL THAT CERTAIN tract of land in **Upper Hanover Township**, County of Montgomery aforesaid, being bounded and described, as follows, to wit:

BEGINNING at a post, a corner in line of James W. Butz's land; and thence extending along lands of Nathan H. Lesser, (party hereunto), the next three following courses and distances viz: South fifty-four degrees, East eighteen feet to an iron pin, and North thirty-eight degrees East, sixty one and a half feet to an iron pin and North fifty four degrees West one hundred and thirty two feet to an iron pin in the center of a public road, thence South thirty six and a half degrees West twenty feet to an iron pin in land of James W. Butz, (party hereunto), thence by the same, South fifty four degrees East one hundred eleven and a half feet to a post, thence by the same South thirty four and three quarter degrees West forty-one feet to the place of beginning.

CONTAINING two thousand, seven hundred and fourteen square feet.

AND ALSO ALL THAT CERTAIN piece or tract of land situated in the Village of Palm, **Upper Hanover Township**, County of Montgomery, and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stone set for a corner in a public road near the rail road; and thence extending along said railroad South forty-six degrees, East one hundred and thirty -our feet to an alley wide enough to drive a wagon through in line of Nathan H. Leeser (grantor hereunto); thence along the same South thirty-eight degrees, West twenty-six feet to a corner in line of James W. Butz, (grantee above mentioned); thence by the same North fifty-four degrees, West one hundred and thirty-two feet to the middle of the public road; thence by the same North thirty-six and a half degrees, East forty-nine feet and three inches to the place of beginning.

CONTAINING five thousand square feet.

AND ALSO ALL THAT CERTAIN tract or piece of land situated in the Village of Palm in **Upper Hanover Township**, County of Montgomery, State of Pennsylvania, being bounded and described, as follows, to wit:

BEGINNING at an iron pin in line of land of B. P. Weiss and James W. Butz; and thence running by land of the said James W. Butz, North thirty-nine degrees, East, eighty-seven feet and four inches to an iron pin in line of land of the Perkiomen Rail Road Company; thence by the same South forty-two and a half degrees East, one hundred thirty-two feet, four inches to a stone a corner in line of land of Henry K. Gerhard; thence by the same South thirty-eight degrees, West forty-three feet, six inches to an iron pin in line of land of Morris E. Leeser; thence by the same North fifty-two degrees, West seventy-six feet to a corner in line of land of B. P. Weiss; thence by the same North thirty-three degrees, East twenty feet to a post, a corner, and North fifty-four degrees, West forty feet to a post in a fifteen foot alley; thence along said alley South thirty-nine degrees, West forty-five feet, nine inches to an iron pin; thence North fifty-four degrees, West fifteen feet, to the place of beginning.

CONTAINING six thousand, three hundred and twenty square feet, be the same more or less.

AND ALSO ALL THAT CERTAIN lot, tract or piece of ground, situated in the Village of Palm, **Upper Hanover Township**, County of Montgomery and State of Pennsylvania, being bounded and described, as follows, to wit:

BEGINNING at a corner on the Eastern side of a fifteen foot wide alley in line of other lands of Frank C. Cleaver (part hereunto) and extending along same side of said alley, North thirty-eight degrees East, twenty feet to a corner in same alley; thence along other lands of James W. Butz (part hereunto), South fifty-four degrees, East forty feet to a corner; and South thirty-eight degrees, West twenty feet to a corner in line of Frank Cleaver's land; thence along said land North, fifty-four degrees, West forty feet, to the place of beginning.

CONTAINING eight hundred square feet of land.

Parcel Number: 57-00-02683-00-5.

Location of property: 1112 Station Road, Upper Hanover, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Sandra M. Bittenbender** at the suit of Upper Perkiomen School District. Debt: \$4,541.84.

Diane M. Boehret, Attorney.

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

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

15-10608

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

BEGINNING at a point on the Southerly side of Fifth Street at the distance of eighty-six feet and two one-hundredths of a foot Westerly from the Southwest corner of Fifth and Mill Streets, being a corner of this and land now or late of Katherine M. Comfort; thence by land Southwesterly at right angles to said Fifth Street the line passing through the middle of the partition wall between this and the adjoining house one hundred twelve feet to a twelve feet wide alley; thence along said alley Northwesterly twenty feet to a point a corner in the line of Lot No. 127 on Cadwallader Evans Plan of Lots now or late of Henry Samville; thence by said Lot No. 127 Northeasterly parallel with the first line one hundred twelve feet to the Southeasterly twenty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Debra A. Kern and Danielle K. Kern by Deed from Debra A. Kern dated 02/29/08 and recorded on 04/14/08 in the Montgomery County Recorder of Deeds in/at Deed Book 5689, Page 02210, as Instrument No. 2008037913.

Parcel Number: 02-00-01576-00-6.

Location of property: 108 West 5th Street, Bridgeport, PA 19405.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Debra A. Kern and Danielle K. Kern** at the suit of MTGLQ Investors, L.P. Debt: \$105,496.42.

Robert W. Williams, Attorney.

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

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

15-13375

ALL THOSE CERTAIN lots of pieces of land, with the buildings and improvement thereon erected, being known as Lots 402 and 403 Willow Grove Land Company, **Abington Township**, County of Montgomery and State of Pennsylvania.

BEING the same premises which Frederick C. Peters, Foster C. Hillegasa and Raymond K. Mensch, Commissioners of Montgomery County, by Deed dated March 9, 1953 and recorded in the Office for the Recordings of Deeds, in Deed Book #2364, Page 462&c., granted and conveyed unto Richard Dinkins and Esther Dinkins, his wife, in fee.

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania known and designated as Lot #404 on a certain plan of Lots of Willow Grove Surveyed by Joseph W. Hunter, Civil Engineer, and recorded in the Office for the Recording of Deeds, &c., at Norristown in Deed Book 403, Page 500 and being bounded and described in accordance with said plan, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fairview Avenue (50 feet wide) at the distance of 125.00 feet measured Northeastwardly along said side of Fairview Avenue from its intersection with the Northeastly side of Decatur Avenue (50 feet wide.)

CONTAINING in front or breadth Northeastwardly along said Southeasterly side of Fairview Avenue 25.00 feet and extending of that width in length or depth Southeastwardly between parallel lines 125.00 feet.

BEING the same premises which Richard Dinkins and Esther Mae Dinkins, his wife, Deed and dated April 19, 1984 and recorded in Deed Book 4739, Page 253 in and for the County of Montgomery, granted and conveyed unto Richard Dinkins and Esther Mae Dinkins in shares of 40% undivided interest to Richard Dinkins and 60% Interest to Esther Mae Dinkins, as Tenants in Common.

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

Parcel Number: 30-00-19188-00-6.

Location of property: 1651 Fairview Avenue, Abington Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Esther D. Gilliam** at the suit of Township of Abington. Debt: \$1,430.88.

Diane M. Boehret, Attorney.

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

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

15-13403

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

BEGINNING at a stone set in the middle line of Aubrey Road, said stone being at the distance of seven hundred twenty-five and eighty-nine one-hundredths feet measured North on a curved line from a stone marking the intersection of the middle line of Aubrey Road (measured on a curve line the radius of which is five hundred forty-nine and fourteen one-hundredths feet) twenty-seven and ninety-two one-hundredths feet to a stone set in the middle of said Aubrey Road; thence still along the middle line of said Aubrey Road, North ten degrees, forty-four minutes, forty-seconds West, sixty-five feet to a stone set in the middle of said Aubrey Road; thence along the said middle line of said Aubrey Road (measured along a curved line the radius of which is three hundred twenty-seven and fifty-one one-hundredths feet) nine and four hundred twenty-seven one-hundredths feet to a stone in the middle of the said Aubrey Road; thence extending South eighty-eight degrees, seven minutes East, two hundred eighteen and ninety-seven one-hundredths feet to a stake; thence South one degree, fifty-three minutes West, one hundred feet to a stake; thence North eighty-eight degrees, seven minutes West, one hundred ninety-seven and twenty-six one-hundredths feet to a stone in the middle of the said Aubrey Road, the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Stanely M. P. Arney and Ann Marie Arney, his wife by Deed from Frederick J. Lind, Jr. and Elizabeth H. Lind, his wife dated November 4, 1977 and recorded on November 7, 1977 in the Montgomery County Recorder of Deeds in Book 4254, Page 598 as Instrument No. 000408.

Parcel Number: 40-00-02696-00-9.

Location of property: 353 Aubrey Road, Wynnewood, PA 19096.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Anna Marie Amey and Stanley M. P. Amey** at the suit of Deutsche Bank National Trust Company, as Trustee in Trust for Registered Holders of Long Beach Mortgage Loan Trust 2006-7, Asset Backed Certificates, Series 2006-7. Debt: \$716,000.33.

Robert W. Williams, Attorney.

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

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

15-15657

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan of "Sunset Ridge" for Ritter Estates, Inc., by Bursich Associates, Inc., dated April 25, 1996, last revised May 12, 1998, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-58, Page 6, as follows, to wit:

BEING the same premises which Jennifer A. Humay f/k/a Jennifer A. McCarthy by Deed dated 01/25/2011 and recorded on 02/14/2011 at Book 5793, Page 528, granted and conveyed unto Michael McCarthy, formerly the husband of Jennifer A. Humay.

Parcel Number: 42-00-02030-06-4, Block 16, Unit 76.

Location of property: 127 Julie Road, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Michael McCarthy by Deed from Jennifer A. Humay f/k/a Jennifer A. McCarthy dated 01/25/2011 and recorded 02/14/2011 at Book 5793, Page 528** at the suit of LSF9 Master Participation Trust. Debt: \$432,097.63.

Jessica N. Manis, Attorney.

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

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

15-20072

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in **Horsham Township**, County of Montgomery, and State of Pennsylvania being more particularly described, as follows:

BEING the same land and premises more particularly described in Deed Book 5186, Page 599.

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in **Horsham Township**, County of Montgomery, and State of Pennsylvania being more particularly described, as follows:

BEING the same land and premises more particularly described in Deed Book 5186, Page 599.

BEING the same premises which Sherry L. Smith, f/k/a Sherry L. Breithaupt, by Deed dated 05/15/1997 and recorded 05/21/1997 in the Office of the Recorder of Deeds in and for the County of Montgomery in Instrument Number 1997040397 in Book 5186, Page 0599, granted and conveyed unto J. Thomas Spicer and Glenna T. Spicer, husband and wife, as Tenants by the Entirety.

Parcel Number: 36-00-01036-00-8.

Location of property: 36 Blair Mill Road, Horsham Township, PA 19040.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Thomas J. Spicer and Glenna T. Spicer** at the suit of Bank of America, N.A. Debt: \$373,786.50.

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

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

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

15-20436

ALL THAT CERTAIN tract or woodland along the South side of the Hill Road and the East side de of Houseman Road, in **Salford Township**, County of Montgomery and Commonwealth of plan dated March 19, 1959, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, as follows, to wit:

BEGINNING at an iron pin in the intersection of Houseman Road and the Hill Road, said pin being in the line of lands of Harold Norman; thence in and along the center line of the Hill Road extending toward Knochel Road the next five courses and distances: (1) North 82 degrees, 4 minutes East, the distance of 258 feet to an iron pin; thence (2) North 71 degrees, 36 minutes East the distance of 98 feet to an iron pin; thence (3) North 43 degrees, 42 minutes East the distance of 153 feet to an iron pin; thence (4) North 26 degrees, 52 minutes East the distance of 100 feet to an iron pin; thence (5) North 41 degrees, 9 minutes East the distance of 125 feet to an iron pin a corner; thence leaving the road and along lands of Mary Dunham, South 29 degrees, 7 minutes East the distance of 443.78 feet to an iron pin; thence along lands now or late of Isaac Wampole, South 60 degrees, 35 minutes West the distance of 257.40 feet to an iron pin; thence along lands now or late of John Heffentrager, South 51 degrees, 51 minutes West the distance of 166.73 feet to an old iron pin in line of lands now or late of Adam Henning; thence along the same, North 44 degrees, 47 minutes West the distance of 144.27 feet to an iron pin at an old corner; thence still along the same, South 71 degrees, 4 minutes West the distance of 184.16 feet to an iron pin in the centerline of Houseman Road; thence in and along the same, North 37 degrees, 53 minutes West the distance of 271.17 feet to the place of beginning.

Parcel Number: 44-00-00802-00-9.

Location of property: 418 Hill Road, Salford Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **John D. Moyer and Virginia Moyer** at the suit of Souderton Area School District. Debt: \$6,316.05.

Diane M. Boehret, Attorney.

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

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

15-20471

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Final Subdivision Plan for Minister Creek Farms, now known as Hawthorne Estates, made by Gilmore & Associates, Inc., dated July 20, 2005, last revised September 21, 2006, and recorded in Plan Book 28, Pages 305-309, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Holbrook Lane, a corner of Lot No. 70; thence extending along said side of Holbrook Lane South 52 degrees, 47 minutes, 53 seconds East, 60.00 feet to a point and corner of Lot No. 68; thence extending along said side of Lot No. 68 South 37 degrees, 12 minutes, 07 seconds West crossing a 20 feet wide storm sewer easement to a point and corner of Lot No. 75; thence extending along said side of Lot No. 75 and along and through said 20 feet wide storm sewer easement North 52 degrees, 47 minutes, 53 seconds West, 60.00 feet to a point and corner of Lot No. 70; thence extending along said side of Lot No. 70 South 37 degrees, 12 minutes, 07 seconds East, 110.49 feet to the first mentioned point and place of beginning.

BEING Lot No. 69 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph Gabriele, Jr., by Deed from TH Properties, a Pennsylvania Limited Partnership, dated 05/30/2008, recorded 07/07/2008, in Book 5698, Page 2931.

Parcel Number: 47-00-05484-73-6.

Location of property: 110 Holbrook Lane, Gilbertsville, PA 19525-9358.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Gabriele, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$282,280.56.

Peter Wapner, Attorney. I.D. #318263

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

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

15-21734

ALL THAT CERTAIN tract of land, situate in **Franconia Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on the plan of subdivision prepared for Garth and Mary Ann Nase by Urwiler & Walter, Inc., dated October 9, 1992, last revised December 9, 1992, bounded and described, as follows, to wit:

BEGINNING at a point a common property corner of Lot #2 of the above mentioned subdivision lands now or late of Samuel D. Frankenfield and lands now or late of Horace and Edith Halteman; thence from said point of beginning extending along lands now or late of Horace and Edith Halteman and Lot #1 of the above mentioned subdivision north sixty-nine degrees, fifteen minutes, no seconds East, two hundred forty-nine and eighteen one-hundredths feet to a point a corner; thence from said point extending along Lot #1 of the above mentioned subdivision the following three (3) courses and distances: (1) North thirty-eight degrees, thirty-six minutes, seven seconds West, one hundred sixteen and sixteen one-hundredths feet to a point a corner; (2) North forty degrees, fifteen minutes, no seconds East, thirty-seven and nine one-hundredths feet to a point a corner; (3) North forty-nine degrees, forty-five minutes, no seconds West, two hundred ninety-five and forty-seven one-hundredths feet to a point on the ultimate right-of-way line of Cherry Lane (twenty-five feet from centerline) a corner; thence from said point extending along said right-of-way line North thirty-nine degrees, thirty-nine minutes, no seconds East, sixty-six and ninety-four one-hundredths feet to a point a corner in line of lands now or late of Charles and Shirley J. Swartz; thence from said point continuing along lands now or late of Charles and Shirley J. Schwartz the following two (2) courses and distances: (1) South forty-nine degrees, forty-five minutes, no seconds East, three hundred forty-nine and seventeen one-hundredths feet to a point a corner; (2) North forty degrees, fifteen minutes, no seconds East, one hundred sixteen and twenty-five one-hundredths feet to a point a corner in line with lands now or late of Charles L. And B. Faye Bolton; thence from said point continuing along lands now or late of Charles L. and B. Faye Bolton and lands now or late of the Heatherfield Development South thirty-nine degrees, fifty-two minutes, no seconds East, two hundred four and twelve one-hundredths feet to a point a corner; thence from said point continuing along lands now or late of the Heatherfield Development South thirty-nine degrees, fifty-two minutes, five seconds East, two hundred ten and twenty-nine one-hundredths feet to a point a corner; thence from said point extending along land now or late of Hunter's Green Development South sixty-six degrees, fifty-six minutes, no seconds West, five hundred twenty-three and eighty one-hundredths feet to a point a corner in line with lands now or late of Hunter's Green Development; thence from said point continuing along lands now or late of Hunter's Green Development and lands now or late of Samuel D. Frankenfield North twenty-nine degrees, four minutes, eighteen seconds West, two hundred twenty-two and twenty one-hundredths feet to the point and place of beginning.

CONTAINING three and seven thousand one hundred one ten-thousandths acres of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Craig J. Thompson and Coleen E. Leary, by Deed from Galen L. Nase, dated 09/23/2004, recorded 11/03/2004 in Book 5531, Page 1083.

Parcel Number: 34-00-00733-00-7.

Location of property: 112 East Cherry Lane a/k/a 112 Cherry Lane, Souderton, PA 18964-1907.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Craig J. Thompson and Coleen E. Leary** at the suit of Wells Fargo Bank, N.A. Debt: \$319,423.29.

Peter Wapner, Attorney. I.D. #318263

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

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

15-22860

ALL THAT CERTAIN 1 1/2 story brick and frame dwelling with built in garage, together with the lot or piece of ground upon which the same is erected, being Lot No. 28, Block 'B' as shown on the Revised Lot Plan of Maple Terrace, laid out by Warren B. Zern in May 1943, said plan being recorded in Deed Book 1294, Page 600, Montgomery County records, situate on the Northeasterly side of Lee Avenue, between Spruce Street and Feist Avenue, in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, more fully bounded and described, as follows, to wit:

ON the Northwest by Lot No. 27 on the Northeast by land now or late of Jacob Feist; on the Southeast by Lot No. 5; and on the Southwest by Lee Avenue.

THE Southeastern property line being Northwestward a distance of 295 feet from the Northwestern lot line of Spruce Street.

CONTAINING in front along Lee Avenue 55 feet and in depth of equal width at right angles to Lee Avenue, 63.58 feet.

ALSO ALL THAT CERTAIN parcel or tract of land situate in the 8th Ward, **Pottstown Borough**, Montgomery County, Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by George F. Shaner, Registered Engineer, as follows, to wit:

BEGINNING at a joint corner of lands of Merrell A. and Pauline Fine and other lands of William Switzer; thence along said land North 45°, 33' West, 55 feet to a joint corner of lands of Galen C. and Dorothy M. Royer and other lands of David G. Welsh; thence along said Welsh land North 44°, 27' East, 30 feet to a corner of other lands of Welsh; thence along said land South 45°, 33' East, 55 feet to a corner of land now or about to be conveyed to Merrell A. and Pauline Fine; thence along said land South 44°, 27' West, 30 feet to the place of beginning.

BEING the same premises which Robert A. Dames, by Deed dated 10/31/2013 and recorded 10/31/2013 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5894, Page 1244, granted and conveyed unto Jennifer A. Reverdito.

Parcel Number: 16-00-18596-00-9.

Location of property: 251 Lee Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer A. Reverdito** at the suit of Citizens Bank, N.A., f/k/a RBS Citizens, N.A. Debt: \$141,693.45.

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

15-24082

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the Ninth Ward in **Pottstown Borough**, in the County of Montgomery, in the State of PA and bounded and described according to a plan made by George F. Shaner, Registered Engineer of Pottstown, PA on July 1953 and developed, by Pottsgrove Manor, Inc., and known and designated as Lot No. 305, as indicated on the plan of Pottsgrove Manor, said plan being recorded in the Office for the Recording of Deeds, etc. in and for the County of Montgomery, State of PA on December 1953 in Plan Book No. A1.

TITLE TO SAID PREMISES IS VESTED IN: David S. Vogel and June A. Vogel, h/w, by Deed from David S. Vogel, married, dated 12/08/2000, recorded 12/29/2000 in Book 5344, Page 1379.

BY VIRTUE of the death of June A. Vogel on 05/01/2015, David S. Vogel became the sole owner of the premises as Surviving Tenant by the Entireties.

Parcel Number: 16-00-01992-00-8.

Location of property: 249 West Beech Street, Pottstown, PA 19464-6401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David S. Vogel** at the suit of U.S. Bank National Association s/b/m to U.S. Bank National Association. Debt: \$104,980.85.

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

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

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

15-24843

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

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

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

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

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

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

The improvements thereon are: A residential dwelling.

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

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

15-25961

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

BEGINNING at a point on the Southwesterly side of Birch Drive (50 feet wide) said point being measured the 2 following courses and distances from a point of curve on the Southeasterly side of Ash Lane (50 feet wide): (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the Southeasterly side of Birch Drive; and (2) along same South 64 degrees, 11 minutes, 40 seconds East, 105 feet to the point of beginning.

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

BEING Lot No. 92.

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

15-26903

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a final plan of subdivision "Macoby Meadows"(Resubdivision of Lot 24) made by Aston Surveyors/Engineers, Inc. dated 7/28/2000 and last revised on 8/12/2002 and recorded in Plan Book A-61, Page 38, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Jodie Court (50.00 feet wide), said point being measured on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 31.42 feet from a point of curve on the Northwesterly side of Macoby Creek Way (50 00 feet wide); thence extending from said point of beginning and along the Northwesterly side of Jodie Court the (2) following courses and distances, as follows, to wit: thence (1) North 80 degrees, 02 minutes, 38 seconds West, 30 00 feet to a point of curve; thence (2) on the arc of a circle curving to the left having a radius of 175 00 feet the arc distance of 47.91 feet to a point, a corner in line of Lot No. 23; thence extending along the same North 05 degrees, 43 minutes, 43 seconds West, 70.41 feet to a point, a corner in line of Lot No. 25; thence extending along the same North 89 degrees, 35 minutes, 05 seconds East, 119.97 feet to a point, a corner on the Southwesterly side of Macoby Creek Way; thence extending partly along the Southwesterly side of Macoby Creek Way and partly along the Northwesterly side of Macoby Creek Way the (2) following courses and distances, as follows, to wit: thence (1) on the arc of a circle curving to the right having a radius of 250.00 feet the arc distance of 18.14 feet to a point of tangent; thence (2) South 09 degrees, 57 minutes, 22 seconds West, 48.52 feet to a point of curve; thence extending along the same on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 24 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN REBECCA A. CLIFFORD and Robert J. Clifford, as Tenants by the Entirety by Deed from Christopher R. Stroup and Linda C. Stroup dated 06/21/2005 recorded 06/28/2006 in Deed Book 5560, Page 153.

Parcel Number: 57-00-01590-03-6.

Location of property: 1046 Jodie Court, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Rebecca A. Clifford and Robert J. Clifford** at the suit of U.S. Bank N.A., as Trustee for the Registered Holders of Asset Backed Certificates, Series 2005-HE4. Debt: \$276,183.98.

David Neeren, Attorney.

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

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

15-27001

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

BEGINNING at a point, the Northwesterly corner of Lot No. 9, at a distance of 59.62 feet, more or less, measured North 76 degrees, 47 minutes, 28 seconds East from a point in the center line of Salem Road (50 ft. wide), which point is measured South 13 degrees, 12 minutes, 32 seconds East, 215.70 feet, more or less, from a point, being the intersection of Salem Road and Concord Road (50 ft. wide); thence from the point of beginning, along land of Lot No. 8 and through the party wall, the (depth of Lot No. 9) the five following courses and distances: (1) North 76 degrees, 47 minutes, 28 seconds East, 5.00 feet to a point (the front of the unit); (2) North 76 degrees, 47 minutes, 28 seconds East, 0.38 feet to a point; (3) North 13 degrees, 12 minutes, 32 seconds West, 0.80 feet to a point; (4) North 76 degrees, 47 minutes, 28 seconds East, 42.19 feet to a point (the back of the unit); (5) North 76 degrees, 47 minutes, 28 seconds East, 17.00 feet to a point, a corner thence extending South 13 degrees, 12 minutes, 32 seconds East, 20.03 feet to a point, (the breath or back of Lot No. 9); thence extending South 76 degrees, 47 minutes, 28 seconds West, 64.57 feet to a point (the depth of the Lot); thence extending parallel to aforementioned Salem Road North 13 degrees, 12 minutes, 32 seconds East 19.23 feet (the breath or front of Lot No. 9), to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Russell A. Panzarella and Elizabeth Marie Panzarella, h/w, as Tenants by the Entireties by Deed from Russell A. Panzarella and Rosario A. Panzarella, as Joint Tenants With Right of Survivorship dated 07/22/1993 recorded 08/10/1993 in Deed Book 5050, Page 821.

Parcel Number: 48-00-01418-73-9.

Location of property: 47 Salem Road (Perkiomen Township), Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Elizabeth Panzarella a/k/a Elizabeth Marie Panzarella and Russell A. Panzarella** at the suit of LSF9 Master Participation Trust. Debt: \$193,755.27.

J. Eric Kishbaugh, Attorney.

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

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

15-27183

ALL THAT CERTAIN message tract, parcel or lot of land and the Southeastern half of a double dwelling house, situate in **Green Lane Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described, as follows:

BEGINNING at an iron pin set for a corner in Springhouse and Summeytown Turnpike Road and Lot No. 3; thence along said Turnpike Road, South fifty-five degrees, East twenty-seven feet to an iron pin set for a corner in a line of formerly Isaac R. Smith now Samuel Hartzell lot of land; thence along the same South thirty-five and one-half degrees, West one hundred twelve feet, six inches to an iron pin set for a corner in said line; thence North fifty-five degrees, West eight feet, eight inches to an iron pin set for a corner in said line; thence by the same South forty-three and one-half degrees, West one hundred sixty-nine and one-fifth feet to an iron pin set for a corner in Maple Alley; thence along the middle of said Maple Alley, North fifty-five degrees, West twenty-five feet to an iron pin set for a corner in a line of Lot No. 3; thence along the same North forty-three and one-half degrees, East one hundred eighty-one feet to an iron pin set for a corner in said line; thence North thirty-five degrees, East through the middle of a double dwelling house one hundred feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey Marble and Donna Marble, h/w, by Deed from Elsie Piepszowski, dated 05/28/1998, recorded 06/03/1998 in Book 5227, Page 1937.

Parcel Number: 07-00-00259-00-4.

Location of property: 440 Main Street, Green Lane, PA 18054-2238.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donna Marble and Jeffrey Marble** at the suit of U.S. Bank National Association. Debt: \$70,314.77.

Peter Wapner, Attorney. I.D. #318263

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

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

15-27412

ALL THAT CERTAIN lot or piece of land, with the 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 at the intersection of the Northwesterly side of Astor Street with the Southwesterly side of Warren Street; thence along the said Northwesterly side of Astor Street, Southwestwardly, 19.00 feet to a point a corner of this and other land now or late of Roy Huber; thence along land now or late of Roy Huber, aforesaid, Northwestwardly, the line passing through the middle of the partition wall dividing the house erected on this lot from that on the adjoining lot, 125.00 feet to a point, a corner; thence, Northeastwardly, 19.00 feet to a point on the Southwesterly side of Warren Street, aforesaid; thence along the said Southwesterly side of Warren Street, Southeastwardly, 125.90 feet to the Northwesterly side of Astor Street, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Emlin E. Danser and Mary Ann Danser, h/w, as to a one-half interest, as Tenants by Entireties and Thomas Carson, as to the remaining one-half interest, as Joint Tenants with the Right of Survivorship as between the one-half interests, by Deed from Michael F. Boures and Jeanna N. Boures, h/w, dated 04/30/1997, recorded 05/07/1997, in Book 5184, Page 2118.

BY VIRTUE of the death of Emlin E. Danser on or about 04/07/2006, Mary Ann Danser became the sole owner of one-half interest in the property as Surviving Tenant by the Entireties.

Parcel Number: 13-00-03572-00-6.

Location of property: 1411 Astor Street, Norristown, PA 19401-2921.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary A. Danser a/k/a Mary Ann Danser and Thomas Carson** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$46,816.38.

Peter Wapner, Attorney. I.D. #318263

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

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

15-27969

ALL THAT CERTAIN lot, tract or piece of land being Lot No. 2, Section No. 1, shown on a plan of building lots prepared for David A. Swinehart, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, being more particularly bounded and described, as follows, to wit:

BEGINNING at a point in Snyder Road, intended to be 50 feet wide, a public township road leading from Gilbertsville Road to Swenk Road, said point being 170.00 feet Northwestwardly from land now or late of Mike Wambach; thence over and through Lot No. 2, South 73 degrees, 06 minutes, 51 seconds West, the distance of 142.46 feet to an iron pipe; thence along the Northerly side of Lot No. 1 on said plan, South 80 degrees, 25 minutes, 16 seconds West, the distance of 383.00 feet to an iron pipe; thence along land now or late of Drabinski, North 17 degrees, 46 minutes, 15 seconds West, the distance of 80.00 feet to an iron pipe; thence along the Southerly side of Lot No. 3 on said plan, North 79 degrees, 10 minutes, 15 seconds East, the distance of 351.00 feet to an iron pipe; thence over and through Lot No. 3, North 71 degrees, 51 minutes, 32 seconds East, the distance of 143.05 feet to a point; thence in and through Snyder Road, South 35 degrees, 15 minutes, 40 seconds East, the distance of 100.00 feet to the place of beginning.

BEING Lot No. 2 as on said plan.

BEING the same premises which David A. Swinehart and Patricia A. Swinehart, h/w, by indenture dated 6/29/70 and recorded 7/1/70 in Montgomery County in Deed Book 3599, Page 1192, granted and conveyed unto Ronald E. Keifridr and Anna M. Keifridr, h/w, in fee.

TITLE TO SAID PREMISES IS VESTED IN Deborah A. Keifridr, by Deed from Ronald E. Keifridr and Anna M. Keifridr, Dated 04/27/1994, Recorded 05/02/1994, in Book 5076, Page 102.

Parcel Number: 60-00-02761-00-5.

Location of property: 190 Snyder Road, Pottstown, PA 19464-1539.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Deborah A. Keifridr** at the suit of Santander Bank, N.A. Debt: \$4,864,789.04.

Peter Wapner, Attorney. I.D. #318263

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

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

15-28343

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, described according to Subdivision Plans of Phase 3 & 4, The Hunt Club at Valley Forge, made by Nave, Newell and Stampfl, Ltd., dated October 18, 1996, last revised April 21, 1999 in Plan Book A-59, Page 56, as follows to wit:

BEGINNING at a point on the Northeasterly side of Norsham Way, said point being common corners of Lots #178 and #179; thence from point of beginning and along Norsham Way, North 38 degrees, 55 minutes, 15 seconds West, 24.24 feet to a point; thence North 43 degrees, 03 minutes, 35 seconds East, 94.43 feet to a point; thence North 46 degrees, 56 minutes, 25 seconds East, 24.00 feet to a point and corner of Lot #179; thence along same, South 43 degrees, 03 minutes, 35 seconds West, 97.81 feet to the first mentioned point and place of beginning.

BEING Lot #178 as shown on above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Kathryn S. Postek by Deed from John G. Robbins dated June 2, 2014 and recorded September 5, 2014 in Deed Book 5926, Page 2024.

Parcel Number: 61-00-03874-10-6.

Location of property: 28 Norsham Way, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kathryn S. Postek** at the suit of Pingora Loan Servicing, LLC. Debt: \$304,834.11.

Joseph I. Foley, Attorney.

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

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

15-29165

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 122 on Plan of Lots of Whitehall Park surveyed by Will D. Hiltner, Registered Surveyor, Norristown, PA on August 3, and October 5, 1950 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southwest side of Park Drive, as laid out on said plan at the distance of one hundred twenty-six and forty-four one-hundredths feet Northwestwardly measured along said side of Park Drive as laid out on said plan from a point of tangent of the radius round corner of Park Drive and Oxford Circle (fifty feet wide) a corner of Lot No. 121 on said plan; thence along Lot No. 121 South forty-two degrees, forty-eight minutes, West one hundred sixty-two and fifty-one one-hundredths feet to a point in line of Lot No. 66 and in the center line of a strip of land twenty feet in width reserved for drainage purposes; thence along the center line of said twenty feet wide strip of land partly along Lot No. 66 and Lot No. 65 and Lot No. 64 and partly along Lot No. 63 North forty-eight degrees, twenty-six minutes West, one hundred sixty-four and thirty-nine one-hundredths feet to a point, a corner of Lot No. 123; thence along Lot No. 123 North seventy-eight degrees, forty-eight minutes East, two hundred nineteen and sixty-one one-hundredths feet to a point on the Southwesterly side of Park Drive aforesaid; thence along said side of Park Drive Southeastwardly on the arc of a circle curving to the left with a radius of sixty feet the arc distance of thirty-seven and seventy-one one-hundredths feet to the place of beginning.

BEING known as Lot No. 122 on said plan.

BEING the same premises which Stewart B. Klinger and Dorothy B. Klinger, husband and wife by Deed dated 5/31/2001 and recorded 6/27/2001 in Montgomery County in Book 5365 on Page 15, granted and conveyed unto Jill P. Breidenbach, in fee.

Parcel Number: 63-00-05848-00-2.

Location of property: 10 Park Drive, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jill P. Breidenbach** at the suit of Green Tree Servicing, LLC. Debt: \$166,320.45.

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

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

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

15-29796

ALL THAT CERTAIN lot or piece of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 1106 on a certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an 'As Built' Plan of House No. 1106 prepared by Serdy & Bersich, Inc., as endorsed hereon, as follows:

BEGINNING at a point on the extended party wall between this lot and Lot Number 1105 as shown on said plan which point is at the distance of 52.00 feet measured South 43 degrees, 14 minutes East, from a point, a corner which last mentioned point is at the distance of 125.92 feet measured North 46 degrees, 46 minutes East from a p.i., a corner and which last mentioned p.i. is at the distance of 78.81 feet measured South 62 degrees, 52 minutes, 42 seconds East, from a concrete monument, a corner.

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

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements conditions, exceptions, reservations and exclusions as contained as set forth in that certain Declaration of Covenants, Conditions and Restrictions dated September 20, 1976, and recorded in the Office for the Recording of Deeds, aforesaid in Deed Book 4143, Page 209, &c., and any amendment to the said Declaration, as the same may be made from time to time.

TITLE TO SAID PREMISES IS VESTED IN Ronald J. Lewis, Jr. and Billie Marie Lewis h/w, as Tenants by the Entireties, by Deed from Todd A. Moriarty and Elizabeth B. Moriarty, h/w (incorrectly Todd A. Moriarty and Elizabeth B. Moriarty on prior Deed), dated 09/27/2001, recorded 10/22/2001, in Book 5381, Page 1857.

Parcel Number: 42-00-05117-67-3.

Location of property: 1106 Walnut Ridge Drive a/k/a 1106 Walnut Ridge Estate, Pottstown, PA 19464-3063.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronald J. Lewis, Jr. a/k/a Ronald J. Lewis and Billie Marie Lewis** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JP Morgan Chase Bank, N.A., as Trustee for The Benefit of The Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-B. Debt: \$140,180.77.

Peter Wapner, Attorney. I.D. #318263

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

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

15-29965

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the North Ward of **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania and described according to a plan made by William S. Erwin, Registered Professional Engineer dated July 16, 1956 and revised December 5, 1956, as follows, to wit:

BEGINNING at a-point on the Northwesterly side of Calamia Drive (50 feet wide) which point is measured along Calamia Drive on a line curving to the right having a radius of 175 feet the arc distance of 45.01 feet from a point on Calamia Drive, which last mentioned point is at the distance of 105 feet measured along Calamia Drive on a course North 40 degrees, 46 minutes East from a point on the Northeasterly side of Roberts Street (66 feet wide); thence extending from the first above mentioned beginning point along Calamia Drive on a line curving to the right having a radius of 175 feet the arc distance of 30 feet to a point; thence extending North 24 degrees, 40 minutes, 34 seconds West along land now or late of Balassare Calamia 178.82 feet to a point on the Southeasterly side of a certain easement for utility and driveway, which easement for utility and driveway extends Southwestwardly into another easement for utility and driveway, which last mentioned easement for utility and driveway extends Northwestwardly into Glen Valley Drive and Southeastwardly into Calamia Drive which first above mentioned easement for utility and driveway also extends a Northeasterly direction into another easement for utility and driveway which extends Northeastwardly into Glenn Valley Road and Southwestwardly into Calamia Drive; thence extending South 80 degrees, 46 minutes West along the first above mentioned easement for utility and driveway and along part of the rear line of Lot No. 227 on said plan 285 feet to a point; thence extending South 61 degrees, 34 minutes, 14 seconds West still continuing along the Southeasterly side of the first hereinabove mentioned easement for utility and driveway and along Lot No. 226 and part of Lot No. 225 on said plan 56.77 feet to a point; thence extending South 34 degrees, 10 minutes, 54 seconds East along line of Lot No. 252 and partly through the title line of the party wall of the house erected on this lot and the house erected on the lot adjoining to the Southwest 178.88 feet to a point on the Northwesterly side of Calamia Drive being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Louis J. Tomassioni, by Deed from Julie Maier, widow, was recorded 5/14/2002, in the Montgomery County Recorder of Deeds, in Book 5407, Page 1934.

Parcel Number: 13-00-06236-00-6.

Location of property: 603 Calamia Drive, Norristown, PA 19401.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **Louis Tomassioni** at the suit of The Bank of New York Mellon et al. Debt: \$294,295.62.

Daniel J. Capecci, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$29,429.56 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-30296

ALL THAT CERTAIN frame message and tenement and lot or piece of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, on the East side of York Street between King and Chestnut Streets, bounded and described, as follows, to wit:

BEGINNING on the East side of York Street, at a corner of lot now or late of James Maxwell; thence Southwardly by said York Street, 40 feet more or less to a point, a corner of this and other lands now or late of William Howard Rhoads; thence extending Eastwardly 110 feet more or less, to a 10 feet wide alley; thence by the same, Northwardly 40 feet more or less to a corner of land now or late of said James Maxwell; thence by the same Westwardly 110 feet more or less to the point or place of beginning.

BEING the same premises which Margaret K. Ritschard, by Deed dated June 14, 1999 and recorded June 24, 1999 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5277, Page 0012, and Instrument Number 013142, granted conveyed unto Melvin E. Turner and Elizabeth E. Turner.

AND the said Melvin E. Turner, hereby departed this life on or about November 10, 2014 thereby vesting all title solely in Elizabeth E. Turner, his wife.

Parcel Number: 16-00-33580-00-1.

Location of property: 70 North York Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Elizabeth Turner a/k/a Elizabeth E. Turner** at the suit of Deutsche Bank, National Trust Company, as Trustee for Harborview Mortgage Loan Trust 2005-7, Mortgage Loan Pass-Through Certificates, Series 2005-7. Debt: \$208,727.01.

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

15-30425

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Schwenksville Borough**, County of Montgomery and State of PA, bounded and described according to a Final Plan of Subdivision prepared for Daniel Pellechio by Urwiler & Walter, Inc., dated 4/26/1986 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Plan Book A47, Page 325, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Court E (26 feet wide) at a corner of Lot No. 29 as shown on said plan and which point is measured the two following courses and distances from a point of curve on the Northeasterly side of Berger Lane (as laid out on said plan): (1) leaving the said Northeasterly side of Berger Lane on the arc of a curve curving to the right having a radius of 20 feet the arc distance of 36.43 feet to a point of compound curve on the said Southeasterly side of Court E; (2) thence extending Northeastwardly along the said side of Court E on the arc of a curve curving to the right having a radius of 49.00 feet the arc distance of 34.34 feet to a point of tangent in the same; and (3) thence extending North 88 degrees, 39 minutes, 49 seconds East along the said side of Court E the distance of 70.87 feet to the point of beginning; thence extending from said point of beginning North 88 degrees, 39 minutes, 49 seconds East along the said Southeasterly side of Court E the distance of 20.00 feet to a point a corner of Lot No. 31 as shown on said plan; thence extending South 81 degrees, 20 minutes, 11 seconds East along Lot No. 31, and also for a portion of the distance extending through a certain party wall as shown on said plan the distance of 133.54 feet to a point on the Northeasterly side of Berger Lane, aforesaid; thence extending North 59 degrees, 10 minutes, 00 seconds West along the said side of Berger Lane the distance of 24.24 feet to a point a corner of Lot No. 29, aforesaid; thence extending North 01 degrees, 20 minutes, 11 seconds West along Lot No. 29 and also for a portion of the distance extending through another certain party wall as shown on said plan the distance of 118.13 feet to the first mentioned point on the said Southeasterly side of Court E and place of beginning.

BEING Lot No. 30 as shown on the above mentioned plan. Being the same premises which Daniel Pellechio and Joanne Pellechio, his wife by Deed dated 12/5/2003 and recorded 1/9/2004 in Montgomery County in Deed Book 5489, Page 1722 conveyed unto Richard D. Sheppard, in fee.

TITLE TO SAID PREMISES IS VESTED IN Walter E. Akerberg, Jr. and Christina L. Akerberg, as Tenants by the Entirety by Deed from Richard D. Sheppard dated 04/08/2005 recorded 04/18/2005 in Deed Book 5550, Page 1574.

Parcel Number: 20-00-00091-08-7.

Location of property: 30 Berger Lane a/k/a 30 Court E, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christina L. Akerberg and Walter E. Akerberg, Jr.** at the suit of Ocwen Loan Servicing, LLC. Debt: \$152,797.07.

Nicole LaBletta, Attorney.

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

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

15-30582

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Property made for Eugene K. Wieland, Jr. and Eleanore Wieland, by Richard G. Rauch, Registered Surveyor, dated 7/25/1985 and recorded in Montgomery County in Plan Book A-47, Page 267, as follows, to wit:

BEGINNING at a point of curve on the Northerly side of Welsh Road, a corner of this and Lot No. 2 as shown on the above mentioned plan; thence along the same, on the arc of a circle curving to the left having a radius of 741.78 feet, the arc distance of 123.26 feet to a point in line of lands now or formerly of Ben J. and Francis Catanese; thence along the same, the two following courses and distances: (1) North 04 degrees, 48 minutes West, 81.57 feet; (2) North 30 degrees, 38 minutes West, 146.00 feet to a point in line of lands of the Reading Company; thence along the same, North 39 degrees, 12 minutes East, 56.34 feet to a point on the Southwesterly side of Station Road; thence along the same, South 61 degrees, 54 minutes East, 147.32 feet to the first mentioned point and place of beginning.

BEING the same premises, which Eugene K. Wieland, Jr. and Eleanore Wieland, husband and wife by Deed dated 2/27/2006 and recorded 3/1/2006 in Montgomery County in Deed Book 5591, Page 2634 granted and conveyed unto James P. Roche and Lisa M. Roche, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jennifer J. Roche, by Deed from James P. Roche and Lisa M. Roche, h/w, dated 01/19/2007, recorded 02/05/2007 in Book 5634, Page 1191.

Parcel Number: 41-00-10099-00-3.

Location of property: 525 Welsh Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer J. Roche** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$482,336.00 plus interest to sale date.

Heather Riloff, Attorney.

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

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

15-30775

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration of Condominium referred to below as "The Gwynedd Club", a Condominium located in **Upper Gwynedd Township**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A., Sections 3101, et seq., by the recording at Norristown, Pennsylvania in the Office for the Recording of Deeds &c., in and for the County of Montgomery, of a Declaration of Condominium dated 11/21/88 and recorded 12/2/88

in Deed Book 4908, Page 602, together with the Declaration Plats and Plans attached thereto and made a part thereof (said Plats and Plans being also recorded in Deed Book 4895, Page 955), being and designated in such Declaration as Unit No. 18 Kea Building No. 28, as more fully described in such Declaration and Plats and Plans, together with a proportionate undivided interest in the Common Elements, as defined in such Declaration and any and all Amendments thereto, as the same may change from time to time.

BEING part of the same premises which Lee B. Romero and Bernadine D. Romero, husband and wife, dated July 10, 1990 and recorded November 2, 1990 at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 4962, Page 348 granted and conveyed unto Elaine G. Malander. Elaine G. Malander departed this life, thereby vesting ownership in her heirs and Jeffrey M. Cooper has been appointed as the Administrator of her Estate.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, exclusions contained and set forth in such Declaration and Declaration Plats and Plans.

ALSO UNDER AND SUBJECT to easements, rights granted to public utility companies, agreements, covenants and restrictions as appear of record.

Parcel Number: 56-00-04493-32-9.

Location of property: 18 Kearney Road a/k/a 18 Kearney Drive, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeffrey M. Cooper, Administrator of the Estate of Elaine G. Malander** at the suit of Wells Fargo Bank, National Association, et al. Debt: \$97,516.92.

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 \$9,751.69 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-30935

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Morgandale, located in **Towamencin Township**, Montgomery County, Pennsylvania, which unit has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds of Montgomery County, of a Declaration of Condominium dated April 18, 1973 and recorded on May 11, 1973 in Deed Book 3848, Page 424; a Code of Regulations dated April 18, 1973 and recorded on May 11, 1973 in Deed Book 3848, Page 438; a First Amendment to Declaration of Condominium dated February 6, 1974 and recorded on March 1, 1974 in Deed Book 3925, Page 77; a Second Amendment to Declaration of Condominium dated October 24, 1975 and recorded November 6, 1975 in Deed Book 4066, Page 550; a Third Amendment to Declaration of Condominium dated June 25, 1976 and recorded July 2, 1976 in Deed Book 4119, Page 435; a Fourth Amendment to Declaration of Condominium dated September 30, 1976 and recorded October 4, 1976 in Deed Book 4146, Page 148; a Fifth Amendment to Declaration of Condominium dated November 26, 1976 and recorded December 3, 1976 in Deed Book 4162, Page 245; a Sixth Amendment to Declaration of Condominium dated May 12, 1977 and recorded May 20, 1977 in Deed Book 4201, Page 140; a Seventh Amendment to Declaration of Condominium dated August 9, 1977 and recorded August 18, 1977 in Deed Book 4230, Page 97; an Eighth Amendment to Declaration of Condominium dated August 30, 1977 and recorded September 6, 1977 in Deed Book 4235, Page 542; a Ninth Amendment to Declaration of Condominium dated November 22, 1977 and recorded December 5, 1977 in Deed Book 4262, Page 411; a Tenth Amendment to Declaration of Condominium dated December 6, 1977 and recorded December 30, 1977 in Deed Book 4270, Page 291; an Eleventh Amendment to Declaration of Condominium dated December 1, 1978 and recorded December 7, 1978 in Deed Book 4368, Page 426; a Twelfth Amendment to Declaration of Condominium dated January 17, 1979 and recorded January 24, 1979 in Deed Book 4382, Page 66; a Thirteenth Amendment to Declaration of Condominium dated September 11, 1979 and recorded September 17, 1979 in Deed Book 4453, Page 417; a Fourteenth Amendment to Declaration of Condominium dated November 27, 1979 and recorded December 20, 1979 in Deed Book 4484, Page 63; a Fifteenth Amendment to Declaration of Condominium dated March 19, 1980 and recorded March 20, 1980 in Deed Book 4511, Page 265; a Sixteenth Amendment to Declaration dated August 22, 1980 and recorded August 28, 1980 in Deed Book 4555, Page 377; a Seventeenth Amendment to Declaration dated June 1, 1981 and recorded June 12, 1981 in Deed Book 4632, Page 200; and a Declaration Plan dated June 1, 1973 and recorded March 1, 1974 in Condominium Plan Book 2, Page 46 being and designated on the Declaration Plan as Building Number 13 Unit Number 2315, as more fully described in such First Amendment to Declaration and Declaration Plan.

TOGETHER with an undivided interest in the Common Elements (as defined in such Declaration of Condominium) of 0.5051 % which interest may be reduced to not less than an undivided 0.1786% interest, within eleven years from the date of recordation of Declaration of Condominium by the execution and recording by Declarant of one or more Amendments to the Declaration of Condominium pursuant to and in accordance with the provisions of Article VI of the Declaration of Condominium.

UNDER AND SUBJECT to covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions and reservations as contained and set forth in such Declaration of Condominium, Declaration Plan and Code of Regulations and further under and subject to other restrictions, rights-of-way, easements, and agreements of record.

TOGETHER with the benefits of and Under and Subject to the burdens of the terms, covenants and conditions contained in certain Declaration of Reciprocal Easements, as now of record.

BEING the same premises which Robert Kirkland Smith and Paula Jean Smith, by Deed dated 5/26/1982 and recorded 5/27/1982, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 4684, Page 2468, granted and conveyed unto Dennis Kahan and Marian N. Kahan.

Parcel Number: 53-00-04492-00-9.

Location of property: 2315 Lexington Court, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Dennis Kahan and Marian N. Kahan** at the suit of Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC. Debt: \$182,663.21.

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

15-31272

ALL THAT CERTAIN message and lot of land known as No. 1536 Powell Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Powell Street at the distance of one hundred seventy-seven and sixty-seven one-hundredths feet Southwesterly from the Southerly corner of Brown and Powell Streets; thence Southwesterly along said side of Powell Street, twenty-two and twenty-one one hundredths feet to a point in other land now or late of Frank Sutcliffe; thence by and along said Sutcliffe's land Southeasterly the line passing through the middle of the partition wall dividing this house from the one erected on the adjoining premises now or late of Frank Sutcliffe, for a distance of one hundred sixty feet to the Northwesterly side of a twenty feet wide alley said out for the use of this and the adjoining properties; thence by and along said side of said alley Northeasterly twenty-two and twenty-one one-hundredths feet to a point in other land now or late of Frank Sutcliffe; thence by and along said Sutcliffe's land Northwesterly one hundred sixty feet to the place of beginning.

BEING the same property conveyed to Deana Dent, no marital status shown who acquired title by virtue of a Deed from Harriet I. Freas, no marital status shown, dated July 24, 2007, recorded August 14, 2007, at Deed Book 5660, Page 01408, Montgomery County, Pennsylvania records..

Parcel Number: 13-00-31196-00-3.

Location of property: 1536 Powell Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Deana Dent a/k/a Deana G. Dent** at the suit of Wells Fargo Bank, N.A. Debt: \$195,675.34.

Meredith H. Wooters, Attorney.

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

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

15-31571

ALL THAT CERTAIN message and lot of land, 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 Markley Street at the distance of 58.83 feet Southwestwardly from the Southwesterly side of Fomance Street; thence Northwestwardly at right angles to said Markley Street, the line passing through the middle of the partition wall between this and the adjoining message now or late of Mary Waite Walters, 112 feet to the Southeasterly side of a 15 feet wide alley leading into Fomance Street, and laid out by the said Borchers for the use of the owners and occupiers of the messages erected by him, thereon; thence along said side of said alley Southwestwardly parallel to Markley Street 19 feet to a corner of this and lot of land now or late of Harry Yocum; thence along the same parallel with the first line, Southeastwardly 112 feet to the Northwesterly side of Markley Street aforesaid; thence along the same Northeastwardly 19 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Desiree Bates-Etheridge, by Deed from Jasmine Santos and Antonio Santos, Dated 11/16/2012, Recorded 12/11/2012, in Book 5857, Page 1344.

Parcel Number: 13-00-23860-00-4.

Location of property: 1347 Markley Street, Norristown, PA 19401-3257.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Desiree Bates-Etheridge a/k/a Desiree Batesetheridge** at the suit of Wells Fargo Bank, N.A. Debt: \$100,449.15.

Peter Wapner, Attorney. I.D. #318263

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

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

15-31706

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

BEGINNING at a point on the Northwesterly side of Stanbridge Street at the distance of fifty-one feet, eleven inches Northeasterly from the North corner of Elm and Stanbridge Streets, a corner of this and other ground of William H. Hesser; thence Northwesterly parallel to Elm Street one hundred seventy feet eight and three-quarter inches to the Southeast

side of twenty feet wide alley; thence along the same Northeasterly twenty feet, six inches to a point a corner of this and other land lately conveyed by Freeborn to Walter A. Wilson; thence by the same Southeasterly (the line passing through the middle of the partition wall between this and the adjoining ground of said Walter A. Wilson) one hundred seventy feet, eight and three-quarter inches to the Northwest side of said Stanbridge Street Southwesterly twenty feet, six inches to the place of beginning.

BEING the same property conveyed to Jason M. Yarish and Elicia A. Yarish, no marital status shown who acquired title, with rights of survivorship, by virtue of a Deed from Stephen A. Tolbert, Jr., dated March 16, 2006, recorded April 6, 2006, at Deed Book 05596, Page 0335, Montgomery County, Pennsylvania records.

Parcel Number: 13-00-35608-00-1.

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

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jason M. Yarish and Elicia A. Yarish** at the suit of Wells Fargo Bank, N.A. Debt: \$170,114.64.

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

15-32015

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, Montgomery County, Commonwealth of Pennsylvania, and described according to a plan known as Autumn Grove, made by Heritage Surveyors & Engineers, Inc. dated 2/24/92, last revised 8/3/92 and recorded in Montgomery County Plan Book A 54, Page 17, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Westgate Drive, which point of beginning is common to this lot and Lot No. 24, as shown on said plan; thence extending from said point of beginning along the said Northeasterly side of Westgate Drive the two following courses and distances, viz: (1) Northwestwardly on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 56.41 feet to a point of tangent thereon; and (2) North 54 degrees, 29 minutes, 21 seconds West, 20.51 feet to a point a corner of Lot No. 22 as shown, on said plan; thence extending along the same North 35 degrees, 30 minutes, 39 seconds East, 150.00 feet to a point in line of Lot No. 30, as shown on said plan; thence extending along the same South 54 degrees, 29 minutes, 21 seconds East, 61.33 feet to a point a corner of Lot No. 24 aforesaid; thence extending along the same the two following courses and distances, viz: (1) South 19 degrees, 56 minutes, 17 seconds West, 50.93 feet to a point; and (2) South 35 degrees, 30 minutes, 39 seconds West, 109.64 feet to the first mentioned point and place of beginning.

BEING Lot #23 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Christopher D. Barclay and Carolyn L. Barclay, h/w, by Deed from Robert J. McNamee and Mary M. McNamee, h/w, dated 04/30/1997, recorded 05/27/1997 in Book 5186, Page 1847.

Parcel Number: 46-00-04250-15-7.

Location of property: 138 Westgate Drive, North Wales, PA 19454-4209.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher D. Barclay and Carolyn L. Barclay** 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: \$397,386.82.

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

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

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

15-33074

ALL THAT CERTAIN tract or parcel of ground, situate in **Limerick Township**, Montgomery County, Pennsylvania, being shown as Phase II on a Plan of Subdivision entitled Heritage Ridge a/k/a Herritage Ridge, prepared for David Cutler Group by Stout, Tacconeill and Associates, Inc., dated December 4, 1989 and last revised May 4, 1990 and filed as Plan A53, Page 330, and being more fully described, as follows:

BEGINNING at a point on the Northeasterly side of Azalea Circle (50 feet wide), said point being a corner of Lot #43 (as shown on said plan); thence from said point of beginning extending along said circle the 2 following courses and distances: (1) North 44 degrees, 21 minutes, 13 seconds West, 2.72 feet to a point of curve; thence on a line curving to the left having a radius of 175.00 feet an arc distance of 37.28 feet to a point, being a corner of Lot #41; thence leaving said circle extending along Lot #41 North 33 degrees, 28 minutes, 22 seconds East, 100 feet to a point in line of Open Space South 50 degrees, 11 minutes, 11 seconds East, 61.18 feet to a point, being a corner of Lot #43; thence leaving said Open Space extending along Lot #43 South 46 degrees, 38 minutes, 47 seconds West, 100.00 feet to the first mentioned point and place of beginning.

CONTAINING 4,995 square feet of land more or less.

BEING Lot #42 - Phase II on the above mentioned plan.

BEING the same premises which Heritage Ridge, Inc., by Deed dated 10/06/1993, recorded 11/12/1993, in the Office of the Recorder of Deeds, in and for Montgomery County, in Book 5060, Page 2077, conveyed unto Karl A. Krasley and Sheree L. W. Krasley, Grantees herein.

Parcel Number: 37-00-00095-22-3.

Location of property: 141 Azalea Circle, Limerick, PA 19468.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Sheree L.W. Krasley and Karl A. Krasley** at the suit of LSF8 Master Participation Trust. Debt: \$181,689.32.

Bradley J. Osborne, Attorney.

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

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

15-33130

ALL THAT CERTAIN lot or piece of land, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by John V. Kosy, R.E., Norristown, PA on April 22, 1955, as follows:

BEGINNING at a point in the center line of East Mount Kirk Avenue, a corner of land of J. Earl Rutter, thence along the center line of East Mount Kirk South thirty-seven degrees, fifty minutes West, one-hundred feet to a point; thence by other land of Norman Z. Rutter and Frances E., his wife, of which this is part, the two following courses and distances; North fifty-one degrees, West two hundred feet to a stake; thence North thirty-seven degrees, fifty minutes East, one hundred feet to a stake in line or land of J. Earl Rutter, aforesaid; thence along said land South fifty-one degrees, East two hundred feet to the place of beginning.

UNDER AND SUBJECT to such exemptions, reservations restrictions and conditions as set forth in prior instruments of record.

BEING the same property which Ellis G. Johnson a/k/a Ellis G. Johnson, Jr. and Colleen Johnson, husband and wife, by Deed dated 10/9/2000 and recorded 11/20/2000 in the Recorder of Deeds Office of Montgomery County, Pennsylvania in Deed Book 5339, Page 13 granted and conveyed unto Ellis G. Johnson, Jr.

Parcel Number: 43-00-08902-00-1.

Location of property: 247 East Mount Kirk Avenue, Lower Providence, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ellis G. Johnson, Jr.** at the suit of MTGLQ Investors, L.P. Debt: \$150,193.23.

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

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

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

16-00761

ALL THAT CERTAIN lot or-piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery, Pennsylvania, bounded and described according to a Final Plan of Subdivision of Gwyneddale prepared for the Cutler Group, Inc., made by Urwiler & Walter, Inc. dated December 8, 1986, last revised March 30, 1987, said plan being recorded in Plan Book A-48, Page 363, as, follows, to wit:

BEGINNING at a point on the Northeasterly side of Keats Court, said point beginning being a corner of Lot No. 164 as shown on the above mentioned plan; thence extending from said point of beginning along the Northeasterly side of Keats Court North 52 degrees, 33 minutes, 37 seconds West, 28.00 feet to a point, a corner of Lot No. 162 as shown on the above mentioned plan; thence extending along the same North 37 degrees, 36 minutes, 23 seconds East, 09.00 feet to a point; thence extending South 52 degrees, 33 minutes, 37 seconds East, 28.00 feet to a point a corner of Lot No. 164; thence extending along the same South 37 degrees, 26 minutes, 23 seconds West, 109.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 163 as shown on the above mentioned plan.

BEING the same premises which Ann D.S. Bray, by Deed dated June 17, 2003 and recorded in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania on June 18, 2003 in Book 5460, Page 1209 granted and conveyed unto Tej Brahmabhatt and Mahfuza I. Brahmabhatt, in fee.

Parcel Number: 56-00-04495-42-6.

Location of property: 1136 Keats Court, Upper Gwynedd, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tej Brahmabhatt and Mahfuza I. Brahmabhatt** at the suit of Aspen G, LLC. Debt: \$116,304.46.

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 \$11,630.44. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-00993

ALL THAT CERTAIN lot or piece of ground, with the dwelling and improvements thereon erected, hereditaments and appurtenances, situate in Elkins Park (formerly McKinley), in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a certain plan and survey thereof made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated 1/19/1950 and described, as follows:

BEGINNING at a point on the North side of Osceola Avenue (40 feet wide) at the distance of 109.51 feet Eastwardly from the Eastwardly side of Cypress Avenue (50 feet wide), said point being a corner of this and other land of the grantors, recently conveyed to Bessie Dickerson; thence along the same, the line passing through the center of the partition wall of the dwelling on this and the adjoining lot North 28 degrees, 41 minutes West, 125 feet to a point; thence North 61 degrees, 19 minutes East, 22 1/2 feet to a point; thence South 28 degrees, 41 minutes East, 125 feet to the aforesaid side of Osceola Avenue; thence by and along the same South 61 degrees, 19 minutes West, 22 1/2 feet to the place of beginning.

BEING the same property conveyed to Agnes Jones, no marital status shown who acquired title by virtue of a Deed from James J. Schorn and Joan M. Schorn, no marital status shown, dated October 16, 1995, recorded October 26, 1995, at Deed Book 5129, Page 1481, Montgomery County, Pennsylvania records.

Parcel Number: 30-00-50888-00-4.

Location of property: 210 Osceola Avenue, Elkins Park, PA 19027.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Agnes Jones** at the suit of Wells Fargo Bank, N.A. Debt: \$199,398.91.

Meredith H. Wooters, Attorney.

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

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

16-01237

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

BEGINNING at a point on the Northerly side of Ford Street at the distance of 248.30 feet Westerly from the West corner of Fifth and Ford Streets; thence Westwardly along the North side of Ford Street 21.69 feet; thence Northwestwardly at right angles to Ford Street, 131.5 feet to a corner at a 20 feet wide alley; thence along the Southeast side of said alley Northerly 31 feet to an angle in said alley; thence Eastwardly along said alley and parallel with Ford Street, 11.69 feet to a corner of land now or late of Ella J. Long; thence Southeasterly and at right angles to Ford Street, the line passing through the middle of the partition wall of the adjoining house, 150 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Debra A. Picuri, by Deed from Raymond L. Trainor, dated 10/30/1997, recorded 11/13/1997 in Book 5206, Page 1370.

Parcel Number: 02-00-02184-00-1.

Location of property: 521 Ford Street, Bridgeport, PA 19405-1301.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Debra A. Picuri** at the suit of Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2007-2, Asset-Backed Certificates, Series 2007-2. Debt: \$126,312.67.

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

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

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

16-01415

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania bounded and described according to a Plan of Record Subdivision-Phase 1A/1B (Section 9) of Northgate made by Van Cleef Engineering Associates dated 10/31/2005 last revised 11/22/2006 and recorded in Plan Book 28, Pages 247 to 260 (Page 249), as follows, to wit: BEGINNING at a point on the Northwestwardly side of Morgan Hill Drive (40 feet wide), said point being a corner of Lot 72 as shown on the above mentioned plan; thence extending from said point of beginning along the Northwestwardly side of Morgan Hill Drive on the arc of a circle curving to the right having a radius of 230.00 feet the arc distance of 102.95 feet to a point a corner of Lot 70 as shown on the above mentioned plan; thence extending along the same two (2) following courses and distances: (1) North 06 degrees, 46 minutes, 22 seconds West, 50.00 feet to a point; and (2) North 02 degrees, 50 degrees, 38 minutes East, 76.42 feet to a point corner of Lot 65 as shown on the above mentioned plan; thence extending along the same South 89 degrees, 04 minutes, 35 seconds East, 42.36 feet to a point corner of Lot 72 as shown on the above mentioned; thence extending along the same South 31 degrees, 33 minutes, 29 seconds East, 106.86 feet to the first mentioned point and place of beginning.

BEING Lot 71 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Randy Boldizar and Patricia Boldizar, by Deed from Northgate Development Company, L.P., dated 09/28/2007, recorded 10/15/2007, in Book 5668, Page 01673, Instrument No. 2007124888.

Parcel Number: 57-00-01006-77-2.

Location of property: 1157 Morgan Hill Drive, Pennsburg, PA 18073.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia Boldizar and Randy Boldizar** at the suit of Nationstar Mortgage, LLC. Debt: \$232,855.36.

Peter Wapner, Attorney. I.D. #318263

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

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

16-01656

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania and described according to a certain plan of property made for Domenico Pistilli by Weir and Thieme, Civil Engineers, dated 10/19/1925, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Oak Street (33 feet wide) said point being at the distance of 210.30 feet measured Northwestwardly along the Southeasterly side of Oak Street from its point of intersection

with the Northeasterly side of Maple Avenue (40 feet wide); thence extending from said point of beginning North 44 degrees, 35 minutes East, 64.20 feet to a point; thence extending South 45 degrees, 18 minutes East, 85.80 feet to a point; thence extending South 44 degrees, 30 minutes West, 14 feet to a point; thence extending North 45 degrees, 18 minutes West, 85.80 feet to a point; thence extending North 44 degrees, 35 minutes West, 64.20 feet to the first mentioned point and place of beginning.

BEING the same lot or parcel of ground which by Deed dated December 20, 1985 and recorded December 24, 1985 among the Land Records of Montgomery County, State of Pennsylvania, in Liber/Book 4788, Folio/Page 123, was granted and conveyed/assigned by and between Kenneth Andre Lowe and Shari Lee Lowe, husband and wife, unto Marion Ardine Minor.

THE SAID Carl E. Minor having since departed this life on or about July 18, 2011 thereby vesting title unto Marion Ardine Minor, Surviving Tenant by the Entirety.

Parcel Number: 66-00-04927-00-2.

Location of property: 221 Oak Street, Ambler, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Marion O. Minor** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$142,048.58.

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

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

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

16-01803

ALL THAT CERTAIN tract or parcel of land, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania being shown on a plan entitled, 'ALTA/ACSM Land Title Survey Plan', plan prepared for Barbara and C.W. Taylor, prepared by Yerkes Associates, Inc., dated June 3, 1999 and last revised July 13, 1999 and being more particularly described, as follows:

BEGINNING at a point on the Northeast side of Deaver Road (41.5 feet wide), said point being at the distance of 99.99 feet, measured North 27 degrees, 38 minutes, 33 seconds West, from a point of curve in the same, which point of curve is at the arc distance of 31.43 feet measured on the arc of a circle curving to the right in a Northwesterly direction having a radius of 20 feet from a point of tangent on the Northwest side of Crescent Road (42.5 feet wide); thence extending from said beginning point, along said Northeast side of Deaver Road North 27 degrees, 38 minutes, 33 seconds West, 92.72 feet to an angle point; thence extending along the same North 37 degrees, 51 minutes, 03 seconds West, 35.89 feet to a point; thence extending North 47 degrees, 07 minutes, 57 seconds East, 395.29 feet (erroneously recited as 408.83 feet in Deed to John B. and Janet Y. Harper recorded in Deed Book 3333, Page 402. This distance was revised based on this survey and plan of property of Anna J. and E. Donald Burns recorded in Plan Book A-1. It is presumed that the distance of 408.83 feet recited in the Deed is a typographical error which was intended to be 403.83 feet, the distance between the two found monuments. The distance of 403.83 is the distance shown on the recorded plan and as measured by this survey between a monument on the original 33 feet wide right-of-way of Deaver Road, presently widened to 41.5 feet due to additional dedication of 8.5 feet on the Northeasterly side of Deaver Road, and the rear monument); thence extending South 30 degrees, 49 minutes, 30 seconds East, 104.97 feet to an angle point; thence extending South 14 degrees, 14 minutes, 28 seconds East (erroneously recited as West in the Deed to Harper, 130.23 feet to a point; thence extending South 62 degrees, 17 minutes, 57 seconds West, 350.70 feet (revised from South 62 degrees, 18 minutes, 57 seconds West, 350.64 feet to correct the Deed closure per this survey) to the first mentioned point and place of beginning.

BEING the same premises which E. Donald Burns and Anna Jeanne Burns, his wife by Deed dated 6/17/1964 and recorded in Montgomery County, in Deed Book 3333, Page 402 conveyed unto John B. Harper and Janet Y. Harper, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Barbara Taylor, by Deed from John B. Harper, widower, dated 07/13/1999, recorded 08/02/1999, in Book 5282, Page 68.

Parcel Number: 31-00-08137-00-4.

Location of property: 429 Deaver Road, Wyncote, PA 19095-1723.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Barbara Taylor** at the suit of Bank of America, N.A. Debt: \$196,619.22.

Peter Wapner, Attorney. I.D. #318263

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

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

16-01880

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Third (formerly Ninth) Ward of **Pottstown Borough**, County of Montgomery and state of PA bounded and described according to a plan made by George F. Shaner, Registered Engineer of Pottstown, PA on December 24, 1951 and developed by Pottsgrove Manor, Inc. and known and designated as Lot No. 332 as indicated on the Plan of Pottsgrove Manor, said plan being recorded in the Office for the Recording of Deeds in and for the County of Montgomery on November 19, 1952, in Deed Book 2315, Page 601, as follows, to wit:

BEGINNING at a point on the Easterly side of Potts Drive (50 feet wide) a corner of Lot No. 331 on said plan, which point is measured North 12 degrees, 26 minutes East along said side of Potts Drive 46 feet from a point of tangent which last mentioned point of tangent is measured along a line curving to the right having a radius of 22 feet the arc distance of 34.56 feet from a point of curve on the Northerly side of Beech Street (50 feet wide); thence extending from said point of beginning and continuing along the Easterly side of Potts Drive, aforesaid North 12 degrees,

25 minutes East, 50 feet to 8 point a corner of Lot No. 333 on said plan; thence extending along the same, South degrees, 35 minutes East, 100 feet to a point, a corner of Lot No. 330 on said plan; thence extending along the same and the center line of a 10 feet wide utility easement South 12 degrees, 25 minutes West, 50 feet to a point a corner of Lot No. 331 on said plan; thence extending along the same, North 77 degrees, 35 minutes West, 100 feet to the first mentioned point and place of beginning on the Easterly Side of Potts Drive.

TITLE TO SAID PREMISES IS VESTED IN Gerald Morrison by Deed from Gerald Morrison and Bonnie Morrison dated July 16, 1973 and recorded July 18, 1973 in Deed Book 3870, Page 182. The said Gerald Morrison died on August 27, 2015 thereby vesting title in Cynthia Neff, Administratrix of the Estate of Gerald Morrison.

Parcel Number: 16-00-22412-00-9.

Location of property: 214 Potts Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cynthia Neff, Administratrix of the Estate of Gerald Morrison** at the suit of CIT Bank, N.A. Debt: \$100,721.45.

Jacob M. Ottley, Attorney.

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

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

16-03097

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected.

SITUATE in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to two (2) certain plans thereof, one plan known as Section No. 3 Plan of Lots for Max Chipin and Sons, dated 11/15/1962 and revised 3/7/1963 and recorded in the Office of the Recorder of Deeds for Montgomery County, at Norristown, PA, in Plan Book A-7, Page 48 for location only and the other plan thereof known as Section No. 2, Plan of Lots for Max Chipin and Sons, dated 5/23/1961 and last revised 12/17/1962 and recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pain Plan Book A-7, Page 47 both made by Damon and Foster, Civil Engineers, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Barclay Road (50 feet wide), said point being the four (4) following courses and distance from a point of curve, on the Northwesterly side of Oak Lane Road (77 feet wide): (1) leaving Oak Lane Road on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent, on the Northeasterly side of Barclay Road; (2) North 30 degrees, 15 minutes, 30 seconds West, along the Northeasterly side of Barclay Road, 36.88 feet to a point of curve on the same; (3) Northwestwardly and Northeastwardly partly along the Northeasterly and Southeasterly side of Barclay Road, on the arc of a circle curving to the right having a radius of 118 feet, the arc distance of 122.97 feet to a point of tangent, on the Southeasterly side of same; and (4) North 29 degrees, 27 minutes East, still along the Southeasterly side of Barclay Road, 711.92 feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Southeasterly side of Barclay Road, 85.50 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Barclay Road 140 feet.

BEING Lot No 40 as shown on the above mentioned plan, Section No. 2.

BEING the same premises which Edwin Dashevsky and Ellen Dashevsky, husband and wife, by Deed dated 12/12/2003 and recorded 4/7/2004 in Norristown, Pennsylvania in Deed Book 5503, Page 1, granted and conveyed unto Sung Kim and Lillian Kim, husband and wife, in fee.

Parcel Number: 31-00-01561-00-1.

Location of property: 220 Barclay Circle, Cheltenham, PA 19012.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Lillian Kim and Sung Kim** at the suit of Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in its Individual Capacity, but Solely as Trustee for BCAT 2014-9TT. Debt: \$272,539.06.

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

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

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

16-03241

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

BEGINNING at a point on the Westerly side of Argyle Road (50 feet wide) at the distance of four hundred sixty-nine and sixty-three one-hundredths feet measured North four degrees, fourteen minutes, thirty seconds West from the intersection of the Northeast side of Knox Road (50 feet wide) with the West side of Argyle Road; thence extending South eighty-five degrees, forty-five minutes, thirty seconds West, one hundred fifteen feet to a point; thence extending North four degrees, fourteen minutes, thirty seconds West, seventy-five and nine one-hundredths feet to a point; thence extending North eighty-five degrees, forty-eight minutes, ten seconds East, one hundred fifteen feet to the said West side of Argyle Road; thence extending in a Southerly direction along the said Westerly side of Argyle Road on the arc of circle curving to the left with the radius of one thousand nine hundred nine and seventy eight one-hundredths feet the arc distance of one and forty-eight one-hundredths feet to a point of tangent; thence extending still along the said Westerly side of Argyle Road South four degrees, fourteen minutes, thirty seconds East, seventy-three and fifty-two one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Murray Kornhauser and Sonia L. Kornhauser his, by Deed from Richard E. Kornhauser and Selma Kornhauser, his wife, dated 04/26/1963, recorded 07/14/1963, in Book 3869, Page 124.

BY VIRTUE OF Murray Kornhauser's death on or about 01/06/2015, his ownership interest was automatically vested in the Surviving Tenant by the Entirety. Sonia L. Kornhauser died on 07/29/2015, and upon information and belief, her heirs or devisees, and personal representative, are unknown.

Parcel Number: 40-00-01568-00-3.

Location of property: 620 Argyle Road, Wynnewood, PA 19096-2502.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sonia L. Kornhauser, Deceased** 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 2005-17, Mortgage Pass Through Certificates, Series 2005-17. Debt: \$744,616.34.

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

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

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

16-03386

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as "Summit Mews Condominium", located on Farmington Avenue, **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. Section 3101, et. seq., by the recording in the Montgomery County Recorder of Deeds Office at Norristown, Pennsylvania of a Declaration dated April 22, 1987 and recorded on April 24, 1987, in Deed Book 4835, Page 1792 and of an Amended Declaration, dated April 30, 1987 and recorded on May 1, 1987 in Deed Book 4836, Page 783, and of the Second Amended Declaration dated May 26, 1987 and recorded on May 28, 1987 in Deed Book 4838, Page 2471 and the Third Amended Declaration dated September 22, 1987 and recorded on September 22, 1987 in Deed Book 4851, Page 2143 and of the Fourth Amended Declaration dated September 16, 1988 and recorded September 21, 1988 in Deed Book 4887, Page 1726 and a Fifth Amended Declaration dated 05/22/89 and recorded 05/22/1989 in Deed Book 4911, Page 1804 and a Sixth Amended Declaration dated 06/27/1989 and recorded 06/28/1989 in Deed Book 4915, Page 923, being and designated in such Declaration as Unit No. 26, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.666%.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, right-of-way, easements and agreements of record in the aforesaid, including (but not limited to) those contained in the instruments recorded in the aforesaid Office in Deed Book 4742, Page 1329, Deed Book 1131, Page 148, Deed Book 1218, Page 293, and Deed Book 4817, Page 1126.

BEING the same premises which William Hawthorne, by Deed dated June 28, 2007 and recorded September 27, 2007 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5666, Page 1445 and Instrument Number 2007117714, granted and conveyed unto Marissa L. Clemens and Thomas Saylor.

Parcel Number: 16-00-28586-00-9.

Location of property: 700 Farmington Avenue, Unit 26D, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Thomas Saylor and Marissa L. Clemens a/k/a Marissa Mummert** at the suit of Nationstar Mortgage, LLC. Debt: \$140,708.35.

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

16-03401

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a subdivision plan of 840 Thomas Street prepared for Applewood Partners, Inc., by Barry Isett & Associates, Inc., dated 7/25/2003 and last revised 8/16/2004, and recorded in Plan Book 24, Page 23, as follows, to wit:

BEGINNING at a point, a corner of Lot No. 9 and in the bed of Thomas Square (common driveway) and in the bed of a sanitary sewer easement as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 9, partly crossing said sanitary sewer easement and crossing a water main easement, South 34 degrees, 59 minutes, 21 seconds East, 108.00 feet to a point on the Northeasterly side of Cedar Street (40.00 feet wide to be fully vacated); thence extending along same, North 55 degrees, 00 minutes, 39 seconds West, 65 78 feet to a point, on the Southeasterly side of Thomas Street (50.00 feet wide right-of-way); thence extending along same, North 46 degrees, 26 minutes, 23 seconds East, 110.19 feet to a point in line of Lot No. 1; thence extending along Lot No. 1 through the bed of said sanitary sewer easement and Thomas Square, South 55 degrees, 00 minutes, 39 seconds East, 43 91 feet to a point, a corner of Lot No. 9, aforesaid, being the first mentioned point and place of beginning.

TOGETHER with the common use of Thomas Square (common driveway) for ingress, egress and regress and subject to expense of keeping same in good order and repair.

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

TOGETHER WITH AND UNDER AND SUBJECT, inter-alia to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain declaration of covenants, easements and restrictions of Thomas Square, dated 1/27/2006 as recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA, in Deed Book 5589 Page 52 and any amendments to the said Declaration as the same may be duly adopted from time to time.

THE GRANTEES, for and on behalf of the grantees, their heirs, personal representatives, successors and assigns, by the acceptance and recordation of this indenture, acknowledge that this indenture is subject in every respect to the aforesaid Declaration and any and all amendments and supplements thereto, the rules and regulations promulgated thereunder acknowledge that each and every provision thereof is essential to the successful operation and management of Thomas Square Community Association and is in the best interest and for the benefit of all owners of lots thereon; and covenant agree, as a covenant running with the land, to abide by each and every provision of the aforesaid declaration as the same may be amended or supplemented from time to time.

BEING part of the same premises which Elizabeth C. Whitton, Executrix of the Estate of Rocco Marinari, deceased, et al., by Indenture bearing date 2/24/2004 and recorded 3/9/2004 at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5499, Page 790 etc. granted and conveyed unto Applewood Partners, Inc., a PA Corporation, in fee.

AND being part of the same premises which Janet B Washington, Executrix of the Estate of Fannie M. Washington, deceased by Indenture bearing date the 24th day of February A.D. 2004 and recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery on the 8th day of March A.D. 2004 in Deed Book 5498, Page 2364 granted and conveyed unto Applewood Partners Inc., a PA Corporation, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jamal E. Truesdale, as Sole Owner by Deed from Applewood Partners, Inc. dated 08/25/2006 recorded 09/05/2006 in Deed Book 05614, Page 2873.

Parcel Number: 13-00-36736-06-1.

Location of property: 500 Thomas Circle, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jamal E. Truesdale** at the suit of Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3. Debt: \$222,650.50.

Nicole LaBletta, Attorney.

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

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

16-03570

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, described according to a Revised Plan of a Portion of Pinewood, made by Donald H. Schurr, Registered Professional Engineer, Norristown, Pennsylvania, on July 1, 1955, and revised November 19, 1955, as follows, to wit:

SITUATE on the Southeasterly side of Locust Street (66 feet wide) at the distance of 579.06 feet measured South 51 degrees, 30 minutes West, along same, from its intersection with the Southwesterly side of Johnson Highway (66 feet wide).

CONTAINING in front or breadth measured South 51 degrees, 30 minutes West along the Southeasterly side of Locust Street, 34.5 feet and extending of that width in length or depth South 38 degrees, 30 minutes East between parallel lines at right angles to said Locust Street 145.79 feet. The Northeasterly line thereof passing through the party wall between these premises and the premises adjoining to the Northeast.

BEING known as Lot No. 37.

BEING the same premises which Steven P. Maniscalco and Diane Maniscalco, his wife, by Deed dated May 6, 2005, and recorded May 11, 2005, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5553, Page 2099, granted and conveyed unto Christopher J. Koniencki, in fee.

TITLE TO SAID PREMISES IS VESTED IN Christopher J. Koniencki and Angela Travaglini, by Deed from Christopher J. Koniencki, dated 01/08/2009, recorded 01/20/2009 in Book 5719, Page 02526.

Parcel Number: 13-00-20716-00-7, Map #13086 092.

Location of property: 1800 Locust Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christopher J. Koniencki, Angela Travaglini and United States of America** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$188,140.81 plus interest to sale date.

Jeniece D. Davis, Attorney.

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

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

16-03792

ALL THAT CERTAIN lot or piece of ground, with the buildings thereon erected, situate in **Whitpain Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Site Plan made for Whitpain Hills, Homeowners Association, dated 6/5/1976 and recorded in Plan Book A27, Page 42, as, follows, to wit:

BEING Building No. 2 East Side Drive.

BEING Unit No. 9 East Side Drive.

TOGETHER with the free and common use, right, liberty and privilege of a certain 86 feet wide right-of-way extending in a Southwesterly direction from a point on the title line in the bed of Pennsylvania Route 73, known as Skippack Pike said centerline of said right-of-way is measured the two following courses and distances from a point a corner of lands now or late of David M. Law: (1) along the title line in the bed of Skippack Pike North 49 degrees, 50 minutes West a distance of 353.45 feet to a point; and (2) North 48 degrees, 42 minutes West, 112.50 feet to the point of beginning; thence extending along the center line of said 86 feet wide right-of-way and through the property now or late of Thomas Meehan Estate South 46 degrees, 47 minutes, 56 seconds West, 730.04 feet to a point.

SUBJECT to the proportionate part of the expense of maintaining said 86 feet wide right-of-way.

AND the grantees, for themselves, their heirs and assigns, by the acceptance of this Deed, agree with the grantors, their heirs and assigns, that the said Declaration of Covenants, Restrictions, Easements, Charges, Liens and Terms and Conditions as set forth in Declaration by J. Franklin Meehan, Robert B. Meehan and Jasper DiSanto the Developers, dated 10/1/1987 and recorded 10/12/1987 in Deed Book 4148, Page 23 shall be covenant and running with the land and that in any Deed of Conveyance of the said premises or any part thereof to any person or persons said covenants, restrictions, easements, charges, liens terms and conditions shall be incorporated. By reference to this Deed and the receipt thereof as fully as the same as contained herein.

TITLE TO SAID PREMISES IS VESTED IN Gerald J. Reifsnnyder by Deed from Gerald J. Reifsnnyder and Kristen Hawk dated April 2, 2013 and recorded May 3, 2013 in Deed Book 5872, Page 00460.

RESERVING unto the Grantor the right to use East Side Drive.

Parcel Number: 66-00-06406-65-6.

Location of property: 209 Whitpain Hills, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gerald J. Reifsnnyder** at the suit of Hudson City Savings Bank, FSB. Debt: \$163,384.66.

Andrew J. Markowitz, Attorney.

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

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

16-04159

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania and described according to a plan of property made for the Estate of John A. Mast, by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania on the 17th day of October A.D. 1959, and revised the 10th day of March A.D. 1960, which plan is recorded in the Office for the Recording of Deeds in Norristown in Plan Book B-5, Page 108, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Valley Road 40 feet wide which point is measured North 10 degrees, 16 minutes West, 517.24 feet from the Northwesterly side of Oak Lane; thence extending from said point of beginning along the said side of Valley Road, North 10 degrees, 16 minutes West, 33 feet to a point; thence extending North 79 degrees, 44 minutes East, 125 feet to a point in land now or late of Cheltenham Township Melrose Playground; thence extending along the same South 10 degrees, 16 minutes East, 28 feet to a point; thence extending South 79 degrees, 44 minutes West, 25 feet to a point; thence extending South 10 degrees, 16 minutes East, 5 feet to a point; thence extending South 79 degrees, 44 minutes West, 100 feet to a point on the Northeasterly side of Valley Road, being the first mentioned point and place of beginning.

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

BEING The same premises which Federal National Mortgage Association, a Corporation Deed, by Deed dated 05/24/2002, recorded 07/24/2002, in the Office of the Recorder of Deeds in and for Montgomery County, in Book 5417, Page 762, conveyed unto Marva Jordan and Darryl Jordan, Grantees herein.

Parcel Number: 31-00-27118-00-4.

Location of property: 435 Valley Road, Elkins Park, PA 19027.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Marva Jordan and Darryl Jordan** at the suit of LSF9 Master Participation Trust. Debt: \$151,729.75.

Robert M. Kline, Attorney.

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

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

16-04672

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as "Morgandale," located in **Towamencin Township**, Montgomery County, Pennsylvania, which unit has heretofore been submitted to the provisions of the Unit Property Act, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds of Montgomery County, of a Declaration of Condominium dated April 18, 1973 and recorded May 11, 1973 in Deed Book 3848 page 424, a First Amendment thereto dated February 6, 1974 and recorded March 19, 1974 in Deed Book 3925, Page 77, a Second Amendment thereto dated October 24, 1975 and recorded November 6, 1975 in Deed Book 4066, Page 500, a Third Amendment thereto dated June 25, 1976 and recorded August 2, 1976 in Deed Book 4119, Page 435, a Fourth Amendment thereto dated September 30, 1976 and recorded October 4, 1976 in Deed Book 4146, Page 148, a Fifth Amendment thereto dated November 26, 1976 and recorded December 3, 1976

in Deed Book 4162, Page 245, a Sixth Amendment thereto dated May 12, 1977 and recorded May 20, 1977 in Deed Book 4201, Page 140, a Seventh Amendment thereto dated August 9, 1977 and recorded August 18, 1977 in Deed Book 4230, Page 97, an Eighth Amendment thereto dated August 30, 1977 and recorded September 6, 1977 in Deed Book 4235, Page 542, a Ninth Amendment thereto dated November 22, 1977 and recorded December 5, 1977 in Deed Book 4264, Page 411, a Tenth Amendment thereto dated December 6, 1977 and recorded December 30, 1977 in Deed Book 4270, Page 291, an Eleventh Amendment thereto dated December 1, 1978 and recorded December 7, 1978 in Deed Book 4368, Page 426, a Twelfth Amendment thereto dated January 17, 1979 and recorded January 24, 1979 in Deed Book 4382, Page 66, a Thirteenth Amendment thereto dated September 11, 1979 and recorded September 17, 1979 in Deed Book 4453, Page 4171 a Fourteenth Amendment thereto dated November 27, 1979 and recorded December 20, 1979 in Deed Book 4484, Page 63, a Fifteenth Amendment thereto dated March 19, 1980 and recorded March 20, 1980 in Deed Book 4511, Page 265, a Sixteenth Amendment thereto dated August 22, 1980 and recorded August 23, 1980 in Deed Book 4555, Page 377, a Seventeenth Amendment thereto dated June 1, 1981 and recorded June 12, 1981 in Deed Book 4632, Page 200, and an Eighteenth Amendment thereto dated May 9, 1984 and recorded May 10, 1984 in Deed Book 4735, Page 2402, a Declaration Plan dated December 5, 1972 and recorded May 11, 1973 in Condominium Plan Book 1, Page 77, as amended now and in the future, a Code of Regulations dated April 18, 1973 and recorded May 11, 1973 in Deed Book 3848, Page 438, a First Amendment thereto dated September 16, 1987 and recorded February 25, 1988 in Deed Book 4866, Page 294, being and designated on the Declaration Plan as Building No. 10, Unit No. 1613 as more fully described in such Amendments to Declaration of Condominium and Declaration Plan.

TOGETHER with an undivided interest in the Common Elements (as defined in such Declaration of Condominium) of 0.2652%, which interest may be reduced to not less than an undivided 0.1786% interest within 7 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 the provisions of Article VI of the Declaration of Condominium.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions and exclusions contained and set forth in such Declaration, Code of Regulations and Declaration Plan and in the Rules referred to in such Code of Regulations.

ALSO UNDER AND SUBJECT TO easements, rights granted to public utility companies, agreements, covenants and restrictions as appear of record.

AND ALSO UNDER AND SUBJECT to Covenants and Agreements as in Deed Book 4386, Page 556.

TOGETHER with the benefits of and under and subject to the burdens of the terms, covenants and conditions contained in certain Declaration of Reciprocal Easements as now of record.

BEING the same premises which Paul Mark Beck and Jeanne D. Maloney by Deed dated January 8, 2004 and recorded February 19, 2004 in the Office of the Recorder of Deeds in and for the County of Montgomery, on Deed Book 5496, Page 863, granted and conveyed unto Paul Mark Beck.

Parcel Number: 53-00-09794-02-6.

Location of property: 1613 Windsor Court, Lansdale, PA 19446 (Towamencin Township).

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Paul M. Beck a/k/a Paul Mark Beck** 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-ICB, Mortgage Pass Through Certificates, Series 2005-ICB. Debt: \$125,999.95.

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

16-04683

ALL THAT CERTAIN parcel or piece of ground, with the buildings and improvements thereon erected, situate in Bala Cynwyd, in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, and bounded and described according to a survey and plan thereof, made by Alva L. Rogers, Registered Professional Engineer, on 11/15/1948.

BEGINNING at a point in the middle line of Parsons Avenue at the distance of 246.8 feet, measured North 28 degrees, 56 minutes East along the said middle line of Parsons Avenue from its intersection with the Northerly side of Old Lancaster Road (said point being described in previous deeds as being 243.9 feet from the Northerly side of Old Lancaster Road); thence extending from said beginning point, North 28 degrees, 56 minutes East, along the said middle line of Parsons Avenue, and extending South 61 degrees, 4 minutes East, along line of other land of which this was formerly a part, and passing through the middle of the party wall between these premises and the premises adjoining to the Northeast, 80.5 feet to a point; thence extending South 60 degrees, 14 minutes East, still along the same, 57.39 feet to a point; thence extending South 0 degrees, 55 minutes, 30 seconds East, 40.2 feet to an iron pin; thence extending North 61 degrees, 4 minutes West, 157.9 feet to the first mentioned point and place of beginning.

BEING the same premises which Scott G. Adams and Louise R. Adams, husband and wife, by Deed dated July 17, 2010, recorded July 30, 2010 in the Montgomery County Clerk's/Register's Office in Deed Book 5775, Page 0818 as Document 2010063977, conveyed unto Louise R. Adams.

Parcel Number: 40-00-45928-00-4.

Location of property: 313 Parsons Avenue, Lower Merion Township, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Louise R. Adams** at the suit of Weichert Financial Services. Debt: \$232,063.80.

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

16-04732

ALL THAT CERTAIN lot or tract of land, with the buildings thereon erected, situate in **Lansdale Borough**, (formerly Township of Montgomery) County of Montgomery and Commonwealth of Pennsylvania, being Lot Number 26, Section "C" on a plan of Hillcrest, bounded and described according to a survey thereof made by Herbert H. Metz, Registered Engineer and Land Surveyor, Lansdale, Pennsylvania, revised October 25, 1949 being described, as follows, to wit:

BEGINNING at a point in the center line of Crestview Road (sixty feet wide) at the distance as measured along said center line in a Northeasterly direction fifty feet and six one-hundredths feet from the center line of Fifth Street (fifty feet wide); thence continuing along the center line of Crestview Road by a curved line curving to the left with a radius of four thousand one hundred thirty-six feet and seventy-five one-hundredths feet, a distance of seventy-five feet and four one-hundredths feet to a point in line of Lot Number 27, Section "C"; thence along said Lot Number 27, South forty-two degrees, forty-one minutes East, two hundred forty-eight feet and ninety-eight one-hundredths feet to a point in line of Lot Number 13, Section "D" of "Millcrest"; thence along the line of Lot Number 13 and Lot Number 12 of Section "D" South forty-seven degrees, nineteen minutes West, seventy-five feet to a point in line of Lot Number 25-A of Section "C"; thence along the line of Lot Number 25-A, North forty-two degrees, forty-one minutes West, two hundred fifty-one feet and seventy-four one-hundredths feet to the place of beginning.

BEING the same premises which David W. Winters, Jr. and Walters R. Jones by Deed dated September 5, 2003 and recorded January 21, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5491, Page 1183, granted and conveyed unto and David W. Winters, Jr. and Jan Winters, their heirs and assigns.

Parcel Number: 11-00-03180-00-4.

Location of property: 501 Crestview Road, Lansdale, PA 19446.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **David W. Winters, Jr. a/k/a David Winters and Jan Winters** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee to JP Morgan Chase Bank, N.A., as Trustee for Asset-Backed Funding Corporation Asset-Backed Certificates, Series 2004-AHL1 c/o Ocwen Loan Servicing, LLC. Debt: \$180,447.54.

Andrew J. Marley, Attorney.

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

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

16-04756

ALL THAT CERTAIN tract of land, situate in **Marlborough Township**, County of Montgomery, and Commonwealth of Pennsylvania bounded and described in accordance with a Plan of Subdivision made for J.S. Schoelkopf by Urwiler & Walter, Inc. dated January 25, 1968, revised April 8, 1968, as follows, to wit:

BEGINNING at a point in the center line of Church Road, said point being the intersection of Lot No. 3 (lands of J.S. Schoelkopf) and herein described Lot No. 4 with said center line; thence extending along Lot No. 3 North 44 degrees, 56 minutes, 55 seconds East, five hundred sixty-four and twenty-six one-hundredths feet to a point in line of Lot No. 6; thence extending along said lot South 60 degrees, 15 minutes, 19 seconds East, 20 feet to an iron pin in line of Lot No. 5; thence extending along said lot the following two courses and distances: (1) South 22 degrees, 9 minutes West, 460 feet to an iron pin; (2) South 50 degrees, 4 minutes, 16 seconds West, one hundred fifty-four and thirty one-hundredths feet to a point in the aforementioned center line of Church Road; thence extending along the same the following two courses and distances: (1) North 41 degrees, 54 minutes West, 151 feet to a point; (2) North 45 degrees, 10 minutes West, 33 feet to the point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Brent A. Stanek by Deed from Robert I. Lomax dated March 23, 1998 and recorded on April 6, 1998 in the Montgomery County Recorder of Deeds in Book 5221, Page 1067 as Instrument No. 005672.

Parcel Number: 45-00-00387-00-9.

Location of property: 1105 Church Road, Sumneytown, PA 18084.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Brent A. Stanek** at the suit of Wells Fargo Bank, N.A. Debt: \$83,300.91.

Robert W. Williams, Attorney.

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

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

16-04824

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

BEGINNING at a point on the Southeasterly side of Lewis Road (60 feet wide) at the distance of 84.07 feet measured South 59 degrees, 50 minutes West from a point, which point is at the distance of 100.88 feet measured South 63 degrees, 50 minutes West from a point, a corner of lands now or late of Willard Geissinger; thence extending from said point of beginning, leaving Lewis Road, South 30 degrees, East 127.72 feet to a point in the bed of a 30 feet wide utility right-of-way which point is also on the Northwesterly side of a roadway; thence extending along the said roadway, South 60 degrees, 00 minutes West, 29.00 feet to a point, a corner of Lot No. 11 on said plan; thence extending along the same, North 30 degrees, 00 minutes West, 127.63 feet to a point on the Southeasterly side of Lewis Road; thence extending along the same, North 59 degrees, 50 minutes East, 29.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 12 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Gary S. Wezel, by Deed from Steven M. Yerger and Susan K. Yerger, h/w, dated 10/31/2000, recorded 11/27/2000, in Book 5339, Page 2224.

Parcel Number: 61-00-04077-08-3.

Location of property: 102 Orchard Court, Royersford, PA 19468-2925.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gary S. Wezel** at the suit of Santander Bank, N.A. Debt: \$64,073.90.

Peter Wapner, Attorney. I.D. #318263

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

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

16-05192

ALL THAT CERTAIN or piece of ground, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of PA, bounded and described according to a Final Site Plan of 725 Sheridan Street, prepared for AAD Properties, LLC, by Pro Tract Engineering, Inc., dated 11/25/03 and last revised 10/24/06 and recorded in Plan Book 27, Page 473, as follows, to wit:

BEGINNING at a point on the Northerly right-of-way of Sheridan Street (50 feet ultimate width), said point also being a corner of lands of proposed Unit 2, said point being measured North 44 degrees, 52 minutes, 0 seconds East, 80.61 feet along said right-of-way from the intersection of the Easterly right-of-way of Morris Street (50 feet ultimate width) as shown on said plan; thence from said point of beginning and continuing along the Northerly right-of-way of Sheridan Street North 44 degrees, 52 minutes, 0 seconds East, 39.23 feet to a point, a corner of proposed Unit 4; thence leaving said right-of-way of Sheridan Street and extending along lands of said Unit 4, North 45 degrees, 8 minutes, 0 seconds West, 140 feet to a point on the Southerly side of 15 feet wide unimproved alley; thence along said alley, South 44 degrees, 52 minutes, 0 seconds West, 39.23 feet to a point, a corner of proposed Unit 2; thence along lands of Unit 2, South 45 degrees, 8 minutes, 0 seconds East, 140 feet to the point and place of beginning.

BEING Lot No. 3 as shown on said plan.

BEING part of the same premises which AAD Properties, LLC, a PA. Limited Liability Company by Deed dated 10/11/2006 and recorded 10/13/2006 in Montgomery County in Deed Book 5619, Page 1918 conveyed unto AAD Properties, LLC, a PA. Limited Liability Company, in fee.

TITLE TO SAID PREMISES IS VESTED IN Alison E. Hughes, by Deed from AAD Properties, LLC., a Pennsylvania Limited Liability Company, dated 09/13/2013, recorded 09/19/2013 in Book 5889, Page 1652.

Parcel Number: 16-00-25708-02-5.

Location of property: 711 Sheridan Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Alison E. Hughes** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$218,695.46 plus interest to sale date.

Heather Riloff, Attorney.

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

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

16-05237

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a survey and plan thereon made by John E. Furkardt and Associates, Lansdale Pennsylvania on August 2, 1956, as follows, to wit:

BEGINNING at a point on the boundary line dividing the premises herein described and land now or late of William C. Shuster, Jr. at the distance of 146 feet measured along the boundary line of property of Melville E. Thim and Elva S. his wife of which this is part, and premises of William C. Shuster, Jr. on a course of South 0 degrees, 23 minutes, 30 seconds East from a point in the center line of Egypt Road which last mentioned point is at the distance of 569 feet along the center line of Egypt Road on a course of North 89 degrees, 36 minutes, 30 seconds East from the boundary line of land now or formerly belonging to Lewis Jones; thence from said point of beginning, extending by land now or late of William C. Shuster, Jr. South 0 degrees, 23 minutes, 30 seconds East, 47 feet to a point; thence continuing by lands now or late of William C. Shuster, Jr. South 44 degrees, 12 minutes, 30 seconds West, 438 feet to a point a corner; thence still by land now or late of William C. Shuster, Jr. North 45 degrees, 47 minute West, 85 feet to a point a corner of land of Elsie Shirley; thence along said land now or late of Elsie Shirley the 3 following courses and distances: (1) North 44 degrees, 12 minutes, 30 seconds East, 358 feet to a point; (2) North 89 degrees, 36 minutes East, 50 feet to a point; (3) North 0 degrees, 24 minutes West, 47 feet to a point; thence extending by other land of Melville E. Thim and Elva S. Thim, his wife, of which this a part North 89 degrees, 36 minutes, 30 seconds East, 70 feet to the place of beginning.

TOGETHER with the right, use, liberty and privilege of strip of land 13 feet in width, extending from the premises above described over the Westerly portion of the remaining land of Melville E. Thim and Elva S. Thim, his wife Northwardly into Egypt Road, said strip of land begin more fully bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Egypt Road, at the distance of 499 feet, measured along the center line of Egypt Road from a point a corner of land belonging now or late to Lewis Jones; thence from said point of beginning extending along the center line of Egypt Road North 89 degrees, 36 minutes, 30 seconds East, 13 feet thence through

land of Melville E. Thim and Elva S. Thim his wife West 0 degrees, 24 minutes East, 146 feet to a point a corner of land above described; thence along the line of said land above described South 89 degrees, 36 minutes, 30 seconds West, 13 feet to a point in line of land now or late of Elsie Shirley; thence along said land North 0 degrees, 24 minutes West, 146 feet to the place of beginning with the right of ingress, egress and regress over and upon said strip of land by the said grantee herein, her heirs and assigns, tenants and occupiers of the premises herein conveyed on foot or with vehicles of whatever nature at all times hereafter, forever, subject however to the equal portion of the proper cost of maintaining said strip of land as a driveway or passageway with all other parties having the use of the same.

TOGETHER with the easement of a water pipe extending from the house erected on the premises herein conveyed over the remaining premises of Melville E. Thim and Elva S. Thim, his wife, along the line approximately 7 feet wide West of the Easterly boundary line of said premises of Melville E. Thim and Elva S. Thim, his wife connection with the water pipe line laid in the bed of Egypt Road, with the right to the grantee herein, her heirs and assigns to go upon said premises of Melville E. Thim and Elva S. Thim, his wife, with their workman and tools to repair on relay said pipe line, if occasion should arise, at the sole expense of the grantee herein, her heirs and assigns, and any damages resulting there from to the property of Melville E. Thim and Elva S. Thim his wife, to be borne by the grantee herein, her heirs and assigns.

BEING the same premises which Matthew J. Copley, III by Deed dated 8-22-05 and recorded 9-2-05 in Montgomery County in Deed Book 5569, Page 472 conveyed unto Suzanne M. Epps, in fee.

TITLE TO SAID PREMISES IS VESTED IN Suzanne Marie Epps, by Deed from Suzanne Marie Epps and Patrick Epps, dated 01/31/2011, recorded 02/18/2011 in Book 5793, Page 2193.

Parcel Number: 63-00-02146-00-5, Map #63038 015.

Location of property: 224 Egypt Road, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Patrick Epps and Suzanne M. Epps** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$214,002.15 plus interest to sale date.

Jeniece D. Davis, Attorney.

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

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

16-05511

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

BEGINNING at a corner said point being on the Westerly property line of North Manatawny Street and distant along the same from a point marking the Southwesterly property line intersection of the same with Spring Street, South 03 degrees, 49 minutes East, 160 feet; thence from said point of beginning continuing along the Westerly side of North Manatawny Street South 03 degrees, 49 minutes East, 65 feet to a point; thence South 98 degrees, 11 minutes West, 130 feet to a corner of the Easterly side of a proposed 20 feet wide alley; thence along the same North 03 degrees, 49 minutes West, 65 feet to a point; thence along the same North 86 degrees, 11 minutes East, 130 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joan Mattie, by Deed from David N. Fletcher and Cynthia L. Fletcher, dated 01/31/2008, recorded 02/12/2008 in Book 5682, Page 150.

Parcel Number: 16-00-20172-00-8.

Location of property: 431 Manatawny Street, Pottstown, PA 19464-5140.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joan D. Mattie a/k/a Joan Mattie** at the suit of Wells Fargo Bank, N.A. Debt: \$150,986.39.

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

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

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

16-05519

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a certain Plan of Property of Burnside Estates, made by John V. Hoey, Registered Engineer, Norristown, Pennsylvania, dated July 9, 1948 and plan is recorded at Norristown, in the Office of the Recorder of Deeds, in and for the County of Montgomery on August 24, 1969, in Plan File Case #1924, Page 601, and more particularly described, as follows:

BEGINNING at a point on the Southwesterly side of Clearview Avenue (50 feet wide) which point is at the corner of Lot #23 and #24 of Block "B" of said plan; thence extending South 44 degrees, 3 minutes, 30 seconds West, along the line of Lot #24 for a distance of 115 feet to a point, a corner; thence extending along the line of Lots #15, North 45 degrees, 56 minutes, 30 seconds West for a distance of 55 feet to a point, a corner; thence extending North 44 degrees, 3 minutes, 30 seconds East along the line of Lot #22, Block "B" for a distance of 115 feet to a point on the Southwesterly side of Clearview Avenue; thence extending South 45 degrees, 56 minutes, 30 seconds East, along said side of Clearview Avenue for a distance of 55 feet to the place of beginning.

BEING Lot #23 Block "B".

BEING the same premises which Thomas R. Biddy and Martha R Biddy, husband and wife, by Deed dated 07-23-93 and recorded 07-29-93 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5046, Page 2223, granted and conveyed unto Martha R. Biddy.

AND the said Martha R. Biddy, hereby departed this life on or about June 11, 2015.

Parcel Number: 63-00-01417-00-5.

Location of property: 2028 Clearview Avenue, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Martha R. Biddy, Deceased and David Sohski, Known Heir of Martha R. Biddy, Deceased** at the suit of JP Morgan Chase Bank, National Association. Debt: \$163,210.25.

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

16-05933

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

BEGINNING at a point for a corner on the Northerly side of King Street; thence in a Northerly direction and along now or late of Warren Missimer, 140 feet to a 20 feet wide alley; thence on a Westerly course and parallel with King Street 17 feet to land now or late of Nathamel Miles; thence South and along the same, 140 feet to King Street aforesaid; thence East and parallel with King Street aforesaid; thence East and parallel with King Street 17 feet to the place of beginning.

BEING the same property conveyed to Tyler Bui who acquired title by virtue of a Deed from Green Light Properties, LLC, dated January 27, 2005, recorded March 11, 2005, at Document ID 2005034928, and recorded in Book 05546, Page 1168, Montgomery County, Pennsylvania records.

Parcel Number: 16-00-17876-00-9.

Location of property: 431 King Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Tyler Bui and Diana Bui** at the suit of Wells Fargo Bank, N.A. Debt: \$88,317.97.

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

16-06313

ALL THAT CERTAIN brick message and lot of land, known as No. 116 East Spruce Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the southwest side of Spruce Street, at the distance of 71 feet Northwest from the west corner of Green and Spruce Streets, a corner of this and house and lot of Horace A. Davenport (Deed Book 2843, Page 544); thence at right angles to said Spruce Street, the line passing through the center of the partition wall dividing this house from the said Davenport house, Southwesterly 80 feet to a corner of land of Susie Hopkins (Deed Book 3091, Page 17); thence along the said land Northwesterly, parallel to Spruce Street, 14 feet to land of Julius Rickenbacker and Annie Bell, his wife, (Deed Book 3048, Page 211); thence Northeasterly along the said Rickenbacker property, the line for a portion of the distance passing through the center of the partition wall of the Rickenbacker property, 80 feet to the Southwest side of Spruce Street; and thence along the said side of Spruce Street Southeasterly 14 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tracy Carson, a single person, by Deed from Brian Bell, a married person, dated 04/10/2013, recorded 04/10/2013, in Book 5869, Page 01618.

Parcel Number: 13-00-33816-00-2.

Location of property: 116 East Spruce Street, Norristown, PA 19401-3855.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tracy Ellen Bell n/k/a Tracy Carson and Brian Wayne Bell** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Successor in Interest to JP Morgan Chase Bank, National Association, as Trustee for C-BASS ABS, LLC Trust Certificates, Series 1998-1. Debt: \$78,561.97.

Peter Wapner, Attorney, I.D. #318263

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

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

16-06514

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements about to be erected thereon, situate in **Perkiomen Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Final Plan, Record Plan - Easterly Section, Perkiomen Greene, prepared by Boucher and James, Inc. dated 4/3/1992, last revised 12/7/1995 and recorded in Plan Book A-56, Page 202, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Hamilton Road (50 feet wide), a corner of this and Lot No. 31 on said plan; thence extending from said point of beginning and along the Northwesterly side of Hamilton Road, aforesaid along the arc of a circle curving to the right having a radius of 275.00 feet, the arc distance of 74.00 feet to a point, a corner of Lot No. 29 on said plan, thence extending along the same, North 38 degrees, 15 minutes, 24 seconds West, 109.80 feet to a point in fine of Lot No. 3 on said plan; thence extending along the same, the two following courses and distances, viz: (1) North 48 degrees, 54 minutes, 38 seconds East, 34.67 feet to a point; and (2) North 30 degrees, 39 minutes, 36 seconds East, 10.13 feet to a point, a corner of Lot No. 31, aforesaid; thence extending along the same, South 53 degrees, 40 minutes, 28 seconds East, 109.19 feet to the first mentioned point and place of beginning.

BEING Lot No. 30 on said plan.

BEING the same premises which Todd R. Olsen and Tara J. Olsen, by Deed dated June 25, 2004 and recorded July 15, 2004 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5517 and Page 209, granted and conveyed unto Fred D. Martin.

Parcel Number: 48-00-01321-19-7.

Location of property: 933 Hamilton Road, Collegeville, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Fred D. Martin** at the suit of JP Morgan Alternative Loan Trust 2006-S1, Mortgage Pass-Through Certificates, U.S. Bank National Association, as Trustee, by PHH Mortgage Corporation as Servicer With Delegated Authority Under the Transaction Documents. Debt: \$317,811.87.

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

16-06805

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon situate in **Plymouth Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as 'Sandwood Village Subdivision Plan' made by Reader and Magarity Professional Engineer, dated July 8, 1957 and last revised April 7, 1958, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Colewell Road (proposed to be widened to 60 feet) said point being the two following courses and distances from a point of curve on the Southwesterly side of Sandwood Road (60 feet wide): (1) leaving Sandwood 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 Southeasterly side of a Colewell Road; and (2) South 37 degrees, 20 minutes, 15 seconds West along the Southeasterly side of Colwell Road 88.57 feet to the place of beginning; thence extending from said point of beginning South 52 degrees, 39 minutes, 45 seconds East, 199.21 feet to a point in line of land now or late of the General State Authority; thence extending South 75 degrees, 28 minutes West along the aforesaid land 90.88 feet to a stone; thence extending North 54 degrees, 04 minutes West, 143.14 feet to a point on the Southeasterly side of Colewell Road aforesaid; thence extending North 37 degrees, 20 minutes, 15 seconds East along the Southeasterly side of Colewell Road 75 feet to the first mentioned point and place of beginning.

BEING Lot Number 35 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Edward Borkowski and Rita Borkowski, husband and wife, by Deed from John Pergine and Caroline Pergine, his wife and Catherine Pergine, their daughter, dated 05/29/1996, recorded 08/13/1996 in Book 5157, Page 1931, Instrument No. 012915.

Parcel Number: 49-00-02578-00-1.

Location of property: 1327 Colwell Lane, Conshohocken, PA 19428-1110.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward Borkowski, Rita Borkowski and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of LSF8 Master Participation Trust. Debt: \$322,112.42.

Peter Wapner, Attorney. I.D. #318263

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

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

16-06811

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration of Noble Oaks Condominium located on North 3rd Street, **Telford Borough**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the Pennsylvania Uniform Condominium Act, 68 PA C.S. 3101 &c., and Declaration dated July 31, 1995 recorded September 5, 1995 in Deed Book 5124, Page 82&c. First Amendment dated 10/24/2000 recorded 6/17/2002 in Deed Book 5412, Page 1410; Second Amendment dated 10/24/2000 recorded 6/17/2002 in Deed Book 5412, Page 1405 and a Record Condominium Plan 'Noble Oaks Condominium' dated February 28, 1995 last revised May 2, 1995 and recorded September 5, 1995 in Plan book A-55, Page 454, being designated in such Declaration as Unit 4, as more fully described in such Declaration.

TITLE TO SAID PREMISES IS VESTED IN Jeanne Amos, by Deed from Jeremy P. Steward and Janette C. Snyder, n/k/a Janette C. Steward, dated 07/31/2008, recorded 08/06/2008 in Book 5702, Page 2575.

Parcel Number: 22-02-00401-03-4.

Location of property: 127 Catherine Street a/k/a 127 Catherine Street Condominium 4, Telford, PA 18969-1900.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeanne Amos a/k/a J. Amos** at the suit of Wells Fargo Bank, N.A. Debt: \$140,499.63.

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

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

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

16-06988

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, being bounded and described according to a subdivision plan made for Orchard Courts, Wemco, Inc. by Yerkes Engineering Company dated 5/10/1971 and revised 12/9/1971, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Lewis Road (60 feet wide) a corner of Lot No. 5 on said plan said point being at the distance of 146.90 feet South 53 degrees, 10 minutes West from a point which point is at the distance of 177.20 feet measured South 59 degrees, 50 minutes West from a point which point is at the distance of 100.88 feet measured South 63 degrees, 50 minutes West from a point a corner of land now or late of Willard Geissinger; thence extending from said point of beginning along Lot No. 3 on said plan South 30 degrees, 00 minutes East, 109.97 feet to a point on the Northwesterly side of a roadway; thence extending along the same South 60 degrees, 00 minutes West, 20 feet to a point a corner of Lot No. 1 on said plan; thence extending along the same North 30 degrees, 00 minutes West, 107.57 feet to a point on the Southeasterly side of Lewis Road; thence extending along the same North 53 degrees, 10 minutes East, 20.14 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Rebecca Palmer by Deed from Rebecca A. Vickrey n/k/a Rebecca Monastero n/k/a Rebecca Palmer dated February 1, 2013 and recorded on February 14, 2013 in the Montgomery County Recorder of Deeds in Book 5863, Page 2902 as Instrument No. 2013016810.

Parcel Number: 61-00-04077-18-2.

Location of property: 112 Orchard Court, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Rebecca Palmer** at the suit of Wells Fargo Bank, N.A. Debt: \$158,121.12.

Robert W. Williams, Attorney.

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

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

16-07044

ALL THAT CERTAIN lot in the property known, named and identified in the Declaration referred to below as Berkeley Court Phase 1 Planned Community, located in **Souderton Borough**, County of Montgomery, Commonwealth of Pennsylvania, which is made pursuant to the provisions of the Pennsylvania Uniform Planned Community Act, Act 180 of 1996, Title 68, PA, C.S.A. Section 5101 et seq. by the recording in the Office of the Recorder of Deeds of Montgomery County Pennsylvania, of a Declaration and Plans dated 2/28/2014 an recorded 3/4/2014 in Deed Book 5905, Page 2128, being and designated in such Declaration and Plan as Lot 12.

TITLE TO SAID PREMISES IS VESTED IN Scott H. Keating by Deed from ARED 1, LLC a PA Limited Liability Company, dated 09/08/2014, recorded 09/24/2014 in Book 5928, Page 02500, Instrument # 20144063750.

Parcel Number: 21-00-00804-22-7.

Location of property: 38 North School Lane, Souderton, PA 18964-1100.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Scott H. Keating** at the suit of Caliber Home Loans, Inc. Debt: \$215,072.12.

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

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

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

16-07320

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements there erected, situate in **Hatfield Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a record plan made for Lexington Commons Limited by Chambers Associates dated February 21, 1983 and last revised August 27, 1985 and recorded August 30, 1985 in Plan Book A 46, Pages 392 to 398 and described, as follows, to wit:

BEGINNING a point on the Southeast side of Stoneham Circle (50 feet wide) said point being measured along the Southeast side of Stoneham Circle the 3 following courses and distances from the Southernmost terminus of a round corner connecting the Southeast side of Stoneham Circle with the Northeast side of Independence Way (50 feet wide): (1) on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.71 feet; (2) North 43 degrees, 15 minutes, 30 seconds East, 64.47 feet; (3) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 41.93 feet to a point a corner of Lot #128 and place of beginning; thence from said place of beginning and continuing along the Southeast side of Stoneham Circle on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 23 .09 feet to a point a corner of Lot #126; thence leaving

the Southeast side of Stoneham Circle and along Lot #126 South 46 degrees, 44 minutes, 30 seconds East, 131.94 feet to a point in line of Lot #144; thence along Lot #144 South 43 degrees, 15 minutes, 30 seconds West, 22.00 feet to a point a corner of Lot #128; thence along Lot #128 North 46 degrees, 44 minutes, 30 seconds West, 125.00 feet to a point on the Southeast side of Stoneham Circle and first mentioned point and place of beginning.

Being Lot #127 on said plan.

BEING the same premises which Debra Del Mar a/k/a Debra L. Ogilvie, by Deed dated October 29, 2001 and recorded November 13, 2001 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5385, Page 325, granted and conveyed unto Richard Sedden and Chaquita Seddon.

Parcel Number: 35-00-10133-22-7.

Location of property: 1013 Stoneham Circle, Hatfield, PA 19440.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Richard Sedden and Chaquita Seddon** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$223,206.67.

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

16-07347

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 made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northeast side of Pepper Road (forty-four feet wide) at the distance of seventy-four feet measured on the arc of a circle curving to the right with a radius of nine hundred seventeen and twenty-five one-hundredths feet from a point of reverse curve on the said side of Pepper Road, said point of curve being at the distance of one hundred and four one-hundredths feet measured on the arc of a circle curving to the left with a radius of nine hundred ninety-nine and ninety-six one-hundredths feet from a point of curve on the said side of Pepper Road, said curve being at the distance of one hundred feet measured North forty-six degrees, twenty-five minutes, thirty seconds West, from the intersection which the Northeast side of Pepper Road (produced) makes with the Northwest side of Washington Lane (thirty-eight and fifty one-hundredths feet wide) (produced); thence extending from the place of beginning along the Northeast side of Pepper Road on the arc of a circle curving to the right with a radius of one hundred seventeen and twenty-five one-hundredths feet the arc distance on one hundred fifty and fifty one-hundredths feet to a point of reverse curve; thence North forty-three degrees, thirty-four degrees, thirty-four minutes East, one hundred twenty-eight and eighty-nine one-hundredths feet to a point; thence South forty-six degrees, thirty-three minutes, thirty seconds East, one hundred fifty feet to a point; thence North forty-three degrees, thirty-four minutes, thirty seconds West, one hundred thirty-eight and sixty-six one-hundredths feet to a point on the aforementioned Northeast side of Pepper Road and place of beginning.

BEING Lot No. 8 and the Northwest half of Lot No. 9 on Plan of Jenkintown or Noble Hills.

Fee Simple Title Vested in Michael Rosenfeld by Deed from Michael Rosenfeld and Stefanie Clyman Rosenfeld, dated May 7, 2015, recorded June 15, 2015, in the Montgomery County Recorder of Deeds Office in Deed Book 5957, Page 2449 and Instrument Number 2015043043.

Parcel Number: 30-00-53152-00-8.

Location of property: 1427 Pepper Road, Jenkintown, PA 19046.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Michael Rosenfeld by Deed from Michael Rosenfeld and Stefanie Clyman Rosenfeld dated 5/7/2015, recorded 6/15/2015, in the Montgomery County Recorder of Deeds in Deed Book 5957, Page 2449** at the suit of Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in its Individual Capacity, but Solely as Trustee for BCAT 2015-14BTT. Debt: \$653,206.95.

Jessica N. Manis, Attorney.

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

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

16-07409

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

BEING Lot No. 125.

TITLE TO SAID PREMISES IS VESTED IN Scott E. Moyer and Eric R. Cicippio by Deed from NVR, Inc. a Virginia Corporation Trading as Ryan Homes, dated August 20, 2004 and recorded September 17, 2004 in Deed Book 5525, Page 2235.

Parcel Number: 42-00-01101-44-1.

Location of property: 215 Creekside Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Scott E. Moyer and Eric R. Cicippio** at the suit of Federal National Mortgage Association ("Fannie Mae"), a Corporation Organized and Existing Under the Laws of the United States of America. Debt: \$127,036.31.

Joseph I. Foley, Attorney.

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

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

16-07423

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, being Lot No. 90 as shown on Plan of Subdivision known, as Greendale Manor, Section 3 made for Sunnybrook, Inc., by Barton and Martin Engineers, dated October 25, 1954 and recorded February 17, 1959 in the Office of the Recording of Deeds in and for the County of Montgomery at Morristown, Pennsylvania, in Plan Book A2 page (???) and being more fully bounded and described according to said plan, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Bergan Road (50 feet wide) at the distance of 189.74 feet measured on the arc of a circle curving to the right having a radius of 525 feet from a point in the same, which point is at the distance of 280.26 feet measured South 54 degrees, 0 minutes, 30 seconds East from a point of curve in the same, which point of curve is at the arc distance of 15.71 feet measured on the arc of a circle curving to the left having a radius of 10 feet from a point on the Southeasterly side of Bradford Road (50 feet wide); thence extending from said point of beginning along the line of Lot No. 89 on said plan North 56 degrees, 41 minutes, 58 seconds East, 195.54 feet to a point on the Southwesterly side of a 60 feet wide easement reserved for drainage; thence extending along the same South 23 degrees, 15 minutes, 44 seconds East, 95.87 feet to a point a corner of Lot No. 91 on said plan; thence extending along the same South 64 degrees, 20 minutes, 20 seconds West, 185.14 feet to a point on the aforesaid side of Bergan Road; thence extending along the same on the arc of a circle curving to the left having a radius of 525 feet, the arc distance of 70 feet to the first mentioned point and place of beginning.

BEING the same premises which Richard H. Cooper and Mary E. Cooper, husband and wife, by Indenture bearing date the 30th day of October, A.D. 1990, and recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5024, Page 1282 &c., granted and conveyed unto Kelvin E. Taylor and Anne H. Taylor, husband and wife, in fee.

UNDER AND SUBJECT to certain restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Joseph A. Juliano, Jr. and Patricia M. Juliano, h/w, by Deed from Kelvin E. Taylor and Anne H. Taylor, h/w, dated 03/31/1999, recorded 04/13/1999 in Book 5266, Page 2382.

Parcel Number: 52-00-01441-00-1, Map #52040D028.

Location of property: 1307 Bergan Road, Oreland, PA 19075.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph A. Juliano, Jr. and Patricia M. Juliano** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$284,212.57 plus interest to sale date.

Jeniece D. Davis, Attorney.

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

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

16-07471

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

BEGINNING at a point on the Southeasterly side of Marion Road (40 feet wide) at the distance of 648.99 feet measured along the Easterly and Southeasterly sides of Marion Road, from the intersection of the Southeasterly side of Forrest Avenue and the Easterly side of Marion Road; thence extending along the Southeasterly side of Marion Road, along the arc of a circle curving to the right, with a radius of 1138.99 feet, the arc distance of 50.03 feet to a point; thence extending South 31 degrees, 15 minutes, 34 seconds East, 144.53 feet to a point; thence extending North 53 degrees, 45 minutes, 15 seconds East, 50.19 feet to a point; thence extending North 31 degrees, 15 minutes, 34 seconds West, 138.46 feet to the first mentioned point and place of beginning.

BEING the same premises which Jules Hopman and Sylvia Hopman, his wife, by Deed dated August 23, 1963 and recorded August 27, 1963 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 3299, Page 355, granted and conveyed unto Walter M. Neibart and Edith Neibart, his wife.

AND THE SAID Walter M. Neibart departed this life on September 1, 2011. Title to the property passed to Edith Neibart by operation of law.

Parcel Number: 31-00-18322-00-7.

Location of property: 8215 Marion Road, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edith Neibart** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$87,340.69.

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

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

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

16-07667

ALL THAT CERTAIN house and lot, piece or parcel of land, situate the East side of North Keim Street in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of North Keim Street distant 280 feet North from the Northeast corner of Sunrise Lane; thence along the center line of said North Keim Street, North 37 degrees, 46 minutes East a distance of 100 feet to Lot 33 in Green Acres Plan; thence along said Lot 33, South 52 degrees, 14 minutes East, 290 feet to a corner of Lot No. 40; thence along said Lot 40 South 37 degrees, 46 minutes West, 100 feet to Lot No. 31; thence along said Lot North 52 degrees, 14 minutes West, 200 feet to the point or place of beginning.

BEING Lot No. 32 in a plan of lots laid out by Stanley Swinehart known as Green Acres.

BEING the same premises which Betty Jane Lanyon by Deed dated 2/8/2008 and recorded 2/13/2008 in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, PA. in Deed Book 5682, Page 814 granted and conveyed unto Betty Jane Lanyon.

Parcel Number: 42-00-02227-00-8.

Location of property: 1598 North Keim Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Betty Jane Lanyon** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$194,059.74.

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

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

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

16-07756

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 PA and described according to a certain plan of a portion of Wedgewood Park for Mason-McDowell Corporation made by Damon and Foster, Civil Engineers, Sharon Hill, PA, dated January 22, 1962 and revised March 16, 1962, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Wedgewood Road (80 feet wide) said point being the two following courses and distances from a point of curve on the Northwesterly side of the proposed widening of Moyers Road (46.50 feet wide): (1) leaving Moyers Road on the arc of a circle curving to the left having a radius of 30 feet the arc distance of 47.12 feet to a point of tangent on the Southwesterly side of Wedgewood Drive; and (2) North 43 degrees, 33 minutes, 30 seconds West along the Southwesterly side of Wedgewood Drive 103.84 feet to the point of beginning; thence extending from said point of beginning South 46 degrees, 26 minutes, 30 seconds West partly through a party wall between these premises and premises adjoining to the Southeast crossing the bed of a certain 15 feet wide driveway (which extends Southeasterly into Moyers Road and the Northwesterly into Wedgewood Drive) 125 feet to a point on the Southwesterly side of the aforesaid driveway; thence extending North 43 degrees, 33 minutes, 30 seconds West along the Southwesterly side of the aforesaid driveway, crossing the Northeastly side of a certain 15 feet wide easement, for sanitary sewer 16.17 feet to a point in the bed of same; thence extending North 46 degrees, 26 minutes, 30 seconds West partly through the bed of and recrossing the Northeastly side of the aforesaid 15 feet wide easement for sanitary sewer also recrossing the bed of the aforesaid 15 feet wide driveway partly through a party wall between these premises and premises adjoining to the Northwest 125 feet to a point on the Southwesterly side of Wedgewood Drive aforesaid; thence extending South 43 degrees, 33 minutes, 30 seconds East along the Southwesterly side of Wedgewood Drive 16.17 feet to the first mentioned point and place of beginning.

BEING the same premises which Luis E. Naranjo and Ana C. Naranjo, husband and wife, by Deed dated 12/28/2004 and recorded 1/7/2005 in Montgomery County in Deed Book 5539. Page 2002 conveyed unto Patricia A. Faison, in fee.

Parcel Number: 11-00-18592-00-9.

Location of property: 812 Wedgewood Drive, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Patricia A. Faison** at the suit of Midfirst Bank. Debt: \$121,038.43.

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

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

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

16-08069

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania and described according to a Final Plat of "The Woodlands of Horsham Towne" Phase IV, Section "A" made for Aboon, Inc. by Charles E. Shoemaker, Inc., dated November 13, 1978 last revised July 9, 1979 and recorded in Montgomery County in Plan Book A-37, Page 1, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side Sweet Gum Lane (40 feet wide) which point as measured the three following courses and distances from a point of curve on the Southwesterly side of Timber Road (50 feet wide) viz: (1) on the arc of a circle curving to the left having a radius of 15.00 feet the arc distance of 21.22 feet to a point; (1) North 89 degrees, 13 minutes, 15 seconds West, 24.24 feet to a point of curve; and (3) on the arc of a circle curving to the right having a radius of 170.00 feet the arc distance of 90/34 feet to the place of beginning; thence extending from said point of beginning along Lot No. 25 South 1 degrees, 13 minutes, 44 seconds West, 154.24 feet to a point on the Northeastly side of Welsh Road (TR #63) (L.R. 198) (50 feet wide); thence extending along the same, South 48 degrees, 43 minutes, 15 seconds West, 95.00 feet to a point, a corner of Lot No. 27; thence extending along the same, North 40 degrees, 16 minutes, 42 seconds East, 155.99 feet to a point on the said Southwardly on the arc of a circle curving to the left having a radius of 170.00 feet the arc distance of 71.36 feet to the first mentioned point and place of beginning.

BEING Lot Number 26 on said plan.

Parcel Number: 36-00-11009-03-4.

Location of property: 3 Sweet Gum Lane, Horsham, PA 19044.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **James Fulginiti and Jeanine Fulginiti** at the suit of TD Bank, N.A. s/b/m Commerce Bank, N.A. Debt: \$105,034.57.

Ryan A. Gower, Attorney.

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

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

16-08116

ALL THAT CERTAIN lot or piece of ground, with a one story stucco dwelling house thereon erected situate on the West side of Penn Street in **Pennsburg Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of said Penn Street at the distance of 225.6 feet; North 11 degrees, 10 minutes West from a point a corner of land of now or late of Alvin Delong; thence by land South 78 degrees, 50 minutes West, 171.33 feet to a point a corner; thence North 23 degrees, 06 minutes West, 36.00 feet more or less to an iron pin a corner; thence North 73 degrees, 31 minutes East, 179 feet to a point in the center line of Penn Street; thence South 11 degrees, 10 minutes East, 36 feet to the place of beginning.

EXCEPTING AND RESERVING a 16 feet wide right-of-way across the lot hereby conveyed at the extreme rear along the line of land formerly Harry Ruch to Bull or Church Road. Should the Borough of Pennsburg open an alley along the rear of this lot to the North boundary line of Pennsburg Borough, this right of way will be annulled.

BEING the same premises which Paul M. Jones and Joan C. Jones, husband and wife by Deed dated 12/18/1992 and recorded 1/13/1993 in Montgomery County in Deed Book 5030, Page 1873 conveyed unto Wayne M. Kriebel, in fee.

TITLE TO SAID PREMISES IS VESTED IN Raymond H. Mest, single man, by Deed from Wayne M. Kriebel, single man, dated 06/20/2002, recorded 07/30/2002 in Book 5417, Page 2081.

Parcel Number: 15-00-01759-00-8, Map #15007038.

Location of property: 105 Penn Street, Pennsburg, PA 18973.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Louise M. Mest, in Her Capacity as Administratrix and Heir-at-Law of Raymond H. Mest, Deceased and Unknown Heirs, Successors, Assigns and all Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Raymond H. Mest, Deceased** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$178,242.78 plus interest to sale date.

Jeniece D. Davis, Attorney.

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

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

16-08267

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

BEGINNING at a point on the North Corner of Elm and Green Streets; thence along the Northwestern side of said Green Street Northeasterly twenty-five and one-half inch, more or less, to a point a corner of this and land of late George S. Mowrey; thence Northwesternly at right angles to said Green Street, the line partly passing through the middle of the partition wall between the house on the premises and the adjoining house, late of said Mowrey, and nine-tenths feet to the North Corner of said Elm and Green Street to the place of beginning.

Parcel Number: 13-00-14512-00-1.

Location of property: 1001 Green Street, Norristown, PA 19401.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **MDS Legacy Enterprises, LLC** at the suit of VFS Lending JV II, LLC. Debt: \$79,904.48.

Daniel J. Capecci, Attorney.

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

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

16-08349

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon, situate in **East Greenville Borough**, Montgomery County; Pennsylvania, bounded and described according to a Plan of Colonial Village dated February 26, 1974 and revised April 25, 1974, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Blaker Drive, said point being a common corner of this lot and Lot 75 on the above mentioned plan; thence along the Northeasterly side of Blaker Drive, North 24 degrees, 06 minutes, 10 seconds West, 20.00 feet to a point a corner of Lot 77 on the above mentioned plan; thence along Lot 77 North 65 degrees, 53 minutes, 50 seconds East, 128.41 feet to a point; thence from said point South 24 degrees, 06 minutes, 10 seconds East, 20.00 feet to a point, a corner of Lot 75 on the above mentioned plan; thence along Lot 75 South 65 degrees, 53 minutes, 50 seconds West, 128.41 feet to the first mentioned point and place of beginning.

BEING Lot 76 on the above mentioned plan.

BEING the same premises which Mark J. Fox and Corinne R Fox, husband and wife, by Deed dated 8/22/2008 and recorded 8/27/2008 in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Deed Book 5705, Page 1085 granted and conveyed unto Alex Carire and Melissa Jimenez, in fee.

Parcel Number: 06-00-00372-00-9.

Location of property: 439 Blaker Drive, East Greenville, PA 18041.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Alex Carire and Melissa Jimenez** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$144,089.34.

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

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

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

16-08370

ALL THAT CERTAIN lot or piece of land, situate in the Second Ward of **Ambler Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made thereof by Herbert H. Metz. C.E., March 2, 1923, as follows, to wit:

BEGINNING at a point on the Northwestern side of Greenwood Avenue, forty feet wide, at the distance of one hundred and eight feet and seventy-three one-hundredths of a foot Easterly from the Northerly side of Mattison Avenue, fifty feet wide; thence by other land of Elizabeth Buchanan the line passing through the division wall between the house erected on this lot and the house erected on the adjoining lot North forty-five degrees, fifty-two minutes West, seventy-two feet and fifty one-hundredths of a foot to a point; thence North forty-four degrees, eight minutes East, two feet to a point; thence along the side of a garage North forty-five degrees, fifty-two minutes West; thence by said land North forty-four degrees, eight minutes East, seventeen feet to a point in line of land of Edward N. Rapp; thence by said Rapp's land South forty-five degrees, fifty-two minutes East, ninety feet to Greenwood Avenue; thence by the said of same South forty-four degrees, eight minutes West, nineteen feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thalia A. Higgins by Deed from Ethel A. Higgins dated June 29, 1976 and recorded July 1, 1976 in Deed Book 4119, Page 122. The said Thalia A. Higgins died on November 18, 2015 thereby vesting title in Claude L. Higgins, T. Marta Holden, George E. Higgins, John A. Higgins, Omar E. Higgins, Joseph D. Higgins, Richard L. Higgins, and Unknown Surviving Heirs.

Parcel Number: 01-00-01828-00-7.

Location of property: 109 Greenwood Avenue, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Claude L. Higgins, Known Surviving Heir of Thalia A. Higgins, T. Marta Holden, Known Surviving Heir of Thalia A. Higgins, George E. Higgins, Known Surviving Heir of Thalia A. Higgins, John A. Higgins, Known Surviving Heir of Thalia A. Higgins, Omar E. Higgins, Known Surviving Heir of Thalia A. Higgins, Joseph D. Higgins, Known Surviving Heir of Thalia A. Higgins and Richard L. Higgins, Known Surviving Heir of Thalia A. Higgins, and Unknown Surviving Heirs of Thalia A. Higgins** at the suit of CIT Bank, N.A. Debt: \$212,035.68.

Christine L. Graham, Attorney.

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

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

16-08436

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

BEGINNING at a point on the Northeast side of Front Street at the distance of 294.82 feet, more or less, Southeast from the East corner of Front and Mill Streets, said point of beginning being in the center of the partition wall between premises hereby conveyed and adjoining premises now or late of Joseph Benkovics, et ux.; thence along Benkovics' adjoining premises, the line passing through the center of the partition wall between these premises and Benkovics' adjoining premises, North 30 degrees, East 78.50 feet to a point, a corner of this and other ground late of Harper L. Bean, which said ground has been laid out for the use in common of the owners and occupiers of all the property abutting thereon, hereafter, forever; thence along the line of said land, Southeastwardly, parallel with Front Street, 12.88 feet to land of John Bus by; thence South 30 degrees, West 70.50 feet to the Northeast side of Front Street, aforesaid; thence along the said side of said street, Northwestwardly, 12.88 feet to the place of beginning.

BEING the same premises which Walter O. Kielkopf by Deed dated 2/27/2001 and recorded 3/1/2001 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5352, Page 51 granted and conveyed unto Walter O. Kielkopf and Maricel A. Kielkopf, in fee.

Parcel Number: 02-00-03076-00-9.

Location of property: 19 West Front Street, Bridgeport, PA 19405.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Maricel A. Kielkopf and Walter O. Kielkopf** at the suit of Quicken Loans Inc. Debt: \$84,741.70.

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

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

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

16-08921

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, and known as #34 East Spruce Street, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Spruce Street at a distance of thirty-seven and eighty-five one-hundredths feet Northwestwardly from the Westerly corner of Willow and Spruce Streets at a corner of land conveyed to C. Henry Jackson; thence Southwestwardly at right angles to said Spruce Street along C. Henry Jackson's land one hundred feet to the Southwesterly side of a four feet wide alley; thence along said side of said alley Northwestwardly twenty-two and seventeen one-hundredths feet to other land of John Ralph Kolb being #32 Spruce Street; thence along said land Northeastwardly at right angles to Spruce Street, the line passing through the middle of the partition wall between this and the adjoining premises one hundred feet to Spruce Street; thence along the Southwesterly side thereof, Southeasterly (the word Southeasterly omitted in prior deed) twenty-two and seventeen one-hundredths feet to the point and place of beginning.

UNDER AND SUBJECT to building restrictions of record.

BEING the same premises which George G. Fariel, by his attorney in fact Eva Mae Fariel Watson, by Deed dated June 23, 2006 and recorded July 24, 2006 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 05609, Page 1605, and Instrument Number 2006090703, granted and conveyed unto Ricky Coleman.

Parcel Number: 13-00-33800-00-9.

Location of property: 34 East Spruce Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Ricky Coleman** at the suit of Nationstar Mortgage, LLC. Debt: \$68,545.11.

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

16-08925

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a certain Plan of Property made by Mont-Bux, Inc., Evergreen Manor, made by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated September 29, 1972, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Osbourne Avenue (forty feet wide) said point being measured along the Northwesterly side of Osbourne Avenue South sixty-one degrees, twenty-five minutes, West fifty-two and ninety-nine one-hundredths feet from its point of intersection with the Southwesterly side of Lillian Avenue (forty feet wide); thence extending from said point of beginning South sixty-one degrees, twenty-five minutes, West fifty-two and ninety-nine one-hundredths feet to a point; thence extending North forty-seven degrees, fifty-five minutes West, one hundred twenty-five feet to a point; thence extending North sixty-one degrees, twenty-five minutes East, fifty-two and ninety-nine one-hundredths feet to a point; thence extending South forty-seven degrees, fifty-five minutes East, one-hundred twenty-five feet to the first mentioned point and place of beginning.

CONTAINING in area 6,250 square feet.

BEING Lots Number 35 and 36, Section 5, as shown on the above mentioned plan.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Arthur Thompson, Jr. and Ann E. Thompson, husband and wife, as Tenants by Entireties by Deed from Henry G. Cleneros, Secretary of Housing and Urban Development, of Washington D.C. dated September 29, 1993 and recorded November 26, 1993 in Deed Book 5062, Page 0067. The said Ann E. Thompson departed this life on August 2, 2008, thereby vesting title solely in Arthur Thompson, Jr. By operation of law. The said Arthur Thompson, Jr. departed this life on April 4, 2015 thereby vesting title in Marvin J. Thompson, Co-Executor of the Estate of Arthur Thompson, Jr. and Nona Rosemary Austin, Co-Executrix of the Estate of Arthur Thompson, Jr.

Parcel Number: 30-00-50480-00-7.

Location of property: 1712 Osbourne Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marvin J. Thompson, Co-Executor of the Estate of Arthur Thompson, Jr. and Nona Rosemary Austin, Co-Executrix of the Estate of Arthur Thompson, Jr.** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$152,878.59.

Joseph I. Foley, Attorney.

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

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

16-08958

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania bounded and described according to a Final Plan of Subdivision of Ridings of Horsham made by Eastern/Chadrow Associates, Inc. dated 6-9-1998 last revised 6-11-2001 and recorded in Plan Book A-60, Page 175, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Charter Lane said point being a corner of Lot 10 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 10 North 29 degrees,

56 minutes, 51 seconds West crossing the Southeasterly side of a 30 feet wide drainage easement 226.30 feet to a point in the bed of said easement said point also being in line of Lot 13; thence extending North 60 degrees, 03 minutes, 09 seconds East through the bed of said easement and partly along Lots 13 and 12237.86 feet to a point of curve on the Southwesterly side of Charter Lane; thence extending along various sides of Charter Lane the three (3) following courses and distances: (1) South 10 degrees 20 minutes 34 seconds North re-crossing the aforementioned easement 152.05 feet to a point of curve (2) along the arc of a circle curving to the right having a radius of 125 feet the arc distance of 153.58 feet to a point of tangent and (3) South 60 degrees 03 minutes 09 seconds West 69.09 feet to the first mentioned point and place of beginning.

CONTAINING in area 43,285 square feet.

BEING Lot 11 as shown on the above mentioned plan.

BEING the same premises which The Culter Group, Inc., by Deed dated 11/14/2002 and recorded 12/3/2002, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5436, Page 2290, granted and conveyed unto Michael Teltser and Andrea V. Teltser.

Parcel Number: 36-00-02075-19-3.

Location of property: 1218 Charter Lane, Ambler, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael Teltser and Andrea V. Teltser** at the suit of CIT Bank, N.A., as Trustee for CDMC Mortgage Pass-Through Certificates, Series 2003-8. Debt: \$389,617.30.

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

16-09264

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania and described according to a plan of certain lots on plan of Hatboro Homes made for Jayson Stover by George B. Mebus, Registered Professional Engineer, dated October 22, 1948 as follows, to wit:

BEGINNING at a point in the Northeasterly side of Norwyn Road (40 feet wide) at the distance of 121.57 feet measured in a Northwesterly direction from a point of tangent said point of tangent being at the arc distance of 178.92 feet measured in a Northwesterly direction by a line curving to the left with a radius of 280 feet from a point of curve being at the arc distance of 43.27 feet measured Westwardly from a point of tangent of the radius corner in the Northwesterly side of Crescent Road (40 feet wide); thence from the first mentioned point and along the said Northeasterly side of Norwyn Road North 52 degrees, 10 minutes West, 48.24 feet to a point of curve; thence by a line curving to the left in a Northwesterly direction with a radius of 1882.98 feet the arc distance of 11.76 feet to a point; thence along Lot No. 92 North 37 degrees, 50 minutes East, 130.04 feet to a point; thence along the rear line of Lot No. 118 South 52 degrees, 10 minutes East, 60 feet to a point; thence along Lot No. 90 South 37 degrees, 50 minutes West, 130 feet to the place of beginning.

BEING Lot No. 91 on said plan.

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

BEING the same premises which Steven Baker, by Deed dated February 4, 2005 and recorded February 4, 2005 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5545 and Page 1724, granted and conveyed unto Jerrold C. Walsh and Stephanie Walsh.

Parcel Number: 08-00-04678-00-3.

Location of property: 20 Norwyn Road, Hatboro, PA 19040.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jerrold C. Walsh and Stephanie Walsh** at the suit of JP Morgan Chase Bank, National Association. Debt: \$244,810.36.

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

16-09265

ALL THAT CERTAIN lot or piece of land, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a partial survey and revised subdivision of lands as prepared by Ralph E. Shaner & Sons Engineering Company for Elmer E. Saylor, dated 8/15/1973, as follows, to wit:

BEGINNING at the Southeasterly corner lands of William John Barnes and Shirley Barnes, his wife said point being on the Northerly property line of Buchert Road as widened (60 feet wide) and distant along the same from a point marking the Northeasterly property line intersection as projected, of a proposed 50 foot wide leading Northerly and Northerly side of Buchert Road South 49 degrees, 36 minutes East, 315.00 feet; thence from said point of beginning leaving said Buchert Road and along the Easterly side of lands now or about to be conveyed to William John Barnes and Shirley Barnes, his wife North 40 degrees, 24 minutes East, 200.00 feet to a corner on line of other lands of the grantors Elmer E. and Edna Marguerite Saylor; thence along the same South 49 degrees, 36 minutes East, 100.00 feet to a corner and South 40 degrees, 24 minutes West, 200.00 feet to a corner on the Northerly side of Buchert Road; thence by a course parallel to and distant 30.00 feet Northerly of the centerline of the aforesaid Buchert Road North 49 degrees, 36 minutes West, 100.00 feet to a corner and place of beginning.

CONTAINING 0.4591 acres of land.

BEING all of Lot No. 6 of a plan of lots prepared for Elmer E. Saylor, latest revision dated 8/15/1973.

TITLE TO SAID PREMISES IS VESTED IN James West, Jr. and Joyce West, by Deed from George F. Cappelletti and Catherine L. Cappelletti, his wife, dated 10/03/2003, recorded 11/20/2003 in Book 5482, Page 908.

James West, Jr. was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of James West, Jr.'s death on or about 03/29/2015, his ownership interest was automatically vested in the Surviving Tenant by the Entirety. Mortgagor Joyce West died on 10/18/2015, and Pamela P. Kelly a/k/a Pamela Kelly was appointed Administratrix of her Estate. Letters of Administration were granted to her on 10/28/2015 by the Register of Wills of Montgomery County, No. 46-2015-X3683. Decedent's surviving heirs at law and next-of-kin are Pamela P. Kelly and Michelle Godshall.

Parcel Number: 42-00-00741-01-8.

Location of property: 2137 Buchert Road, Sanatoga, PA 19464-3042.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Pamela P. Kelly a/k/a Pamela Kelly, in Her Capacity as Administratrix and Heir of The Estate of Joyce West, Michelle Godshall, in Her Capacity as Heir of The Estate of Joyce West and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joyce West, Deceased** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$56,825.77.

Peter Wapner, Attorney. I.D. #318263

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

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

16-09462

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania and described and known as Lots No. 1211, 1212 and 1213 on plan of lots recorded in Deed Book 732, Page 600 as, follows, to wit:

SITUATE on the Northwest side of Central Avenue (40 feet wide) at the distance of 180 feet measured North 46 degrees, 35 minutes East from the intersection of the said side of Central Avenue with the Northeast side of Woodrow Avenue (40 feet wide).

CONTAINING in front or breadth on the said side of Central Avenue 60 feet (each lot being 20 feet in width) and extending of that width in length or depth Northwestward between parallel lines at right angles to the said side of Central Avenue 120 feet.

TITLE TO SAID PREMISES IS VESTED IN Francis G. Devery and Frances M. Devery by Deed from Patricia D. Wiley, Executrix Under the Will of Esther C. Legeckas, deceased dated 07/20/2007 recorded 08/20/2007 in Deed Book 5661, Page 00671.

Parcel Number: 30-00-07448-00-1.

Location of property: 716 Central Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Frances M. Devery and Francis G. Devery** at the suit of PNC Bank, National Association. Debt: \$160,962.89.

J. Eric Kishbaugh, Attorney.

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

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

16-09592

ALL THAT CERTAIN unit, designated as Unit Number 613 being a unit in The Meadows Condominium, situate in **Upper Providence 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., as designated in the Declaration of Condominium of The Meadows, bearing date January 4, 1984 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on January 12, 1984, and Plats and Plans for Condominium bearing date January 4, 1984 and recorded as Exhibit C of the Declaration of Condominium of The Meadows Condominium in Deed Book 4727, Page 1766.

TOGETHER with all right, title and interest, being .33% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

TITLE TO SAID PREMISES VESTED IN Melvin A. Hyman and Tracey Hyman by Deed from Robert Basile dated July 12, 1985 and recorded on July 17, 1985 in the Montgomery County Recorder of Deeds in Book 4772, Page 1263.

Parcel Number: 61-00-01660-43-9.

Location of property: 613 Meadowview Lane, Mont Clare, PA 19453.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Melvin A. Hyman** at the suit of Capital One, N.A. Debt: \$101,080.08.

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

16-09656

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a record plan of Whitemarsh Woods Prepared for James A. Nolen, III, by Momenee King Associates, Consulting Engineers, dated April 4, 1986 and last revised January 14, 1987, recorded in Plan Book A-48, Page 202.

BEING Lot #71 on the above mentioned plan.

BEING the same premises which Nolen Construction Company, by Deed dated January 24, 1989 and recorded February 1, 1989 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 4901, Page 1215, and Instrument Number 001965, granted and conveyed unto Jeffrey Falkoff and Susan Falkoff.

Parcel Number: 65-00-09120-00-4.

Location of property: 4057 Arbour Circle, Lafayette Hill, PA 19444.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Susan Falkoff and Jeffrey Falkoff** at the suit of Structured Asset Mortgage Investments II, Inc., Bear Stearns ARM Trust, Mortgage Pass-Through Certificates, Series 2004-10, U.S. Bank National Association, as Trustee. Debt: \$403,116.75.

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

16-10085

ALL THOSE CERTAIN twelve lots or pieces of land, situate in **Hatfield Township**, County of Montgomery, and State of Pennsylvania, being more particularly bounded and described according to a survey made thereof by Weir and Thieme, Civil Engineers, of Lansdale, PA, for the Security Land Development Company, known as 'North Lansdale Square', as per plan, which plan is recorded in the Office for the Recording of Deeds in and for Montgomery County, at Norristown, PA, in Deed Book No. 973, Page 600, as follows, to wit:

BEING Lots Numbered 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, in Section or Block #12.

BEING part of the same premises which Catherine Brady, single woman, by Indenture bearing date the 1st day of September, A.D. 1950, in the Office for the Recording of Deeds &c. in and for the County of Montgomery in Deed Book No. 2115, Page 287, granted and conveyed unto Carrie E. Mathias, widow, in fee.

TITLE TO SAID PREMISES IS VESTED IN Wilbur I. Crouthamel and Gordon W. Crouthamel, their heirs and assigns, as Tenants in Common, by Deed from Estate of Mary C. Crouthamel, deceased, dated 06/30/1992, recorded 07/02/1992 in Book 5011, Page 1699.

MORTGAGOR Wilbur I. Crouthamel died on 03/10/2016, and upon information and belief, his heirs or devisees, and personal representative, are unknown. Mortgagor Gordon W. Crouthamel died on 01/23/2016, and upon information and belief, his heirs or devisees, and personal representative, are unknown.

Parcel Number: 35-00-10816-00-3.

Location of property: 1926 Lenhart Road, Hatfield, PA 19440-2723.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Wilbur I. Crouthamel, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Gordon W. Crouthamel, Deceased** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$107,939.89.

Peter Wapner, Attorney. I.D. #318263

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

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

16-10233

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as 100 Centre Avenue, located at West Marshall Street, **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 03, 1963, P.L. 196, by the recording in the Office for the Recording of Deeds at Montgomery County, a Declaration dated February 15, 1980 and recorded on May 05, 1980 in Deed Book 4523, Page 519 and an Amendment thereto dated November 24, 1980 and recorded November 26, 1980 in Deed Book 4584, Page 98 and the Declaration Plan dated May 03, 1979 and recorded on May 05, 1980 in Condominium Plan Book 8, Pages 1, 2 and 3 and a Code of Regulations dated December 27, 1979 and recorded on May 05, 1980 in Deed Book 4523, Page 552 and an Amendment thereto dated November 24, 1980 and recorded November 26, 1980 in Deed Book 4584, Page 100, being and designated on Declaration Plan as Unit No. 216, 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 86756%.

TITLE TO SAID PREMISES IS VESTED IN Christopher C. Cairns and Tammy L. Tiner, as Joint Tenants With the Right of Survivorship, by Deed from Charles D. Walker, widower, dated 07/31/2006, recorded 08/08/2006, in Book 5611, Page 1624.

Parcel Number: 63-00-04864-49-1.

Location of property: 216 Centre Avenue a/k/a 216 Centre Avenue, Condominium 216, Norristown, PA 19403-3220.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Christopher C. Cairns and Tammy L. Tiner** at the suit of Wells Fargo Bank, N.A. Debt: \$84,426.04.

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

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

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

16-10312

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 1103 on a certain development plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A; described according to an 'As Built' Plan of House No. 1103 prepared by Serdy, Bursich & Huth, Inc., as follows:

BEGINNING at a point, a corner in the common element, which point is at the distance of 52.00 feet, measured in a Southeastwardly direction, from a point, a corner, which last mentioned point is at the distance of 72.43 feet measured North 46 degrees, 46 minutes East, from a p.i., a corner and which last mentioned p.i., is at the distance of 78.81 feet measured South 62 degrees, 52 minutes, 42 seconds East, from a concrete monument.

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

TITLE TO SAID PREMISES IS VESTED IN Carol Lynn Sine, by Deed from Tanya Macura, dated 09/20/2006, recorded 10/19/2006, in Book 5620, Page 1756.

MORTGAGOR Carol Lynn Sine died on 05/04/2014, leaving a will dated 01/30/2014.

DECEDENT'S surviving devisees are Linda H. Carter and Jonathan W. Carter.

BY EXECUTED WAIVERS, Linda H. Carter and Jonathan W. Carter waived their right to be named as a defendant in the foreclosure action.

Parcel Number: 42-00-05117-64-6.

Location of property: 1103 Walnut Ridge Estates, Pottstown, PA 19464-3063.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Carol Lynn Sine, Deceased** at the suit of Citimortgage, Inc. Debt: \$133,069.63.

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

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

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

16-10587

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and State of Pennsylvania and more particularly bounded and described according to a survey made thereof by Herbert H. Metz., R.E. Lansdale, PA on May 21, 1949 and last revised on June 23, 1949, as follows, to wit:

BEGINNING at a point in the center line of Lansdale Avenue also known as Bates Road as actually laid out thirty-three feet wide but as shown on said plan with a proposed width of forty-one and one-half feet at the distance of five hundred three and sixteen-hundredths feet Northeastly from the intersection of the center line of Pecan Drive as laid out on said plan forty feet wide with the center line of said Lansdale Avenue also known as Bates Road; thence extending along the center line of said Lansdale Avenue also known as Bates Road North forty-two degrees, twenty-eight minutes East, one hundred feet to a point a corner of this and Lot No. 6 on said plan; thence along the same South forty-seven degrees, thirty-two minutes East, two hundred twenty-five feet to a point in line of Lot No. 7 on said plan; thence extending along the same South forty-two degrees, twenty eight minutes West, one hundred feet to a point a corner of this and Lot No. 4 on said plan; thence along the same North forty-seven degrees, thirty-two minutes West, two hundred twenty-five feet to the first mentioned point and place of beginning.

BEING Lot No. 5 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Alfred R. Ferrantino, Sr., an unmarried man by Deed from Alfred R. Ferrantino, Sr., Surviving Spouse of Amanda S. Ferrantino, also known as Amanda Sue Ferrantino dated 06/23/2011 recorded 07/26/2011 in Deed Book 5808, Page 546.

Parcel Number: 46-00-02035-00-7.

Location of property: 1109 Lansdale Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Alfred R. Ferrantino, Sr.** at the suit of Urban Financial of America, LLC, Formerly Known as Urban Financial Group, Inc. Debt: \$256,477.06.

Nicole LaBletta, Attorney.

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

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

16-10692

ALL THAT CERTAIN message or 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 plan as made by Ralph E. Shaner & Son Engineering Company dated July 16, 1974, as follows, to wit:

BEGINNING at the Southeasterly corner of the Premises #71 North Hanover Street, said point being on the Westerly property line of North Hanover Street (80 feet wide) and distant along the same from a point marking the Southwesterly property line intersection, as projected, of the aforesaid North Hanover Street and Chestnut Street (50 feet wide), South 15 degrees, 30 minutes West, 96.17 feet; thence from said point of beginning continuing along the Westerly side of North Hanover Street, South 15 degrees, 30 minutes West, 19.12 feet to a corner of the Premises of #67 North Hanover Street; thence along the same North 74 degrees, 45 minutes West, 100.00 feet to a corner on line of lands of Albert L. and Coravita Segnere; thence along the same North 15 degrees, 30 minutes East, 19.12 feet to a corner on line of lands of the Premises #71 North Hanover Street; thence along the same by a course passing through the middle of a joint party wall of a detached dwelling, South 74 degrees, 45 minutes East, 100.00 feet to a corner and place of beginning.

CONTAINING 1,912 square feet of land.

BEING the same premises which Reid L. McCarthy, Trustee Under the Will of Felix McCarthy, deceased, by Deed dated May 14, 1974, said Deed recorded in the Office of the Recorder of Deeds of Montgomery County in Norristown, Pennsylvania, in Deed Book 3351, Page 449, granted and conveyed unto Edward Alex Realty Company, Inc., a Pennsylvania Corporation, grantor herein.

SUBJECT TO restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

BEING the same premises conveyed to Henry M. Kotanchick and Vera J. Kotanchick, his wife, as Tenants by the Entireties from Edward Alex Realty Company, Inc., a Pennsylvania Corporation by Deed dated 06/13/1975, and recorded on 07/02/1975, at Book 4037, Page 396, in Montgomery County, PA.

Parcel Number: 16-00-13061-00-9.

Location of property: 69 North Hanover Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Vera J. Kotanchick** at the suit of First Niagara Bank, N.A. Debt: \$79,615.72.

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

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

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

16-10777

ALL THAT CERTAIN brick message or tenement and lot of land, hereditaments and appurtenances, situate on the South side of 3rd Street in **Pottstown Borough**, Montgomery County, PA between Johnson Street and Manatawny Streets, being known as No. 52 West 3rd Street bounded and described, as follows, to wit:

BEGINNING at a point on the South side of said 3rd Street, 123 feet, 11 inches more or less, Eastwardly from the Southeast corner of 3rd and Manatawny Streets, formerly known as Glasgow Road, a corner of this and land formerly of Emma K. Herbind, now or late of Oscar C. Arndt; thence by the South side of said 3rd Street Eastwardly 19 feet, 10 inches to land now or late of William Y. Weaver, being Lot 7; thence by the same Southwardly 140 feet to the North side of a 20 feet wide alley; thence by the same Westwardly 19 feet, 10 inches to land of said Arndt; thence by same Northwardly passing in part of said course and distance through the middle of the partition or dividing wall of this and the house of said Arndt immediately adjoining to the West 140 feet to the place of beginning.

BEING part of Lot 6 on a plan lots said laid out by Matthias G. Yerger.

TITLE TO SAID PREMISES IS VESTED IN Tina Marie V. Farley, by Deed from Kevin Cubbin and Joseph S. Peace, dated 05/30/2007, recorded 07/13/2007, in Book 5655, Page 1466.

Parcel Number: 16-00-29488-00-7.

Location of property: 52 West 3rd Street, Pottstown, PA 19464-5212.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tina Marie V. Farley a/k/a Tina Marie Farley** at the suit of Ditech Financial, LLC, f/k/a Green Tree Servicing, LLC, s/b/m Green Tree Consumer Discount Company. Debt: \$141,783.29.

Peter Wapner, Attorney, I.D. #318263

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

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

16-10815

ALL THAT CERTAIN stucco and frame house and garage and lot or piece of ground, situate in the 5th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the North side of King Street East of Warren Street adjoining lands of Sarah E. Hipple; thence along said King Street Eastwardly 30 feet to a corner of this and land of Michael Shewchak; thence by the same Northwardly 140 feet to a 20 feet wide alley; thence along the line of said alley Westwardly 30 feet to a corner of land of James B. Kelley; thence by the same Southwardly and by land of Emma S. Frick and of Sarah E. Hipple aforesaid a distance of 140 feet to the point of place of beginning. Embracing and including in said description Lot No. 28 in a plan of lots by Jacob Elien.

BEING the same premises which Constance L. Trimble by Deed dated 8/1/1988 and recorded 8/10/1988 in Montgomery County in Deed Book 4882, Page 2316 conveyed unto Virginia J. Gilbert, in fee.

SUBJECT TO restrictions, reservations easements, covenants, gas or mineral rights of record, if any.

Parcel Number: 16-00-18008-00-3.

Location of property: 607 King Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Virginia J. Gilbert** at the suit of JP Morgan Chase Bank, National Association. Debt: \$94,505.96.

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

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

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

16-11042

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 15 of 'Laverock Downs' made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania on the 17th day of July A.D., 1958 which plan is recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania, Plan Book A-4, Page 87 and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Doe Lane (50 feet wide) which point is measured on the arc of a circle curving to the left having a radius of one hundred seventy-five feet, the arc distance of sixty-three and seventy-seven one-hundredths feet from a point of curve therein; which point of curve is measured North forty-three degrees, fifty-four minutes, twenty-four seconds West, four hundred sixty-seven and thirty-five one-hundredths feet from a point of tangent therein, which point of tangent is measured on the arc of a circle curving to the right having a radius of twenty feet, the arc distance of thirty-one and seventy-six one-hundredths feet from a point of curve on the Northwesterly side of Waverly Road (33 feet wide); thence extending from said point of beginning along the said side of Doe Lane the two following courses and distances, viz: (1) on the arc of a circle curving to the left having a radius of one hundred seventy-five feet, the arc distance of thirty and ninety-one one-hundredths feet to a point of tangent therein; (2) North seventy-four degrees, fifty-four minutes, twenty-four seconds West, one hundred four and seventy-seven one-hundredths feet to a point, a corner of Lot No. 14; thence extending along the same, North forty-six degrees, five minutes, thirty-six seconds East crossing a twenty feet wide right-of-way for sewers, three hundred eight and ninety-five one-hundredths feet to a point in the approximate required bottom of slope of proposed freeway; thence extending through the same, South forty-three degrees, fifty-four minutes, twenty-four seconds East, one hundred seventeen and fifty-nine one-hundredths feet to a point, a corner of Lot 16; thence extending along the same, South forty-six degrees, five minutes, thirty-six seconds West, recrossing the above mentioned twenty feet wide right-of-way for sewers two hundred forty-one and forty-nine one-hundredths feet to a point on the Northeasterly side of Doe Lane, being the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain agreements and easement as of record.

TITLE TO SAID PREMISES IS VESTED IN Joseph E. Warner and Darlene Warner, his wife, by Deed from Joseph E. Warner, dated 10/15/1987, recorded 10/26/1987, in Book 4855, Page 590.

BY VIRTUE of the death of Joseph E. Warner on or about 07/10/2015, Darlene Warner became the sole owner of the premises as Surviving Tenant by the Entireties.

Parcel Number: 31-00-08488-00-4.

Location of property: 7725 Doe Lane, Laverock, PA 19038-7227.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Darlene Warner** at the suit of Wells Fargo Bank, N.A. Debt: \$259,997.23.

Peter Wapner, Attorney. I.D. #318263

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

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

16-11043

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

BEGINNING at an iron pin in the middle of Poplar Street, now known as Broad Street and in line of Albert Wampole's land; thence along said land North twenty-four degrees, West one hundred and seventy-six feet and six inches to an iron pin in the middle of a twenty feet wide alley; thence along the middle of said alley North seventy-six degrees, East thirty-four feet to an iron pin, a corner; thence by Harry Weidmoyer and through the middle of a party wall, South twenty-four degrees, East one hundred seventy-six feet, six inches to an iron pin a corner, in the middle of the aforesaid Poplar Street; thence along the middle thereof, South seventy-six degrees, West thirty-four feet to the place of beginning.

CONTAINING of six thousand and one square feet of land, more or less.

BEING the same premises which Barbara L. Scott, now known as Barbara S. Conley, by Deed dated July 31, 2000 and recorded August 7, 2000 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5326, Page 1583, and Instrument Number 014944, granted and conveyed unto Linda Watkins, widow, and Amy E. Watkins, single woman, as Joint Tenants With Rights of Survivorship.

AND the said Linda Watkins, hereby departed this life on or about May 14, 2009, thereby vesting all title solely in Amy E. Watkins.

Parcel Number: 22-02-00172-00-2.

Location of property: 319 West Broad Street, Telford, PA 18969.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Amy E. Watkins** at the suit of Nationstar Mortgage, LLC.
Debt: \$257,492.48.

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

16-11289

PREMISES NO. 1:

ALL THAT CERTAIN tract or piece of land, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being the Southwesterly one-half of Lot No. 12 and the Northeasterly one-half of Lot No. 10 on a Plan of Lots laid out for Richard L Ewing by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, in December of 1946, as follows, to wit:

BEGINNING at a point on the Southeast side of Colonial Avenue, sixty feet in width, at the distance of seven hundred seventeen and seventy-nine one-hundredths feet Southwesterly from the Southwest side of Marshall Street, fifty feet in width; thence extending along the said Southeast side of Colonial Avenue, South forty-two degrees, forty-two minutes West, seventy-five feet to a point, a corner in Lot No. 10 on said plan; thence extending in and through said lot, South forty-seven degrees, eighteen minutes East, one hundred sixty-eight feet to a point, a corner in line of land of George Kemner; thence extending along said land, North forty-two degrees, forty-two minutes East, seventy-five feet to a point, a corner in Lot No. 12 on said plan; thence extending in and through said lot, North forty-seven degrees, eighteen minutes West, one hundred sixty-eight feet to the first mentioned point and place of beginning.

PREMISES NO. 2:

ALL THAT CERTAIN lot or piece of land, being part of Lot No. 12 on Plan of Lots of Richard L Ewing, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made in December 1946, by Will D. Hiltner, Registered Professional Engineer, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Colonial Avenue (sixty feet wide) at the distance of seven hundred nine and seventy-nine one-hundredths feet Southwesterly from the Southwest side of Marshall Street (fifty feet wide); thence extending along the Southeasterly side of Colonial Avenue, South forty-two degrees, forty-two minutes West, eight feet to a point, a corner of other land of the grantees, a corner in Lot No. 12 on said plan; thence extending in and through Lot No. 12, South forty-seven degrees, eighteen minutes East, one hundred sixty-eight feet to a point, a corner of land now or late of George Kemner; thence extending along said land, North forty-two degrees, forty-two minutes East, eight feet to a point, a corner in Lot No. 12 on said plan; thence extending in and through said Lot No. 12, North forty-seven degrees, eighteen minutes West, one hundred sixty-eight feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Phillip Esco, by Deed from Margaret T. Earnest, dated 11/18/2014, recorded 12/23/2014, in Book 5939, Page 820.

Parcel Number: 63-00-01477-00-8.

Location of property: 22 Colonial Avenue, Norristown, PA 19403-3224.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Philip Esco a/k/a Phillip Esco** at the suit of Wells Fargo Bank, N.A.
Debt: \$188,569.41.

Peter Wapner, Attorney. I.D. #318263

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

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

16-11296

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a survey of properties made by Curtis-Bailey Company on October 18, 1954, by Reeder and Magarity, Professional Engineer, Upper Darby, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northeast side of Bonnet Lane (50 feet wide) at the distance of 520 feet measured along same, South 48 degrees, 8 minutes East from its intersection with the Southeast side of Orchard Way (50 feet wide) (both lines produced).

CONTAINING in front or breadth on the said Bonnet Lane, 70 feet measured along same, South 48 degrees, 8 minutes East from the said beginning point and extending that width in length or depth North 41 degrees, 52 minutes East between parallel lines at right angles to the said Bonnet Lane, 125. feet.

BEING Lot No. 620.

TITLE TO SAID PREMISES IS VESTED IN Phyllis M. Dever, by Deed from Robert A. Rosenberger and Phyllis M. Dever, dated 05/24/2007, recorded 06/21/2007 in Book 5651, Page 2077.

MORTGAGOR Phyllis M. Dever died on 10/06/2014, and Robert A. Dever was appointed Administrator/trix of her estate. Letters of Administration were granted to her on 10/15/2014 by the Register of Wills of Montgomery County, No. 46-2014-X3590. Decedent's surviving heirs at law and next-of-kin are Robert A. Dever and Sean M. Dever.

BY EXECUTED waiver, Sean M. Dever waived his right to be named as a defendant in the foreclosure action.

Parcel Number: 59-00-01282-00-9.

Location of property: 122 Bonnet Lane, Hatboro, PA 19040-4521.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert A. Dever, in His Capacity as Administrator and Heir of The Estate of Phyllis M. Dever and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Phyllis M. Dever, Deceased** at the suit of Santander Bank, N.A. Debt: \$186,770.95.

Peter Wapner, Attorney. I.D. #318263

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

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

16-11422

PREMISES A:

ALL THAT CERTAIN message and tract of land situate in the Third (formerly Ninth) Ward, of **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots as laid out by Pottsgrove Manor, Inc., and more fully described by Ralph E. Shaner & Son, Engineering Company, as follows, to wit:

BEGINNING at the Southwesterly corner of Lot No. 64, otherwise designated as 355 West King Street, said point being on the Northerly property line of West King Street (70 feet wide) and distant along the same from a corner marking the Northwestwardly property line intersection with said West King Street and Gable Avenue (50 feet wide) North 63 degrees, 39 minutes West, 856.0 feet; thence from said point of beginning continuing along the Northerly side of West King Street North 63 degrees, 39 minutes West, 52.0 feet to a corner of Lot No. 66; thence along the same North 26 degrees, 21 minutes East, 150.0 feet to a corner of the same, said point being in the middle of a given 10 feet wide utility easement; thence along the rear of Lot No. 65 or South 63 degrees, 39 minutes East, 52.0 feet to a corner of Lot No. 64; thence along the same South 26 degrees, 21 minutes West, 150.0 feet to a corner on the Northerly side of West King Street and the place of beginning.

BEING all of Lot No. 65 from a Plan of Lots as laid out by Pottsgrove Manor, Inc.

PREMISES B:

ALL THAT CERTAIN lot, tract, and parcel of land hereinafter particularly described, situate on the Northerly side of West King Street (70' wide), situated in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at an iron pin set on the Northerly side of West King Street, said iron pin being located the following two courses and distances as measured along North King Street from the corner of the land of Walter R. and Judith Fagley and a 10,304 square foot parcel of land owned by the parties of the first part herein, as described according to a plan and survey prepared by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania, Plan No. 1362-0A dated December 8, 1982, said corner being the Southwestern corner of aforesaid 10,304 square foot parcel: (1) South 77 degrees, 35 minutes East, 30.00 feet to an iron pipe found, a corner; (2) South 63 degrees, 39 minutes East, 20.37 feet to an iron pipe found; thence from said point of beginning, leaving West King Street, North 26 degrees, 21 minutes East, 150.00 feet to an iron pin set in the center line of a utility easement and in the line of the land of John P.S. and Elsie M. Fronheiser; thence along the center line of said 10' wide utility easement and along the land of John P.S. and Elsie M. Fronheiser, South 63 degrees, 39 minutes East, 8.00 feet; thence South 26 degrees, 21 minutes West, 150.00 feet to a point on the Northerly side of West King Street; thence along the North side of West King Street, North 63 degrees, 39 minutes West, 8.00 feet to the point of beginning.

CONTAINING 1200 square feet.

BEING the same premises which Sheila S. Anderson and Edward R. Anderson, Jr., by Deed dated 10/15/2008, recorded 10/22/2008, in the Office of the Recorder of Deeds in and for Montgomery County, in Book 5711, Page 01901, Instrument #2008104056, conveyed unto Sheila S. Anderson, Grantee herein.

Parcel Number: 16-00-18304-00-4.

Location of property: 357 West King Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Sheila S. Anderson** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually but as Trustee for Carlsbad Funding Mortgage Trust. Debt: \$94,778.48.

Bradley J. Osborne, Attorney.

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

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

16-11876

ALL THOSE TWO CERTAIN message lots or pieces of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Horsham Terrace Building Lots made by Thomas S. Gillin, Civil Engineer, dated August 1907, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Deed Book 582, Page 500, as one lot, as follows, to wit:

BEGINNING at a point formed by the intersection of the Southeasterly side of Meetinghouse Road with the Westerly side of Central Avenue (40 feet wide); thence extending from said point of beginning South 9 degrees, 10 minutes East along the Westerly side of Central Avenue 182.72 feet to a point at its intersection with the Northwestwardly side of Hillside Avenue (20 feet wide); thence extending South 45 degrees, 57 minutes West along the Northwestwardly side of Hillside Avenue 45.50 feet to a point a corner of Lot No. 39 on said plan; thence extending along Lot No. 39 Northwestwardly 150 feet to a point on the Southeasterly side of Meetinghouse Road; thence extending North 45 degrees, 57 minutes East along the Southeasterly side of Meetinghouse Road 150 feet to the first mentioned point of intersection and place of beginning.

BEING Lot Nos. 37 and 38 as shown on the above mentioned plan.

BEING the same premises which You Drive Safe, Inc., by Deed dated April 9, 2007 and recorded April 12, 2007 in Montgomery County in Deed Book 5642, Page 2088 granted and conveyed unto Global Equipment and Machinery Sales, Inc., in fee.

TITLE TO SAID PREMISES IS VESTED IN Global Equipment and Machinery Sales, Inc., dated 4/9/2007, recorded 4/12/2007, in Book 5642, Page 2088.

Parcel Number: 36-00-03691-00-8.

Location of property: 464 Ridge Road, Telford, PA 18969.

The improvements thereon are: A commercial building with related improvements.

Seized and taken in execution as the property of **Global Equipment and Machinery Sales, Inc.** at the suit of Univest Bank and Trust Company, formerly known as Univest National Bank and Trust Company. Debt: \$317,449.88.

Kelly L. Eberle, Attorney.

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

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

16-12083

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

BEGINNING at a point on the Southeasterly side of Chain Street at the distance of one hundred eighty feet and seventeen one-hundredths feet Northeastwardly from the Northeastly side of Oak Street; thence extending at right angles to said Chain Street Southeastwardly the line passing through the middle of a 2 feet wide alley, one hundred feet to a point on the Northwestly side of a 20 feet wide alley Northeastwardly sixteen feet to a point a corner; thence extending Northwestwardly at right angles to said 20 feet wide alley, the line for a portion of the distance passing through the middle of the partition wall between the house hereon erected and the house erected on the adjoining premises one hundred feet to a point on the Southeasterly side of Chain Street aforesaid; thence extending along the said side of Chain Street Southwestwardly sixteen feet to the place of beginning.

BEING the same premises which Wells Fargo Bank, N.A. by Deed dated 6/16/2006 and recorded 7/12/2006 in Montgomery County Deed Book 5607, Page 1967 granted and conveyed unto Ricky Coleman, in fee.

Parcel Number: 13-00-07064-00-6.

Location of property: 724 Chain Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ricky Coleman** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$69,028.90.

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

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

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

16-12095

ALL THAT CERTAIN unit designated as Unit No. 2503, being a unit in Bethel Grant a Condominium located at the intersection of Morris Road, North Wales Road and Bethel Road, in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in the Declaration of Condominium dated October 24, 1977 and recorded October 26, 1977 in the Office for the Recording of Deeds of Montgomery County in Deed Book No. 4251, Page 172; also designated on the Declaration Plan dated May, 1975 and recorded in the Office aforesaid in Condominium Plan Book No. 5, Page 32.

TOGETHER with a 00.80% undivided interest in and to the Common Elements as fully set forth in the aforesaid Declaration of Condominium.

UNDER AND SUBJECT to all agreements, conditions and restrictions of record and to the provisions, easement, covenants and provisions as contained in the above mentioned Declaration of Condominium and Declaration Plan, as well as the Code of Regulations dated October 24, 1977 and recorded in the Office aforesaid in Deed Book No. 4251, Page 204.

TITLE TO SAID PREMISES IS VESTED IN Marian Carter by Deed from Glenn C. Smith and Patti L. Smith dated September 20, 1991 and recorded September 24, 1991 in Deed Book 4987, Page 1280. The said Marian Carter died on April 15, 2015 thereby vesting title in Valerie L. Hudson, Co-Executrix of the Estate of Marian Carter and Ronald J. Hudson, Co-Executor of the Estate of Marian Carter.

Parcel Number: 67-00-00777-09-2.

Location of property: 2503 Elm Circle, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Valerie L. Hudson, Co-Executrix of the Estate of Marian Carter and Ronald J. Hudson, Co-Executor of the Estate of Marian Carter** at the suit of Broad Street Funding Trust I. Debt: \$207,008.33.

Jacob M. Ottley, Attorney.

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

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

16-12098

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements about to be erected thereon, situate in **Souderton Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision prepared for Park Place (Phase II), by Urwiler & Walter, Inc., dated 9/24/1990 and recorded in Plan Book A-55, Page 181, as follows, to wit: BEGINNING at a point on the Northeasterly side of Park View Drive (50.00 feet wide), a corner of this and Lot No. 95 on said plan; thence extending from said point of beginning and along the Northeasterly side of Park View Drive, aforesaid, the two following courses and distance, viz: (1) along the arc of a circle curving to the left having a radius of 105.00 feet, the arc distance of 8.89 feet to a point of tangent therein; and (2) North 33 degrees, 33 minutes, 41 seconds West, 11.12 feet to a point, a corner of Lot No. 97 on said plan; thence extending along the same, North 56 degrees, 26 minutes, 19 seconds East, 120.00 feet to a point in line of land now or late of Harbert Associates; thence extending along the same, South 33 degrees, 33 minutes, 41 seconds East, 20.00 feet to a point, a corner of Lot No. 95, aforesaid; thence extending along the same, South 56 degrees, 26 minutes, 19 seconds West, 120.38 feet to the first mentioned point and place of beginning.

BEING Lot No. 96 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Samuel Swann and Lisa Swann, by Deed from Mark Wyllie and Janine Wyllie was recorded 08/23/04, in the Montgomery County Recorder of Deeds in Book 05522, Page 2063 as Instrument Number 2004170023.

Parcel Number: 21-00-05565-32-7.

Location of property: 231 Parkview Drive, Souderton, PA 18964.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **Lisa A. Swann and Samuel R. Swann** at the suit of Citigroup Mortgage Loan Trust, Inc., et al. Debt: \$235,498.70.

Daniel J. Capecchi, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$23,549.87 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-12194

ALL THAT CERTAIN message and lot or piece of land, situate in **Collegeville Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made by Francis W. Wack, Registered Surveyor, Schwenksville, PA on 4/10/1947, as follows, to wit:

BEGINNING at an iron pin on the Northwesterly side of Leslen Lane (30 feet wide) at the distance of 98.7 feet North 45 degrees, 10 minutes East from the line of Charles Angell; thence along said side of Leslen Lane North 45 degrees, 10 minutes East, 100 feet to a stake in line of land now or late of Hugh W. Cooper et ux.; thence along the same North 44 degrees, 50 minutes West, 125 feet to a stake in line of land of Frank Hankins; thence along the same South 45 degrees, 10 minutes West, 100 feet to a nail in a tree in a line of land of Leonard Nelson Lipham et ux.; thence along the same South 44 degrees, 50 minutes East, 125 feet to the point and place of beginning.

BEING the same premises which William E. Kott, Jr., by Indenture bearing date 11/30/2006 and recorded 12/21/2006 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5628, Page 2031 etc., granted and conveyed unto Ismael Vargas, in fee.

Parcel Number: 04-00-00799-00-7.

Location of property: 130 Leslen Lane, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ismael Vargas** at the suit of Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in its Individual Capacity, but Solely as Trustee for BCAT 2014-5ATT. Debt: \$278,767.24.

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

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

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

16-12594

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan Martin Katrinak Subdivision made by A.G. Newbold, Registered Engineer, Bechtelsville, Pennsylvania, dated August 21, 1967, as follows, to wit:

BEGINNING at a point on the Southwesterly side line of Lakeshore Drive (50 feet wide), said point being the intersection of Lot No. 5 and Lot No. 6, as shown on the aforementioned plan with said side line of Lakeshore Drive; thence leaving said side line and extending along Lot No. 6, South 46 degrees, 09 minutes West, 200 feet to a point; thence extending along other lands of Martin Katrinak, North 43 degrees, 51 minutes West, 98.99 feet to an iron pin; thence extending along lands of Valley View Acres, North 43 degrees, East 200.30 feet to an iron pin; thence extending along the Southwesterly side line of Lakeshore Drive, South 43 degrees, 51 minutes East, 110 feet to the point and place of beginning.

BEING the same premises which Angelo A. Pirollo, widower, by Indenture dated 6/29/2001 and recorded 8/14/2001 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5371, Page 1065 granted and conveyed unto Christopher J. Weber and Sherri M. Weber, husband and wife.

Parcel Number: 57-00-02065-00-2.

Location of property: 1715 Lakeshore Drive, Pennsburg, PA 18073.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Christopher J. Weber and Sherri M. Weber** at the suit of PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank. Debt: \$176,705.80.

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

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

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

16-12717

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a survey by Charles F. Mebus, Registered Engineer, dated December, 1939, as follows, to wit:

BEGINNING at a point on the Southeast side of Foxcroft Road (40 feet wide) at a distance of 482 feet measured North 51 degrees, 41 minutes, 15 seconds East from a point of curve which point is at the distance of 14.04 feet measured on the arc of a circle curving to the right having a radius of 15 feet from a point of tangent on the East side of Old York Road (70 feet wide) (as widened 10 feet on the East side from the former width of 60 feet).

CONTAINING in front or breadth on said Foxcroft Road 65 feet measured North 51 degrees, 41 minutes, 15 seconds East and extending of that width in length or breadth Southeastwardly between parallel lines at right angles to said Foxcroft Road 136.5 feet.

BEING Lot No. 41 on said plan.

BEING the same premises which Steven J. Schwartz and Marci C. Schwartz, husband and wife, by Deed dated 7/13/2007 and recorded 7/26/2007 in Montgomery County in Deed Book 5657, Page 692 conveyed unto Michael Pizzino and Nicole S. Corsanico.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery, State of Pennsylvania, described according to a survey thereof made by George B. Mebus, Registered Professional Engineer on September 8, 1948, as follows, to wit:

BEGINNING at an interior point which is the distance of 136.50 feet measured South 38 degrees, 18 minutes, 45 seconds East measured along the Southwest line of Lot No. 41 from a point on the Southeast side of Foxcroft Road (40 feet wide), which last mentioned point is at the distance of 482 feet measured North 51 degrees, 41 minutes, 15 seconds East along the said side of Foxcroft Road from a point being the Northeast terminus of a radial round corner which connects the said side of Foxcroft Road with the East side of Old York Road (80 feet wide); thence extending from said point and place of beginning North 51 degrees, 41 minutes, 15 seconds East along the rear line of Lot No. 4, 65 feet to a point; thence extending South 38 degrees, 18 minutes, 45 seconds East, 80 feet to a point; thence extending South 51 degrees, 41 minutes, 15 seconds West, 65 feet to a point; thence extending North 38 degrees, 18 minutes, 45 seconds West, 80 feet to the first mentioned point and place of beginning.

BEING the same premises which Steven J. Schwartz and Marci C. Schwartz, husband and wife, by Deed dated 7/13/2007 and recorded 7/26/2007 in Montgomery County in Deed Book 5657. Page 692 conveyed unto Michael Pizzino and Nicole S. Corsanico.

Parcel Number: 31-00-10483-00-7.

Location of property: 662 Foxcroft Road, Elkins Park, PA 19027.

The improvements thereon are: A single family dwelling.

Seized and taken in execution as the property of **Nicole S. Corsanico a/k/a Nicole Corsanico and Michael Pizzino** at the suit of Bank of America, N.A. s/b/m Countrywide Home Loans Servicing, L.P. Debt: \$348,899.16.

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

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

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

16-12718

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon to be erected, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to Record Subdivision Plan West known as 'The Estates of Landis Brooke', made by Van Cleef Engineering Associates, Consulting Civil Engineers, Environmental and Municipal Engineering, Land Surveying, Professional Planning and Landscape Architecture (Eastern PA Office 501 North Main Street, Doylestown, PA 18901, (215)345-1876) dated March 14th, 2000 and last revised on May 9th, 2001 and recorded March 19th in the Recorder of Deeds Office Montgomery County at Norristown, Pennsylvania, in Plan Book A-60, Pages 336 and 337, as follows, to wit:

BEGINNING at a point on the Northerly side of Sunny Brook Road (50 feet wide), said point of beginning at a corner of Lot Number 15 as shown on the above mentioned plan; thence extending along the Northerly side of Sunny Brook Road on the arc of a circle curving to the left having a radius of 500 feet the arc distance of 119.79 feet to a point a corner of Lot Number 17 as shown on the above mentioned plan; thence extending along the aforesaid Lot North 00 degrees, 28 minutes, 48 seconds West, 226.77 feet to a point, thence extending North 83 degrees, 56 minutes, 13 seconds West, 173.82 feet to a point a corner of Lot Number 15; thence extending along the aforesaid Lot South 00 degrees, 28 minutes, 48 seconds East, 227.55 feet more or less to a point of curve on the aforesaid Northerly side of Sunny Brook Road to the first mentioned point and place of beginning.

BEING known and designated as Lot Number 16 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Harry C. Magliente, by Deed from Kathryn J. Cariola, dated 07/29/2011, recorded 08/22/2011 in Book 5810, Page 02755.

Parcel Number: 37-00-04913-17-1.

Location of property: 162 Sunny Brook Road, Royersford, PA 19468-1728.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harry C. Magliente a/k/a Harry Magliente 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: \$333,587.01.

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

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

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

16-13128

ALL THAT CERTAIN three story brick dwelling house, messuage or tenement and lot, tract or piece of land or ground, situate on the Northwestern side of DeKalb Street in the Eighth Ward of **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the said side of said street, at the distance of 30 feet Northeastwardly from the intersection of said side of said street with the Northeast side of Elm Street or the North corner of said DeKalb and Elm Streets.

CONTAINING in front or breadth on said side of said DeKalb Street, 30 feet and extending of that width frontage or breadth in length or depth between parallel lines at right angles to said side of said DeKalb Street, Northwestwardly 130 feet to Rose Alley, bounded on the Northeast by premises or land late of Charles Paint, Jr. and now or late of Joseph A. Curren on the Northwest by the said Rose Alley on the Southwest by premises or land late of Isaac Leedon, deceased, the line passing through the middle of center of the partition wall between the said dwelling house erected on the said premises late of Isaac Leedon, deceased and on the Southeast by said DeKalb Street.

TITLE TO SAID PREMISES IS VESTED IN Jacob Moore by Deed from Genesis Housing Corporation, a Pennsylvania Non-Profit Corporation dated September 30, 2011 and recorded October 7, 2011 in Deed Book Page 5815, Page 02295.

Parcel Number: 13-00-10052-00-6.

Location of property: 1003 DeKalb Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jacob Moore** at the suit of Branch Banking and Trust Company, a North Carolina Corporation, as Successor in Interest to Susquehanna Bank. Debt: \$89,828.90.

Jacob M. Ottley, Attorney.

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

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

16-13156

ALL THAT CERTAIN tract or piece of land, situate in **Skippack Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made June 28th, 1946, by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at a point in State Highway Route No. 73 leading from Schwenksville to Skippack, a corner of this and land of Warren B. and Marie F. Endy; thence by said land, South eighty-six degrees, fifteen minutes West, one hundred sixty and fifty-seven hundredths feet to a point, in the Perkiomen Creek; thence in said Creek, North eight degrees, West eighty-five feet to a point, a corner of other land of the said Helen Cole Carter, of which this was a part; thence by the same North eighty-six degrees, fifteen minutes East, one hundred sixty-six and fourteen-hundredths feet to a point, in the State Highway aforesaid; thence in and through said Highway, South three degrees, forty-five minutes East, eighty-four and thirty-two hundredths feet to the place of beginning.

CONTAINING thirteen thousand, seven hundred seventy-three square feet of land more or less.

BEING the same premises which Barbara Ames Paul by her agent Peter Oliver Paul by Deed dated 03/07/2007 and recorded 03/28/2007 at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery, Pennsylvania, in Deed Book 5640, Page 02521 granted and conveyed unto John E. Conway. And the said John E. Conway departed this life 1/26/2014 granting title solely in Eva M. Conway a/k/a Eva Marie Conway.

Parcel Number: 51-00-03358-00-2.

Location of property: 4960 Skippack Pike, Skippack Township, PA 19473.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Eva M. Conway a/k/a Eve Marie Conway as Administratrix and Devisee of the Estate of John E. Conway Deceased** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Benefit of The Certificateholders of The CWHEQ, Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2007-E. Debt: \$162,836.87.

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

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

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

16-13219

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 Northeast side of Oak Street at the distance of 45 feet Northwesterly from a 20 foot wide alley running at right angles to said Oak Street between Haws Avenue and Kohn Street, a corner of this and a house and lot of land now or late of Frank H. Bolton; thence by the same Northeasterly parallel with said 20 foot wide alley and through the middle of the partition wall between this and the adjoining house 100 feet to a point a corner of this and land now or late of the Estate of Nathan Schultz; thence by the same Northwesterly parallel with Oak Street 15 feet to a point, a corner of this and land now or late of Joseph E. Rapp; thence by the same parallel with the first line, and through the middle of the partition wall between this and the adjoining house, Southwesterly 100 feet to Oak Street, aforesaid and along the Northeast side thereof Southeasterly 15 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Danielle O'Connor and Shawn O'Connor, by Deed from Elmer Kingkiner, dated 03/14/2006, recorded 04/17/2006, in Book 5597, Page 1012.

Parcel Number: 13-00-29284-00-7.

Location of property: 715 West Oak Street, Norristown, PA 19401-3763.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Danielle M. O'Connor a/k/a Danielle O'Connor and Shawn O'Connor** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. Successor to JP Morgan Chase Bank N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS5. Debt: \$69,539.37.

Peter Wapner, Attorney. I.D. #318263

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

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

16-13322

ALL THAT CERTAIN message and lot or piece of ground, hereditaments and appurtenances, situate in **East Greenville Borough**, County of Montgomery and State of Pennsylvania, designated as Lot No. 275 as shown on plan of Colonial Village made for Axelrod Construction by Urwiler and Walter, Inc., dated February 26, 1974, last revised June 25, 1985 and recorded in Plan Book B-25, Page 19, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side line of Morris Road (82 feet wide), said point being located South 65 degrees, 53 minutes, 50 seconds West 35 feet from the intersection of said side line with the Southwesterly side line of Colonial Drive (82 feet wide); thence extending along Lot No. 274, South 24 degrees, 6 minutes, 10 seconds East 101.50 feet to a point in line of Lot No. 249; thence extending along said lot along the center line of a 20 feet wide sanitary sewer easement, South 65 degrees, 53 minutes, 50 seconds West 20 feet to a point in line of Lot No. 276; thence extending along said lot, North 24 degrees, 6 minutes, 10 seconds West 101.50 feet to a point on the aforementioned side line of Morris Road; thence extending along said side line, of North 65 degrees, 53 minutes, 50 seconds East 20 feet to the point and place of beginning.

FEE SIMPLE TITLE VESTED IN Jessica Kline by Deed from Desiree Moyer, dated June 13, 2014, recorded June 24, 2014, in the Montgomery County Recorder of Deeds Office in Deed Book 5917, Page 2165 and Instrument Number 20140439666.

Parcel Number: 06-00-02820-00-9.

Location of property: 704 Morris Road, East Greenville, PA 18041.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Jessica L. Kline a/k/a Jessica Kline** at the suit of Finance of America Mortgage, LLC. Debt: \$147,221.71.

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

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

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

16-13935

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, described according to a final sub-division plan (West-Forty) made by George Reid Nevells, Surveyor, dated 2-19-1973 and last revised 1-30-1974 described, as follows, to wit:

BEGINNING at a point on the Southeast side of Silo Lane (50 feet wide) which point is measured the following two courses and distances from a point of curve on the Southwest side of Surrey Lane (50 feet wide): (1) leaving Surrey Lane on the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 36.44 feet to a point of tangent on the Southeast side of Silo Lane; (2) South 49 degrees, 29 minutes, 20 seconds West, 140.13 feet to the place of beginning; thence extending from Silo Lane and along Lot #5 crossing a 50 feet wide Mobil Oil Pipe Line right-of-way and a flood plain South 47 degrees, 00 minutes, 40 seconds East, 491.48 feet to a corner of land now or late of Charles R. Mundy; thence along same South 42 degrees, 46 minutes, 40 seconds West, 157.00 feet to a corner of Lot #7; thence along same recrossing said flood plain and 50 feet wide Mobil Oil Pipe Line right-of-way, North 47 degrees, 00 minutes, 40 seconds West, 499.39 feet to a point of curve on the Southeast side of Silo Lane; thence along same the following two (2) courses and distances: (1) on the arc of a circle curving to the right having a radius of 659.14 feet the arc distance of 117.73 feet to a point of tangent; (2) North 49 degrees, 29 minutes, 20 seconds East, 39.71 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said plan.

CONTAINING in area 1.7952 acres.

BEING the same premises which Brock T. Leister and Susan Leister, husband and wife, by Deed dated 6/16/2014 and recorded 6/18/2014 in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania in Deed Book 5916, Page 2177 granted and conveyed unto Marianne K. Valdes-Fauli, unmarried.

Parcel Number: 57-00-03212-54-7.

Location of property: 2068 Silo Lane, East Greenville, PA 18041.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Marianne K. Valdes-Fauli** at the suit of Gateway Mortgage Group, LLC. Debt: \$273,230.81.

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

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

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

16-13991

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, described according to a Plan of Part of Widener Hills, made for Richard M. Rose, by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania dated 2/27/1953 last revised 6/18/1953, as follows, to wit:

BEGINNING at the Southeasternmost terminus of a radial round corner connecting the Southeasterly side of Ivy Lane (40 feet wide) with the Southwesterly side of Cheltenham Hills Drive (50 feet wide); thence extending South 24 degrees, 45 minutes, 53 seconds East along the Southwesterly side of Cheltenham Hills Drive 89.46 feet to a point; thence extending South 59 degrees, 52 minutes, 07 seconds West, 92.16 feet to a point; thence extending North 30 degrees, 07 minutes, 53 seconds West, 100 feet to a point on the Southeasterly side of Ivy Lane; thence extending North 59 degrees, 52 minutes, 07 seconds East along the Southeasterly side of Ivy Lane 90.57 feet to the Northwesternmost terminus of the aforesaid radial round corner; thence in a Southeasterly direction on the arc of a circle on a line curving to the right having a radius of 10 feet, the arc distance of 16.64 feet to the Southwesterly side of Cheltenham Hills Drive, the first mentioned point and place of beginning.

BEING Lot No. 16 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Marshall B. Sbar and Suzanne Y. Sbar, by Deed from Eric I. Sbar and Suzanne Y. Bar, dated 11/13/1997, recorded 11/28/1997, in Book 5208, Page 595.

Parcel Number: 31-00-05971-00-1.

Location of property: 804 Cheltenham Hills Drive, Elkins Park, PA 19027-1304.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marshall B. Sbar and Suzanne Y. Sbar** at the suit of LSF9 Master Participation Trust. Debt: \$175,920.85.

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

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

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

16-14068

ALL THAT CERTAIN parcel of land and the building thereon located on the Southeasterly side of Sixth Street and on the Northeasterly side of State Street, situate in **East Greenville Borough**, Montgomery County, Pennsylvania, described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania Plan No. 1 031-2A, dated September 27, 1979 as last revised, bounded on the North by Sixth Street, on the East by Lot No. 5 on the above mentioned plan (other land of Francis E. and Miriam H. Heimbach) on the South by Lot No. 7 on the above mentioned plan (other land of Francis E. and Miriam H. Heimbach) and on the West by State Street, being more fully described, as follows:

BEGINNING at a concrete monument set in the intersection of the Southeasterly ultimate right-of-way line of Sixth Street (50 feet wide) and the Northeasterly ultimate right-of-way line of State Street, (50 feet wide); thence from the point of beginning along the Southeasterly ultimate right-of-way line of Sixth Street, North 63 degrees, 05 minutes, 53 seconds East, 199.72 feet to an iron pin set a corner of this and Lot No. 5 on the above mentioned plan; thence along Lot No. 5, South 25 degrees, 09 minutes, 19 seconds East, 97.87 feet to an iron pin set, a corner of this and Lot No. 7 on the above mentioned plan; thence along Lot No. 7, South 63 degrees, 36 minutes, 51 seconds West, 195.61 feet to an iron pin set on the Northeasterly side of State Street, a corner; thence along the Northeasterly ultimate right-of-way line of State Street; the two following courses and distances; viz: (1) North 25 degrees, 00 minutes, 26 seconds West, 20.44 feet to a point, a corner; (2) North 28 degrees, 16 minutes, 17 seconds West, 75.65 feet to the point of beginning.

BEING Lot No. 6 on the above mentioned land; Containing 19,119 square feet of land.

TOGETHER with an easement forever to the free and uninterrupted use of a certain water line traversing from State Street across Lot No. 7 which lot is about to be conveyed to Barry Dunn and Elizabeth Dunn, his wife, to Lot No. 6 subject however to all necessary charges and expenses which may accrue for repairing, cleaning and replacing said water line.

EXCEPTING AND RESERVING unto the grantors, their heirs and assigns, forever, easements to the free and uninterrupted use of a certain cellar drain and sewer line traversing from Lot No. 7 which is about to be conveyed to Barry Dunn and Elizabeth Dunn, his wife, across Lot No. 6 to Sixth Street.

BEING the same premises as Mark H. Orlick and Teri A. Orlick, husband and wife, by Deed dated February 13, 2001, and recorded March 2, 2001, by the Montgomery County Recorder of Deeds Office in Deed Book 5351, Page 2488, granted and conveyed unto Mark H. Orlick, an Individual.

AND THE SAID Mark H. Orlick having departed this life on September 16, 2015, whereby title to the aforementioned premises vested with Teri A. Orlick, an Individual, by Operation of Law and Right of Survivorship.

Parcel Number: 06-00-03163-47-6.

Location of property: 432 West 6th Street, East Greenville, PA 18041.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Teri A. Orlick, as Known Heir of the Estate of Mark H. Orlick, Deceased and the Unknown Heirs, Administrators, Executors and Devises of the Estate of Mark H. Orlick, Deceased** at the suit of M&T Bank, Successor in Interest to Wilmington Trust of Pennsylvania. Debt: \$72,187.36.

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

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

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

16-14447

ACCORDING TO A SUBDIVISION prepared for Philip M. Godshall by Czop/Specter, Inc., dated May 23rd, 1988 and last revised the 2nd day of August, 1988, as follows, to wit:

BEGINNING at a point on the Southeast side of Oak Park Road (ultimate right-of-way width 60 feet), situate in **Hatfield Township**, said point being measured the two (2) following courses and distances from the center line of Woodside Road (width not stated) viz: (1) along the center line of Oak Park Road, South 44 degrees, 49 minutes, 00 seconds West, 123.00 feet to a point a corner of ground now or late of David M. and Elizabeth McGaffin; (2) leaving the center line of Oak Park Road and along said ground of McGaffin, South 45 degrees, 11 minutes, 00 seconds East, 30.00 feet to a point and place of beginning; thence from said point and place of beginning and continuing along ground now or late of McGaffin South 45 degrees, 11 minutes, 00 seconds East, 434.79 feet to a point a corner of ground now or late of North Penn School District; thence along said ground South 44 degrees, 37 minutes, 00 seconds West, 150.00 feet to a point a corner of ground now or late of Russell E. Erb; thence along said ground North 45 degrees, 11 minutes, 00 seconds West, 205.31 feet to a point a corner of Lot #1 on said plan; thence along said Lot #1, North 44 degrees, 49 minutes, 00 seconds East, 125.00 feet to a point a corner of said Lot #1; thence continuing along Lot #1, North 45 degrees, 11 minutes, 00 seconds West 230.00 feet to a point on the Southeast side of Oak Park Road; thence along the Southeast side of Oak Park Road North 44 degrees, 49 minutes, 00 seconds East, 25.00 feet to a point being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Eugene R. Fink by Deed from Eugene R. Fink and Jean M. Fink, husband and wife dated 06/22/2004 recorded 09/01/2004 in Deed Book 05524, Page 0161.

Parcel Number: 35-00-07219-10-8.

Location of property: 281 Oak Park Road, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eugene R. Fink** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$307,766.60.

Elizabeth L. Wassall, Attorney.

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

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

16-14527

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan 'Sunnyside Farms' prepared for Sunnyside Farms/Partnership by Bursich Associates, Inc. dated 7-24-1990, last revised 8-3-1999 and recorded in Plan Book A-59, Pages 25 and 26, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Meadowview Drive (50 feet wide), a corner of this and Lot No. 38 on said plan; thence extending from said point of beginning and along the Northwesterly side of Meadowview Drive, aforesaid, South 37 degrees, 13 minutes, 58 seconds West, 80.00 feet to a point, a corner of Lot No. 40 on said plan; thence extending along the same, North 52 degrees, 46 minutes, 02 seconds West, 136.25 feet to a point in line of Lands N/L Christopher Jr. & Bertha I. Hollenbach; thence extending along the same, North 38 degrees, 38 minutes, 04 seconds East, 80.02 feet to a point, a corner of Lot No. 38, aforesaid; thence extending along the same, South 52 degrees, 46 minutes, 02 seconds East, 134.29 feet to the first mentioned point and place of beginning.

BEING Lot No. 39 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph McGee, III, an unmarried man and Victoria McGee, a married woman, as Tenants by the Entireties, by Deed from Stephen D. Bertsch and Joyce M. Bertsch, husband and wife, dated 07/31/2000, recorded 09/01/2000, in Book 5329, Page 2133.

Parcel Number: 60-00-02039-30-4.

Location of property: 1439 Meadowview Drive, Pottstown, PA 19464-1944.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph McGee, III and Victoria McGee a/k/a Victoria A. McGee** at the suit of Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-4, Asset-Backed Certificates, Series 2007-4. Debt: \$387,366.84.

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

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

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

16-14533

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Abington Township**, Montgomery County, State of Pennsylvania known and designed as Lots Nos. 196 and 197 on a certain plan of lots at Willow Grove surveyed by Joseph W. Hunter, Civil Engineer and recorded in the Office for the Recording of Deeds in and for the County of Norristown, in Deed Book 403, Page 500, and described as follows, to wit:

SITUATE on the Southeasterly side of Summit Avenue (50 feet wide) at the distance of 75 feet Northeastwardly from the Northeasterly side of Decatur Avenue (50 feet wide). Containing in front or breadth on said side of Summit Avenue 50 feet (each lot being 25 feet in front) and extending of that width in length or depth Southeastwardly 125 feet.

BEING the same premises which Foster C. Hillegas, Frederick C. Peters and Raymond K. Wensch, Commissioners of Montgomery County by their Indenture bearing date the 14th day of January, A.D. 1947, and recorded at Norristown in the Office for the recording of Deeds, etc., in and for Montgomery County aforesaid, in Deed Book 1806, Page 252, granted and conveyed unto the said James M. Berry, Jr.

UNDER AND SUBJECT to certain restrictions as more fully appear of record. This conveyance is from husband and wife to husband and wife. Together with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, watercourses, rights, liberties, privileges, hereditament and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining and the reversions and remainders, rents, issues and profits thereof.

BEING the same premises which James W. Berry, Jr. and M. Elizabeth Berry, his wife, as Tenants by Entireties, by Deed dated 12/30/1957 and recorded 01/23/1958 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 2852, Page 391, granted and conveyed unto James W. Berry, Jr. and M. Elizabeth Berry a/k/a Minnie Elizabeth Berry. And said M. Elizabeth Berry a/k/a Minnie Elizabeth Berry departed this life 02/03/16 vesting the title solely in Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under M. Elizabeth Berry n/k/a Minnie Elizabeth Berry, Deceased by Rights of Survivorship.

Parcel Number: 30-00-64052-00-7.

Location of property: 1649 Summit Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under M. Elizabeth Berry a/k/a Minnie Elizabeth Berry, Deceased** at the suit of James B. Nutter & Company. Debt: \$151,515.00.

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

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

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

16-14550

ALL THAT CERTAIN tract or piece of land, situate in **Hatfield Township**, in the County of Montgomery and State of Pennsylvania, being bounded and described according to a recent survey made there of as, follows, to wit:

BEGINNING at a spike in the center line of a public road leading from the Forty Foot Road to Elroy, said point of beginning being North forty-six degrees, no minutes West, five hundred and sixty-three and seventy-nine one-hundredths feet from a rail set at the intersection of the center line of the above mentioned public road and the Forty Foot Road, continuing; thence along the center line of the said public road leading to Elroy North forty-six degrees, no minutes West eighty feet to a spike, a corner of land now or late of Frederick Guenther; thence along the same passing over an iron pin set on the Northeasterly side line of the said public road, North forty-four degrees, thirteen minutes East, four hundred and twenty-seven and ten one-hundredths feet to an iron pin, a corner in the line of land now or late of Abraham C. Ruth; thence along the same South forty-five degrees, fifty-nine minutes East, seventy-eight and thirty-nine one-hundredths feet to an iron pin; thence by a new line along land of Paul Hilgner, of which this was a part, South forty-four degrees, no minutes West, four hundred and twenty-seven and nine one-hundredths feet crossing over an iron pin set on the aforesaid Northeasterly side of the public road, to the place of beginning.

CONTAINING within the above described metes and bounds seven hundred and seventy-six one-thousandths acres of land, be the same more or less.

BEING the same premises which U.S. Bank National Association, Trustee under Agreement dated August 1, 1999 (EQCC Home Equity Loan Trust 199-3) by Deed dated 7/30/2003 and recorded 9/25/2003 in the Montgomery County Recorder of Deeds Book 5474, Page 1331 granted and conveyed unto Terry L. Booz and Julie H. Nace.

Parcel Number: 35-00-03241-00-9.

Location of property: 2543 Elroy Road, Hatfield, PA 19440.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Terry L. Booz and Julie H. Nace** at the suit of Bank of America, N.A. Debt: \$179,913.80.

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

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

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

16-14612

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

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

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

16-14636

ALL THAT CERTAIN lot, tract, or parcel of land and premises hereinafter particularly described, situate, lying and being in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey made by Reeder and Magarity, Professional Engineers, of Upper Darby, Pennsylvania, dated the 1st day of November 1956, with additions dated the 16th day of November 1956, as follows to wit:

BEGINNING at a point on the Northwestern side of Sandringham Road (50 feet wide) said point being the 2 following courses and distances from a point of curve on the Northwestern side of Gainsboro Circle (50 feet wide): (1) on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 27.53 feet to a point of reverse curve on the Northwestern side of Sandringham Road; and (2) Southwestwardly along the Northwestern side of Sandringham Road on the arc of a circle curving to the left having a radius of 213.10 feet the arc distance of 99.85 feet to the place of beginning; thence extending from the said point of beginning Southwestwardly along the Northwestwardly side of Sandringham Road on the arc of a circle curving to the left having a radius of 213.10 feet the arc distance of 73.45 feet to a point in line of Lot No. 38 on said plan; thence extending along the same North 33 degrees, 12 minutes West, 129.37 feet to a point; thence extending North 59 degrees, 38 minutes East, 78.97 feet to a point in line of Lot No. 40 on said plan; thence extending along the same South 30 degrees, 22 minutes East, 138.17 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 39 (1218) Sandringham, on said plan.

TOGETHER with and subject to the free and uninterrupted right, liberty and privilege of using the presently existing driveway apron erected partly on the hereinabove described and granted premises and partly on the premises adjoining to the Northeast in common with the owners, tenants and occupiers of the premises adjoining to the Northeast at all times hereafter forever; subject, nevertheless to the proportionate part of the expenses in keeping same in good order and repair.

UNDER AND SUBJECT, nevertheless, to the Agreements, Easements, Ordinances, Covenants and rights-of-way of record.

BEING the same premises which Elayne Bresson, by Deed dated December 08, 2004 and recorded in the Montgomery County Recorder of Deeds Office on January 24, 2005 in Deed Book 5541, Page 985, Deed Instrument #2005012535, granted and conveyed unto Rachel R. Thomas.

Parcel Number: 40-00-53480-00-3.

Location of property: 1218 Sandringham Road, Bala Cynwyd, PA 19004.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Rachel R. Thomas** at the suit of Wilmington Trust Company Not in its Individual Capacity but Solely as Successor Trustee to U.S. Bank National Association, as Trustee, for MASTR Alternative Loan Trust 2005-3. Debt: \$450,100.20.

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

16-14679

ALL THAT CERTAIN lot or piece of land, situate in **Upper Salford Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made June 9, 1948, by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at a point in the middle of the public road leading from Schwenksville to Salfordville, said beginning point being at the distance of one hundred thirty feet and nine-tenths of a foot southwesterly from land of Helen Laidlaw; thence in and through the middle of said highway, South 28 degrees, 30 minutes West one hundred thirty feet to an iron pin a corner of other land of Minerva. R. Wenhold, of which this was a part; thence by the same the three following courses and distances North 61 degrees, 30 minutes West, two hundred twenty-five feet to an iron pin, a corner; thence North 28 degrees, 30 minutes East, one hundred thirty feet to an iron pin a corner; thence South 61 degrees, 30 minutes East, two hundred twenty-five feet to the place of beginning.

BEING the same premises which Esther S. Clemmer by Martha Allebach Power of Attorney to be forthwith recorded by Deed dated 12/15/2010 and recorded 12/20/2010 at Montgomery County in Deed Book 5788, Page 970 granted and conveyed unto Mark Neubert, in fee.

Parcel Number: 62-00-01555-00-3.

Location of property: 777 Schwenksville Road, Schwenksville, PA 19473.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Mark H. Neubert a/k/a Mark Neubert** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$167,602.60.

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

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

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

16-14702

ALL THAT CERTAIN unit or parcel of land, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, designated and shown on plan made for Brookside Associates, Inc. made by Herbert H. Metz, Inc., dated 3/18/1985 and recorded 5/28/1985 in Condominium Plan Book 9, Page 69 and designated as Unit No. 34, being a unit in The Brookside Condominium.

TOGETHER with all rights, title and interest, being a 1.786% undivided interest of, in and to the common elements as set forth in the Declaration of Condominium dated 9/30/1985, recorded as aforesaid, in Deed Book 4779, Page 2437.

BEING the same premises which Thomas D. Baxter and Carissa C. Stacy n/k/a Carissa C. Baxter, husband and wife by indenture bearing date 3/31/2004 and recorded 4/7/2004 in the Office of the Recorder of Deeds in and for the County of Montgomery, State of Pennsylvania in Deed Book 5502, Page 2171 granted and conveyed unto Leroy E. Specht, III, in fee.

SUBJECT to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

Parcel Number: 36-00-01162-44-9.

Location of property: 34 Brookside Court, Horsham, PA 19044.

The improvements thereon are: Residential - Condominium Garden Style - Common Ent. 1-3S.

Seized and taken in execution as the property of **Leroy E. Specht, III** at the suit of Nationstar Mortgage, LLC. Debt: \$131,675.15.

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

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

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

16-14915

PREMISES "A"

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements about to be erected thereon, situate in **Franconia Township**, County of Montgomery and State of Pennsylvania, described according to a plan thereof made by Stanley F. Moyer, Registered Professional Engineer, dated January 21, 1957, as follows, to wit:

BEGINNING at a spike a corner of lands of Paul S. Ratzell and the said Grantors in the middle of the Cowpath Road (thirty-three feet wide); thence along land of Paul S. Ratzell, North forty-two degrees, East two hundred sixty-seven feet to an iron pin a corner; thence along other lands of the said Grantors of which this was a part, the next two courses and distances: (1) South forty-nine degrees, fifteen minutes East, the distance of one hundred feet to an iron pin a corner; (2) South forty-two degrees, West the distance of two hundred sixty-seven feet to a spike a corner in the middle of the Cowpath Road; thence along the middle of the same, North forty-nine degrees, fifteen minutes West, the distance of one hundred feet to the place of beginning.

BEING Tax Parcel Number: 34-00-01093-00-7.

PREMISES "B"

Tract 1

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, Montgomery County, Pennsylvania, described according to a Plan of Subdivision prepared by Urwiler & Walter, Inc., Registered Professional Engineer, dated 12/10/1982, last revised 4/5/1983, recorded 5/5/1983 in Plan Book A44, Page 422, more fully bounded and described, as follows, to wit:

BEGINNING at a point in the centerline of Cowpath Road (L. R. 46041) at a corner of Lot No. 2 on said plan; thence extending along Lot No. 2, North 49 degrees. 07 minutes. 50 seconds East, 266.95 feet to a point; thence extending along Lot No. 3 on said plan, North 42 degrees, 07 minutes, 10 seconds West, 15.00 feet to a point a corner of Lot A; thence extending along Lot A, South 49 degrees, 07 minutes, 50 seconds West, 267.00 feet to a point in the aforementioned centerline of Cowpath Road (L.R. 46041); thence extending along the centerline, South 42 degrees, 19 minutes, 07 seconds East, 15.00 feet to the first mentioned point and place of beginning.

BEING Tax Parcel Number 34-00-01092-80-9.

Tract 2

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, Montgomery County, Pennsylvania, described according to a Plan of Subdivision, prepared by Urwiler & Walter, Inc., Registered Professional Engineers dated 12/10/1982, last revised 4/5/1983, recorded 5/5/1983 in Plan Book A44, Page 422 more fully bounded and described, as follows:

BEGINNING at a point in the centerline of Cowpath Road, (L.R. 46041) at a corner of Lot No. 1 on said plan; thence extending along Lot No. 1, North 49 degrees, 07 minutes, 50 seconds East, 267.00 feet to a point; thence extending along Lot No. 3, North 42 degrees, 07 minutes, 10 seconds West, 15.00 feet to a point a corner of lands now or late of Henry Landis; thence extending along said lands, South 49 degrees, 07 minutes, 50 seconds West, 267.00 feet to a point in the aforementioned centerline of Cowpath Road (L.R. 46041); thence extending along said centerline, South 42 degrees, 07 minutes, 10 seconds East, 15.00 feet to the first mentioned point and place of beginning.

BEING Lot A as shown on said plan.

BEING Tax Parcel Number 34-00-01092-90-8.

BEING the same premises which Henry F. Landis, Jr. a/k/a Henry Landis and Doris M. Landis a/k/a Doris H. Landis, husband and wife, by Deed dated July 28, 2005, recorded August 15, 2005 in the Montgomery County Clerk's/Register's Office in Deed Book 5566, Page 01917 as Document 2005114639, conveyed unto Kelli E. Holland and Ralph L. Herbst, IV.

Parcel Number: 34-00-01093-00-7, 34-00-01092-80-9, 34-00-01092-90-8.

Location of property: 625 Cowpath Road, Telford, PA 18969 (Franconia Township).

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kelli E. Holland and Ralph L. Herbst, IV** at the suit of Bank of New York, as Trustee for The Certificateholders CWALT, Inc., Alternative Loan Trust 2005-46CB Mortgage Pass-Through Certificates, Series 2005-46CB. Debt: \$401,455.79.

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

16-15106

ALL THOSE CERTAIN two lots or tracts of land and messuage, situated on the West side of Dotts Street and on the Northerly side of Cherry Alley, in **Pennsburg Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

Tract No. 1- having a frontage of 55 feet on said Dotts Street and a depth of 42 feet along said Cherry Alley and a depth along its Northerly line of 43 feet 5 inches.

Tract No. 2- Beginning at a point a corner in the Westerly curb line of said Dotts Street and in line of land now or late of Howard R. Beard and Erma K., his wife; thence along said land South 76 degrees, 35 minutes West, 241.5 feet to a point in the center line of Cherry Street; thence along the same South 16 degrees, 05 minutes East, 64.35 feet to an iron pin a corner in the middle of Cherry Alley; thence along the same North 76 degrees, 20 minutes East, 173.9 feet to a stake a corner; thence along the above described Tract No. 1, North 13 degrees, 25 minutes West, 63 feet to a stake and by the same land North 76 degrees, 35 minutes East, 67 feet to a point in the aforesaid curb line; thence along the same North 13 degrees, 25 minutes West, 2 feet to the place of beginning.

BEING the same premises which James K. Graser and Christine M. Graser, his wife by Deed dated 12/11/2007 and recorded 1/15/2008 in Montgomery County in Deed Book Volume 5678, Page 2844 conveyed unto Christine M. Graser, in fee.

Parcel Number: 15-00-00202-00-8.

Location of property: 345 Dotts Street, Pennsburg, PA 18073.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Christine M. Graser** at the suit of PNC Bank, National Association, Successor by Merger to National City Bank. Debt: \$148,072.99.

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

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

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

16-15201

ALL THAT CERTAIN lot or piece of ground, with a building and improvements erected thereon, situate in **Perkiomen Township**, Montgomery County, Commonwealth of PA described according to a plan made of the Maple Hill Development and recorded in Montgomery County Court House in Plan Book Volume A20, Page 70 on 2/15/73 more fully bounded and described, as follows:

BEGINNING at a point, the Northeastly corner of Lot No. 86 at a distance of 25.01 feet measured South 13 degrees, 12 minutes, 32 seconds East from a point; which point is measured North 76 degrees, 47 minutes, 28 seconds East, 35.45 feet, more or less, from a point; which point is measured South 13 degrees, 12 minutes, 32 seconds East, 595.00 feet, more or less along the center line of Salem Road (50 feet wide) from a point, being the intersection of Salem Road and Concord Road (50 feet wide); thence from the point of beginning South 13 degrees, 12 minutes, 32 seconds East, 20.00 feet to a point (the breadth or front of Lot No. 86) a corner; thence along land of Lot No. 87 and through the party wall (the depth of Lot No. 86) the 3 following courses and distances: (1) South 76 degrees, 47 minutes, 28 seconds West, 5.00 feet to a point (the front of the Unit); (2) South 76 degrees, 47 minutes, 28 seconds West, 47.87 feet to a point (the back of the unit); (3) South 76 degrees, 47 minutes, 28 seconds West, 17.00 feet to a point, a corner; thence extending North 13 degrees, 12 minutes, 32 seconds West, 19.80 feet to a point (the breadth or back of the lot), a corner; thence along land of Lot No. 85 and through the party wall (the depth of the lot), the five following courses and distances: (1) North 76 degrees, 47 minutes, 28 seconds East, 25.00 feet to a point (the back of the unit); (2) North 76 degrees, 47 minutes, 28 seconds East, 0.15 feet to a point; (3) North 13 degrees, 12 minutes, 32 seconds West, 0.20 feet to a point; (4) North 76 degrees, 47 minutes, 28 seconds East, 34.27 feet to a point (the front of the Unit); (5) North 76 degrees, 47 minutes, 28 seconds East, 10.45 feet to a point and place of beginning.

BEING the same premises which Sandra Pingitzer by Indenture dated 12/5/2003 and recorded on 1/16/2004 in the Office for the Recorder of Deeds, in and for the County of Montgomery in Deed Book No. 5490, Page 1546, granted and conveyed unto Gordon G. Murray and Valerie Murray, husband and wife, in fee.

UNDER AND SUBJECT to Declarations of Covenants, Conditions, Easements and Restrictions as set forth in Deed Book 3822, Page 502. Also subject to any and all Amendments and Supplemental thereto recorded.

Parcel Number: 48-00-01417-02-9.

Location of property: 12 Salem Road, Schwenksville, PA 19473.

The improvements thereon are: A single family residential dwelling.
Seized and taken in execution as the property of **Valerie Murray and Gordon G. Murray** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$151,630.39.

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

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

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

16-15435

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record plan, Phase III, prepared for Montgomery Meadows by Urwiler and Walter, Inc., Professional Land Surveyor dated 01/12/1990 and last 04/03/2001 and recorded in Plan Book A-60, Page 178.

BEGINNING at a point of curve on the Northwestern side of Cattail Court (50 feet wide) at a corner of this and Lot 103 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot 103 North 61°, 49', 13" West and crossing a small stream 136.50 feet to a point a corner; thence extending along the same North 43°, 28', 50" East, 62.04 feet to a point a corner in line of Lot 101; thence extending along the same South 50, 21°, 48" seconds East and recrossing the aforesaid stream 125.25 feet to a point a corner on the Northwestern side of Cattail Court; thence extending along the same on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 35.00 feet to a point being the first mentioned point and place of beginning.

BEING Lot 102 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Donald L. Hanson and Elaine J. Hanson, husband and wife by Deed from Robert B. Meehan Trustee dated 05/29/2003 recorded 06/23/2003 in Deed Book 5461, Page 0416.

Parcel Number: 15-00-00008-43-6.

Location of property: 333 Cattail Court, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donald L. Hanson, Jr., Known Heir of Donald L. Hanson, Elaine J. Hanson, Individually, and as Known Heir of Donald L. Hanson, James A. Hanson, Known Heir of Donald L. Hanson, Kenneth L. Hanson, Known Heir of Donald L. Hanson, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Donald L. Hanson** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$169,933.19.

David Neeren, Attorney.

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

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

16-15488

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by John V. Hoey, Registered Engineer, dated September 22, 1948, as follows, to wit:

BEGINNING at a point in the center line of Center Square Road (33 feet wide) at the distance of 519.5 feet measured South 44 degrees, 01 minutes East along the said centerline from the center line of DeKalb Pike (50 feet wide); thence extending along Lot No. 5 on said plan North 45 degrees, 28 minutes East, 406.11 feet to a point; thence extending South 44 degrees, 01 minute East, 96 feet, 8 inches to a point a corner of Lot No. 7 on said plan; thence extending along the same South 45 degrees, 28 minutes West, 405.98 feet to a point in the said centerline of Center Square Road; thence extending along the centerline of same North 44 degrees, 01 minute West, 96 feet, 8 inches to the first mentioned point and place of beginning.

BEING Lot No. 6 on said plan.

EXCEPTING THEREOUT AND THEREFROM all that certain piece, parcel or tract of land, situate in Whitpain Township, County of Montgomery and Commonwealth of Pennsylvania, being bounded and described, as follows, to wit:

BEGINNING at or about Station 193 + 74.60 in the Turnpike Center Line, a point in the property line common to lands now or formerly of James J. and Margaret C. Coddington and thence within grantors; thence in a Southwestwardly direction by the said property line a distance of 118 feet to a point in the same, said point being situate on the Turnpike Western right-of-way line opposite at or about Station 193 + 34 in the Turnpike Center Line, 114 feet + distant therefrom measured at right angles; thence in a Northwestwardly direction by other lands of the within grantors by the Turnpike Western right-of-way line a distance of 104 feet + to a point in the property line common to lands now or formerly of Stanley R. and Verna P. Lentz and the within grantors, said point being situate on the Turnpike Western right-of-way line opposite at or about Station 194 + 34 in the Turnpike center line 116 + distant therefrom measured at right angles; thence in a Northeastwardly direction by the said property line a distance of 118 feet to a corner common to lands now or formerly of the said Lentzes, lands now or formerly of Joseph T. Madeline B. Cashore and the within grantors, said corner being situate within the Turnpike right-of-way opposite at or about Station 194 + 77 in the Turnpike Center Line 4 feet + distance therefrom measured at right angles; thence in a Southeastwardly direction by the property line common to lands now or formerly of the said Cashores and the within grantors, passing through Station 194 + 73.29 in the Turnpike center line a distance of 96.67 feet + to a corner common to lands now or formerly of the said Cashores, lands now or formerly of the said Coddingtons and the within grantors, said corner being situate within the Turnpike right of way opposite at or about Station 193 + 85 in the Turnpike center line 30 feet + distance therefrom measured at right angles; thence in a Southwestwardly direction by the property line common to lands now or formerly of the said Coddingtons and the within grantors a distance of 32.89 feet to the point and place of beginning.

CONTAINING 0.29 acres, more or less.

BOUNDED on the Northwest by lands now or formerly of Stanley R. and Verna P. Lentz on the Northeast by lands now or formerly of Joseph T. and Madeline B. Cashore; on the Southeast by lands now or formerly of James J. and Margaret C. Coddington; and on the Southwest by other lands of the within grantors.

FEE SIMPLE TITLE VESTED in Michael Delsotto by Deed from, Edward S. Condra, Jr., by his Attorney in Fact David Boland, duly constituted and appointed by Letter of Attorney dated 1/28/1998, this indenture dated 2/27/1998, recorded 3/6/1998, in the Montgomery County Recorder of deeds in Deed Book 5218, Page 762, as Instrument No. 3717.

Parcel Number: 66-00-02959-00-8.

Location of property: 1387 Jolly Road, Blue Bell, PA 19422.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Michael Delzotto and Hong Meng** at the suit of Quicken Loans, Inc. Debt: \$261,907.99.

Edward J. McKee, Attorney.

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

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

16-15559

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a plan prepared for Momenee-King Associates, dated September 22, 1987 last revised November 25, 1987 said plan being recorded in Plan Book A-49, Page 137, as follows, to wit:

BEGINNING at a point on the Southerly side of Forest Creek Drive (50 feet wide) said point of beginning being a corner of Lot 14 as shown on the above mentioned plan; thence extending from said point of beginning along the Southerly side of Forest Creek Drive, North 81 degrees, 58 minutes, 00 seconds East, 110 feet to a point a corner of Lot 16 as shown on the above mentioned plan; thence extending along the same, South 03 degrees, 02 minutes, 00 seconds East, 249.04 feet to a point in line of area marked open space - offered for dedication; thence extending along the same, South 81 degrees, 38 minutes, 00 seconds West crossing a certain 20 foot wide sanitary easement 110 feet to a point a corner of Lot 14 as shown on the above mentioned plan; thence extending along the same and extending along the Westerly side of said easement, North 08 degrees, 02 minutes, 00 seconds West, 249.04 feet to the first mentioned point and place of beginning.

BEING Lot 15 as shown on the above mentioned plan.

BEING the same premises which Alfred Saah and Andrea Saah by Deed dated 11/24/2008 and recorded 1/12/2009 in Montgomery County in Deed Book 5719, Page 01060 conveyed unto Michael A. Delzotto and Hong Meng, husband and wife, as Tenants by Entireties, in fee.

Parcel Number: 66-00-02040-24-3.

Location of property: 1765 Forest Creek Drive, Blue Bell, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael A. Delzotto and Hong Meng** at the suit of Quicken Loans, Inc. Debt: \$393,834.51.

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

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

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

16-15689

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof by C. Raymond Weir, Registered Engineer, January 24, 1948 revised November 16, 1949, as follows, to wit:

BEGINNING at a point in the center line of Fort Washington Avenue 410.29 feet Northeastwardly from the Northeastwardly from the center line of Meetinghouse Road, formerly called Limekiln Road, a corner of this and other land of the said William G. Erhardt and Frances M. Erhardt, his wife, thence along the said center line of Fort Washington Avenue, North 44 degrees, 11 minutes East, 100 feet to a point, a corner in line of other land of the said William G. Erhardt and wife; thence along the same South 45 degrees, 45 minutes East, 220 feet to a point a corner in line of land now or late of E. J. Kelly; thence along the same South 44 degrees, 11 minutes West, 100 feet to a point a corner of lot of land first mentioned of William G. Erhardt and wife, and along the same North 45 degrees, 45 minutes West, 220 feet to the center line of Fort Washington Avenue aforesaid the point and place of beginning.

CONTAINING 505 of an acre, more or less.

BEING the same premises which Greg Diehl and Amanda Eyer, by Deed dated January 3, 2012 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 5825, Page 1759, granted and conveyed unto Karl C. Diehl and Amanda Diehl, husband and wife, in fee.

Parcel Number: 54-00-06667-00-2.

Location of property: 1523 Fort Washington Avenue, Maple Glen, Upper Dublin Township, PA 19002.

The improvements thereon are: A two-story colonial dwelling containing 8 rooms, 4 bedrooms and 3.5 bathrooms on a lot size of 22,000 square feet.

Seized and taken in execution as the property of **Karl C. Diehl and Amanda Diehl, h/w** at the suit of Hatboro Federal Savings. Debt: \$378,199.36.

Douglas G. Thomas, Attorney. I.D. #19470

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

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

16-15701

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania and described according to a certain plan thereof known as "Map of a Portion of Bob White Farm", made by Yerkes Engineering Company under date of August, A.D. 1956, as follows, to wit:

BEGINNING at a point on the Northwestern side of Bob White Terrace said point being the three following courses and distances from a point of reverse curve on the Northeastly side of Bob White Road (50 feet wide): (1) leaving Bob White Road on the arc of circle curving to the left having a radius of 13 feet, the arc distance of 18.39 feet to a point of tangent on the Northwestern side of Bob White Terrace (50 feet wide); (2) North 63 degrees, 44 minutes East, partly along the Southwesterly side of Bob White Terrace (50 feet wide) and partly along the Northwestern side of Bob White Terrace (of irregular width), 114.97 feet to a point of curve in the same; and (3) Northeastwardly along the Northwestern side of Bob White Terrace (of irregular width) on the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 8.68 feet to the place of beginning; thence extending from said point of beginning North 16 degrees, 19 minutes West, crossing a certain 10 feet wide utility easement, 195.78 feet to a point on the Northerly side of the aforesaid utility easement on the Southerly side of the Schuylkill Expressway (120 feet wide); thence extending along the Northerly side of the aforesaid utility easement and along the Southerly side of the Schuylkill Expressway the two following courses and distances: (1) South 74 degrees, 15 minutes East, 172.99 feet to a point; and (2) Southeastwardly on the arc of a circle curving to the left having a radius of 8,654.42 feet, the arc distance of 68.43 feet to a point; thence extending South 43 degrees, 41 minutes West, recrossing the aforesaid utility easement and partly along the center line of a certain 10 feet wide drainage easement, 186.82 feet to a point on the Northerly side of Bob White Terrace; thence extending Northwestwardly and Southwestwardly, partly along the Northerly and partly along the Northwestern sides of Bob White Terrace, on the arc of a circle curving to the left having a radius of 50 feet, the arc distance of 52.36 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert Antonucci and Doreen Antonucci, husband and wife, as Tenants by the Entirety by Deed from Georgene Ann Novak dated 10/26/2006 recorded 12/13/2006 in Deed Book 5627, Page 01370, Instrument #2006152961.

Parcel Number: 58-00-01699-00-7.

Location of property: 541 Bob White Terrace, Wayne, PA 19087.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Doreen Antonucci and Robert Antonucci** at the suit of U.S. Bank National Association as Trustee for the Registered Holders of Asset-Backed Pass-Through Certificates, Series 2007-AMC2. Debt: \$387,959.02.

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

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

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

16-19716

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 of property of Ralph F. Moss, Jr., and made by M.R. and J.S. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania dated February 2, 1951, as follows, to wit:

BEGINNING at a point on the Northwestern side of Meeting House Lane (proposed to be widened to the width of sixty feet) at the distance of one hundred eighty-three and eighty-seven one-hundredths feet measured Southwestwardly along the said side of Meeting House Lane from a point of curve which point of curve is measured on a radius round corner whose radius often feet the arc distance of fifteen and seventy-one one-hundredths feet from a point of tangent on the Southwesterly side of Revere Road (forty-five feet wide); thence extending along the said side of Meeting House Lane South seventy-eight degrees, two minutes West, sixty feet to a point; thence extending North eleven degrees, fifty-eight degrees, West one hundred twenty-five feet to a point; thence extending North seventy-eight degrees, two minutes East, sixty feet to a point; thence extending South eleven degrees, fifty-eight minutes East, one hundred twenty-five feet to the first mentioned point and place of beginning.

BEING known as Lot No. 12 on the above mentioned plan.

FEE SIMPLE TITLE VESTED in Ashley L. Crispe and Sara Esther Crispe, as Tenants by the Entirety by Deed from, Irwin Lieberman, dated 7/20/2005, recorded 8/12/2005, in the Montgomery County Recorder of Deeds in Deed Book D5566, Page 1665, as Instrument No. 2005114321.

Parcel Number: 40-00-36280-00-4.

Location of property: 293 Meeting House Lane, Merion Station, PA 19066.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Ashley L. Crispe and Sara Esther Crispe** by Deed from **Irwin Lieberman**, dated 7/20/2005, recorded 8/12/2005, in the Montgomery County Recorder of Deeds in Deed Book D5566, Page 1665 at the suit of Central Mortgage Company. Debt: \$406,724.22.

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

16-19814

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania and described in accordance with a Subdivision Plan of Hidden Creek Phase II made by Alpha Engineering Associates, Inc., Feasterville, PA, dated 5/13/1988 and last revised 12/7/1988 and recorded in Plan Book A-50, Page 361 and further revised by Subdivision Plan of Hidden Creek Phase II made by Edward J. Dragun and Associates dated 9/29/1989 and last revised 9/29/1989 and intended to be recorded, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hidden Creek Drive (50.00 feet wide) which point is measured the two following courses and distances from its intersection with the Southwesterly side of Tamarack Circle (50.00 feet wide): (1) leaving the Southwesterly side of Tamarack Circle and extending on the arc of a circle curving to the left having a radius of 15.00 feet the arc distance of 23.56 feet to a point of tangent on the Southeasterly side of Hidden Creek Drive; (2) thence extending along the same South 44 degrees, 45 minutes, 26 seconds West, 182.86 feet to a point a corner of Lot 72 the point and place of beginning; thence from the beginning point and leaving the Southeasterly side of Hidden Creek Drive and extending along Lot 72 South 45 degrees, 14 minutes, 34 seconds East, 145.89 feet to a point in line of Phase I Hidden Creek; thence extending along the same and partly along land now or formerly of Louis and Elsie Ditore South 44 degrees, 28 minutes, 51 seconds West, 87.86 feet to a point a corner of Lot 70; thence extending along Lot 70 North 45 degrees, 14 minutes, 34 seconds West, 146.31 feet to a point on the Southeasterly side of Hidden Creek Drive; thence extending along the same North 44 degrees, 45 minutes, 26 seconds East, 87.86 feet to a point a corner of Lot 72 being the first mentioned point and place of beginning.

BEING Lot 71 on the aforementioned plan.

TITLE TO SAID PREMISES IS VESTED IN Nicholas P. Nociforo and Clementina A. Nociforo, h/w, by Deed from DiMarco Development Group, at Hidden Creek, Inc., a Pennsylvania Corporation, dated 12/18/1990, recorded 12/26/1990, in Book 4965, Page 2078.

Parcel Number: 36-00-05006-24-1.

Location of property: 113 Hidden Creek Drive, Hatboro, PA 19040-1618.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Clementina A. Nociforo a/k/a Clementina Nociforo and Nicholas P. Nociforo a/k/a Nicholas Nociforo** at the suit of Wells Fargo Bank, N.A. Debt: \$300,938.15.

Peter Wapner, Attorney. I.D. #318263

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

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

16-19882

ALL THAT CERTAIN tract or piece of ground, being Lot No. 57, with the dwelling house thereon erected, situate in **Douglass Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a subdivision plan by A.G. Newbold, P.E., and recorded in Plan Book A-24, Page 41, as follows:

BEGINNING at a point on the Westerly side of Elm Street, said point being 222.26 feet distant from the intersection of the Westerly boundary line of said street and the Northerly boundary line of Spruce Street East measured North 30 degrees, 45 minutes East; thence by Lot No. 58 North 50 degrees, 22 minutes West (direction erroneously missing from prior Deed) 138.82 feet to a point; thence by land now or late of Errol M. Kring North 36 degrees, 12 minutes, 30 seconds East, 252.33 feet to a point; thence by the Westerly boundary line of Elm Street the three remaining courses and distances: (1) South 04 degrees, West 87.66 feet to a point; (2) South 02 degrees, 25 minutes West, 155.28 feet to a point; (3) South 30 degrees, 55 minutes (erroneously stated as 65 minutes) West 57.67 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Scott D. Birli and Cindy L. Birli, husband and wife, as Tenants by the Entirety by Deed from James R. Uppole and Elizabeth G. Uppole, husband and wife dated 04/08/2008 recorded 04/25/2008 in Deed Book 5690, Page 00831.

Parcel Number: 32-00-01560-00-1.

Location of property: 241 Elm Street, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cindy L. Birli and Scott D. Birli** at the suit of PNC Bank, National Association. Debt: \$200,450.00.

J. Eric Kishbaugh, Attorney.

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

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

16-20139

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Ambler Borough**, Montgomery County, Pennsylvania, described according to a plot plan prepared by Doyle-Tourism Company, dated March 3, 1955 and revised November 16, 1956 made by C. Raymond Weir, Registered Professional Engineer, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Southern Avenue (50 feet wide) at the distance of 79 feet measured on a bearing of South 80 degrees, 45 minutes East from the Southeasterly side of Park Avenue minutes East from the Southeasterly side of Park Avenue, (50 feet wide); thence extending North 9 degrees, 15 minutes East passing through the middle of a party wall and crossing a 12 foot wide private right-of-way 158 feet to a point; thence extending South

80 degrees, 45 minutes East along the Northeasterly side of the aforesaid 12 foot wide private right-of-way 26 feet to a point; thence extending South 9 degrees, 15 minutes West re-crossing the aforesaid 12 foot wide private right-of-way 158 feet to a point on the Northeasterly side of Southern Avenue aforesaid; thence extending North 80 degrees, 45 minutes West along the Northeasterly side of Southern Avenue 26 feet to the first mentioned point and place of beginning.

BEING known as Lot #307 on the above mentioned plan.

TOGETHER with the right to the use of the 12 feet wide alley of right-of-way as now laid out in common with the other lot owners abutting thereon, which alley or right of ways at the rear of lots fronting on Southern Avenue between the within described premises and Park Avenue. Subject to the owners of the lots abutting on the said alley or right of way to keep the alley or right of way to the rear of their premises in proper repair.

TITLE TO SAID PREMISES IS VESTED IN Helen J. Rocco and Dominic A. Rocco, by Deed from The Estate of James J. Alio, a/k/a, James Alio, by Jacqueline Aupperle, Administratrix, dated 09/19/2002, recorded 10/07/2002 in Book 5428, Page 1635.

Parcel Number: 01-00-04570-00-1.

Location of property: 307 Southern Avenue, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dominic A. Rocco and Helen J. Rocco** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$203,855.23 plus interest to sale date.

Jeniece D. Davis, Attorney.

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

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

16-20156

ALL THAT CERTAIN message and tract or piece of land, situate in **Lansdale Borough** (formerly Township of Upper Gwynedd), in the County of Montgomery and State of Pennsylvania, being bounded and described according to a survey made by Thomas S. Gillin, in October, A.D. 1909, as follows, to wit:

BEGINNING at a point in the center line of Church Road, as laid out 40.00 feet wide, a corner of other land of Gustav Schmidt, at the distance of 104.01 feet Southwest from a stone set at the intersection of Church Road and Hancock Street, as the latter is laid out 40.00 feet wide; thence extending along said other land of said Gustav Schmidt, South 45 degrees and 07 minutes East, 211.01 feet to the iron pin, a corner of the other land of Gustav Schmidt; thence extending along the same and other land of Jerome F. Rosenberger, South 42 degrees, and 55 minutes West, 100.26 feet to a corner of other land of the said Jerome F. Rosenberger; thence along the same North 47 degrees and 05 minutes West, 210.89 feet to a point a corner in the middle line of said Church Road; thence extending along the middle line of said Church Road, North 42 degrees and 55 minutes East, 107.50 feet to the place of beginning.

CONTAINING .502 of an acre of land more or less.

TOGETHER with all and singular buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all this estate, right, title, interest, property, claim and demand whatsoever of the grantors as well as at equity or otherwise howsoever, of, in and to the same and every part thereof.

BEING the same premises which Blair S. Smith and Andrea L. Smith by Deed dated November 29, 1996 and recorded on December 9, 1996 in the Office of the Recorder of Deeds in and for the County of Montgomery at Deed Book Volume 51706, Page 0329, granted and conveyed unto Craig J. Thompson, his heirs and assigns.

Parcel Number: 11-00-02084-00-2.

Location of property: 411 Church Road, Lansdale, PA.

The improvements thereon are: Single family dwelling house.

Seized and taken in execution as the property of **Craig J. Thompson** at the suit of 21st Mortgage Corporation, et al. Debt: \$260,916.75.

Thomas A. Capehart, Attorney.

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

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

16-20159

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan of Property of Miss Anne Rowland made by Yerkes Engineering Company, Consulting Engineers and Surveyors, dated January 11, 1968, as follows, to wit:

BEGINNING at a point in the center line of Avon Road (fifty feet wide) a corner of lands now or late of C. Wyatt Smythe said point being the three following courses and distances from a point formed by the intersection of a line in the bed of Avon Road with title line in the bed of New Gulph Road (fifty feet wide): (1) leaving New Gulph Road Northeastwardly through the bed of Avon Road, two hundred ninety-seven and twenty-six one-hundredths feet to a point; (2) North sixty-four degrees, forty-seven minutes East along the center line of Avon Road, two hundred three and ninety-four one-hundredths feet to a point, an angle in same; and (3) North eight degrees, twenty-four minutes East, still along the center line of Avon Road, two hundred ninety and forty-three one-hundredths feet to the point of beginning; thence extending from said point of beginning North sixty-one degrees, thirteen minutes West, crossing the Westerly side of

Avon Road along the aforesaid lands now or late of C. Wyatt Smythe two hundred thirty-one and forty-seven one hundredths feet to a stone, thence extending North twenty-five degrees, fifty-five minutes West, sixty feet to a stone; thence extending North sixty-four degrees, forty-seven minutes East, seventy-six and twelve one-hundredths feet to an iron pin; thence extending North twenty-five degrees, thirteen minutes West, sixteen feet to an iron pin; thence extending North sixty-four degrees, forty-seven minutes East, ten feet to an iron pin; thence extending South twenty-five degrees, thirteen minutes East, sixteen feet to an iron pin; thence extending North sixty-four degrees, forty-seven minutes, East fifty-five and thirty one-hundredths feet to a stone in line of lands now or late of Sher-See, Inc., Subdivision Plan; thence extending along the last mentioned lands the two following courses and distances: (1) South twenty-eight degrees, fifty minutes East crossing the Northwesterly side of Avon Road, one hundred eighty-six and thirty-eight one-hundredths feet to a point in the bed of same; and (2) South sixty-five degrees, forty-three minutes, thirty seconds East, through the bed of Avon Road twenty-four and ninety-two one hundredths feet to a point in the center line of same; thence extending along the center line of Avon Road the two following courses and distances: (1) South fifty-seven degrees, five minutes West, four and ninety three one-hundredths feet to a point, an angle in said road; and (2) South eight degrees, twenty-four minutes West, fifty feet to the first mentioned point and place of beginning.

TOGETHER with a perpetual easement running with the land to connect with and use for drainage purposes the sanitary sewer, situate at the rear of premises 233 Pennswood Road, immediately adjoining the premises above described to the North, lands now or late of the Rector, Churchwardens and Vestryman of the Church of the Redeemer, Lower Mellon, Montgomery County, under and subject to said easement.

Parcel Number: 40-00-02952-00-5.

Location of property: 130 Avon Road, Haverford, PA 19041.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Pulse Investments, LLC** at the suit of DLP Equity Fund, LLC. Debt: \$83,243.33.

Barry W. DeGroot, Attorney. I.D. #87945

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

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

16-20247

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Record Plan Whitemarsh Chase, made for Sunny Brook Estates, LLC by Robert E. Blue, Consulting Engineers dated 5/15/1998 and last revised on 2/08/2002 and recorded in Plan Book A-60, Pages 386 to 388, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Monticello Lane (shown as Road B on the above mentioned plan) (50 feet wide) at a corner of this and Lot No. 18 as shown on the above mentioned plan; thence exiting from said point of beginning and along Lot No. 18 North 54 degrees, 47 minutes, 25 seconds West, 180.20 feet to a point, a corner in line of Open Space #2; thence extending along the same North 35 degrees, 12 minutes, 35 seconds East, 130.00 feet to a point, a corner of Lot No. 20; thence extending along the same South 54 degrees, 47 minutes, 25 seconds East, 158.21 feet to a point, a corner on the Northwesterly side of Monticello Lane; thence extending along the same, the two following courses and distances as follows, to wit: thence (1) South 19 degrees, 07 minutes, 15 seconds West, 12.97 feet to a point of curve; thence (2) on the arc of a circle curving to the right having a radius of 475.00 feet the arc distance of 119.28 feet to the first mentioned point and place of beginning.

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

BEING the same property conveyed to Michael A. Sadel and Jodi Sadel, no marital status shown who acquired title by virtue of a Deed from Richard D. Long, no marital status shown, dated April 7, 2005, recorded May 16, 2005, at Document ID 2005067460, and recorded in Book 05554, Page 0361, Montgomery County, Pennsylvania records.

Parcel Number: 65-00-01336-30-9.

Location of property: 503 Monticello Lane, Plymouth Meeting, PA 19462.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael A. Sadel a/k/a Michael Aaron Sadel and Jodi G. Sadel a/k/a Jodi Sadel** at the suit of Wells Fargo Bank, N.A. Debt: \$1,009,438.77.

Meredith H. Wooters, Attorney.

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

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

16-20996

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

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

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

16-21098

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate on the Northeast side of Birch Avenue, at the distance of 322.91 feet Southeastwardly from the Southeasterly side of Highland Avenue, in **Lower Merion Township**, Montgomery County, Pennsylvania.

CONTAINING in front on the said Birch Avenue Southeastwardly 100 feet to a point; thence extending North 60 degrees, 27 minutes East, 155.43 feet to a point; thence extending North 31 degrees, 26 minutes West, 105.71 feet to a point; thence extending South 58 degrees, 43 minutes West, 155.15 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William T. Ternay, Jr. and Louise K. Ternay, his wife, by Deed from Murray A. Zatman and Mari A. Zatman, his wife, dated 08/30/1968, recorded 09/10/1968 in Book 3526, Page 92. Louise K. Ternay was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Louise K. Ternay's death on or about 12/06/2007, her ownership interest was automatically vested in the Surviving Tenant by Entirety, William T. Ternay, Jr. a/k/a William Ternay, Jr.

Parcel Number: 40-00-05732-00-6.

Location of property: 119 Birch Avenue, Bala Cynwyd, PA 19004-3010.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William T. Ternay, Jr. a/k/a William Ternay, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$374,001.82.

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

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

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

16-21969

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of R. William Marberger, Jr., made by Meixner, dated 8/16/1984, last revised 3/14/1985, said plan recorded in Plan Book A-46, Page 229, as follows, to wit:

BEGINNING at a point on the Southeasterly ultimate right-of-way line of Troutman Road, said beginning point being a corner of Lot No. 7, as shown on the above mentioned plan; thence extending from said beginning point, South 10 degrees, 34 minutes, 20 seconds East, 166.94 feet to a point, a corner of Lot No. 8, as shown on the above mentioned plan; thence extending along same, South 75 degrees, 42 minutes, 24 seconds West, 218.07 feet to a point in line of Lot No. 6, as shown on the above mentioned plan; thence extending along the same, North 20 degrees, 19 minutes, 50 seconds West, 172.59 feet to a point on the Southeasterly ultimate right-of-way line of Troutman Road; thence extending along the same the 2 following courses and distances: (1) along the arc of a circle curving to the right, having a radius of 353.21 feet, the arc distance of 69.24 feet to a point of tangent; and (2) North 78 degrees, 26 minutes, 44 seconds East, 178.22 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 on said plan.

BEING the same premises which Samuel Luccia and Rachel Luccia by Deed dated 5/19/2015 and recorded 6/2/2015 in Montgomery County in Deed Book 5956, Page 413 conveyed unto James D. Houston, III and Kelly A. Houston, husband and wife, in fee.

Parcel Number: 61-00-05076-80-3.

Location of property: 198 Troutman Road, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kelly A. Houston and James D. Houston, III** at the suit of Redwood Residential Acquisition Corporation. Debt: \$308,545.67.

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

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

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

16-22240

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on March 14, 1950, as follows, to wit:

BEGINNING at a point on the Northeast side of Forest Avenue (fifty feet wide) which point is measured South forty-five degrees, fifty-two minutes, fifteen seconds East, four hundred sixty-eight and ninety one-hundredths feet from a point which point is measured on the arc of a circle curving to the left having a radius of twenty feet the arc distance of thirty-one and seventy-nine one-hundredths feet from a point on the Southeast side of Division Avenue (forty five feet wide).

CONTAINING in front or breadth in the said Forest Avenue, fifty feet and extending of that width in length or depth Northeast between parallel lines at right angles to the said Forest Avenue one hundred fifteen feet.

BEING Lot No. 5, Section E, Forest Avenue, on the said plan.

BEING the same premises which Fred H. Beckerich, Jr. by Indenture bearing date the 6/10/2013 and recorded the 6/14/2013 in the Office of the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5876, Page 2618, granted and conveyed unto Chad Johnson and Patricia A. Johnson, his wife in fee.

Parcel Number: 59-00-08089-00-6.

Location of property: 319 Forest Avenue, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Patricia A. Johnson and Chad L. Johnson a/k/a Chad Johnson** at the suit of JP Morgan Chase Bank, National Association. Debt: \$178,973.10.

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

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

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

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on February 22, 2017 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ARTICLES OF DISSOLUTION

Pursuant to the requirements of Section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **Royal Service Bureau, Inc.**, is currently in the process of voluntarily dissolving.

Richard J. Molish, Esquire

103 Montgomery Avenue
Oreland, PA 19075

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.

Garecht Media Group, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

HydroWorx Holdings, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 12/20/2016 under the Domestic Business Corporation Law, for **Philly Films, Inc.**, and the addr. of the registered office is One Presidential Blvd., Ste. 300, Bala Cynwyd, PA 19004.

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **Privateer Coffee Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

Douglas R. Lally, Solicitor

261 Old York Rd., Ste. 524
Jenkintown, PA 19046

Vivo Holdings, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

ARTICLES OF INCORPORATION NONPROFIT

Biltmore Townhouse 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

Jefferson Fire Company of Jeffersonville, PA has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended, for the purpose of controlling fire.

CHRISTEN G. PIONZIO, Solicitor

HAMBURG, RUBIN, MULLIN, MAXWELL & LUPIN, P.C.
375 Morris Rd., P.O. Box 1479
Lansdale, PA 19446-0773

Marsh Creek Condominium Association has been incorporated under the provisions of the Nonprofit Corporation Law of 1988.

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for **214 Senate Avenue, LLC**, pursuant to the provisions of the Pennsylvania Limited Liability Company Act of 1994.

The Certificate of Organization for a Domestic Limited Liability Company has been filed on November 23, 2016.

Peter J. Russo, Esquire
5006 E. Trindle Road, Suite 203
Mechanicsburg, PA 17050

Notice is hereby given that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for **275 Grandview Avenue, LLC**, pursuant to the provisions of the Pennsylvania Limited Liability Company Act of 1994.

The Certificate of Organization for a Domestic Limited Liability Company has been filed on November 23, 2016.

Peter J. Russo, Esquire
5006 E. Trindle Road, Suite 203
Mechanicsburg, PA 17050

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2016-29785

NOTICE IS HEREBY GIVEN that on December 19, 2016, the Petition of Kwabena Boakye was filed in the above named Court, praying for a Decree to change his name to KWABENA BUATCHI.

The Court has fixed February 15, 2017, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CIVIL ACTION

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS OF
DELAWARE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
DOCKET NO. 2008-014109

BRIAN E. VECCHIONE,
Plaintiff

vs.

COMMERCE BANCORP, INC., d/b/a COMMERCE BANK, KIYOKO ROBINSON, and KIMBERLY PETRILLE,
Defendants

TO: Defendant Kiyoko Robinson

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defense or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days from the date of publication of this Notice, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, GOTO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
Delaware County Bar Association
Front and Lemon Streets
Media, PA 19063
(610) 566-6625
www.delcobar.org

MARK S. PINNIE, ESQUIRE
Barnard, Mezzanotte, Pinnie and Sealaus, LLP
218 West Front Street
Media, PA 19063
(610) 565-4055

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2016-26408

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

WELLS FARGO BANK, N.A.,
Plaintiff

vs.

DAVID M. POPOW, in his capacity as Administrator and Heir of the Estate of JOSEPH W. POPOW, JR

STEVEN F. POPOW, in his capacity as Heir of the Estate of JOSEPH W. POPOW, JR A/K/A JOSEPH POPOW, JR

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH W. POPOW, JR, DECEASED,
Defendants

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH W. POPOW, JR, DECEASED

You are hereby notified that on November 4, 2016, Plaintiff, **WELLS FARGO BANK, N.A.**, 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. 2016-26408. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 223 WOODLAWN ROAD, EAST NORRITON, PA 19401-1353, 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 W. Airy Street, P.O. Box 268
Norristown, PA 19044-0268
(610) 279-9660, ext. 201

PETITION FOR CERTIFICATE OF TITLE TO A MOTOR VEHICLE

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL CASE NO. 2016-27517

IN RE: CERTIFICATE OF TITLE FOR Talese Motors, Inc.

TAKE NOTICE THAT A Petition for Transfer of Certificate of Title for a Motor Vehicle has been filed by Talese Motors, Inc. The Motor Vehicle at issue is a 2007 Nissan Altima; VIN: 1N4CL21EX7C225583; Plate: GTE 4803, and is currently registered to Barbara Williams of Ambler, Pennsylvania.

A Hearing on the Petition will be held on January 11, 2017 at 10:00 a.m., in the Senior Judge Hearing Room at One Montgomery Plaza, Fourth Floor, Norristown Pennsylvania, 19401. Anyone wishing to contest the Petition should file a written response before the hearing date and/or appear at said hearing.

Attorney for Petitioner:

CARL M. KNAPP, ESQUIRE
P.O. Box 601
Fort Washington, PA 19034
215-268-6333

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

BIELING, IRENE F., dec'd.

Late of Borough of Lansdale.
Executrix: IRENE F. BIELING,
312 Crestview Road,
Lansdale, PA 19446.
ATTORNEY: F. CRAIG La ROCCA,
800 North Broad Street,
Lansdale, PA 19446

BOALTON, SALLIE J., dec'd.

Late of Limerick Township.
Executrix: ANN L. RENTSCHLER,
544 Limerick Center Road,
Linfield, PA 19468.
ATTORNEY: KEVIN F. HENNESSEY,
535 East High Street,
Pottstown, PA 19464

BORZELLECA, LILLIAN M., dec'd.

Late of Borough of Conshohocken.
Executor: JUDY KELLY.
ATTORNEY: LEIGH P. NARDUCCI,
NARDUCCI, MOORE, FLEISHER, ROEBERG
& WOLFE, LLP,
589 Skippack Pike, Suite 300,
Blue Bell, PA 19422

BOWERS, CLARKE GEORGE, dec'd.

Late of Villanova, PA.
Executrix: CAROLE M. BOWERS,
788 Panorama Road,
Villanova, PA 19085.

BROZGAL, SARA NOVEY, dec'd.

Late of Borough of Ambler.
Executrix: JUDITH B. KOCH,
298 Batleson Road,
Ambler, PA 19002.

CARTER, HARRIET A., dec'd.

Late of Cheltenham Township.
Executrix: ERICA B. LEE,
c/o Bradley Newman, Esquire,
123 S. Broad Street, Suite 1030,
Philadelphia, PA 19109.
ATTORNEY: BRADLEY NEWMAN,
WASE & NEWMAN, LLC,
123 S. Broad Street, Suite 1030,
Philadelphia, PA 19109

COTTER, DENNIS R. also known as COTTER SR., DENNIS R., dec'd.

Late of Borough of Lansdale.
Executor: MATTHEW RHOADES,
c/o Bruce A. Nicholson, Esquire,
104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: BRUCE A. NICHOLSON,
104 N. York Road,
Hatboro, PA 19040

DEWEILER, DENISE F. also known as DENISE FAULKNER DEWEILER, DENISE F. GOETZ, DENISE FAULKNER GOETZ and DENISE DEWEILER, dec'd.

Late of Lower Salford Township.
Co-Administrators: HILLARY G. DiGATI,
5004 Tomahawk Drive,
Collegeville, PA 19426,
JOHN P. GOETZ, III,
309 Village Drive,
Schwenksville, PA 19473.
ATTORNEY: FRANCIS X. BUSCHMAN, JR.,
BUSCHMAN & JOHNSON,
228 N. Main Street,
Souderton, PA 18964

DUERRING, HEINZ WILHELM also known as**HEINZ W. DUERRING and
HEINZ DUERRING, dec'd.**

Late of Upper Moreland Township.
Co-Administrators: LORETTA FOSSLER,
1525 Issacs Court,
Maple Glen, PA 19002,
HEINZ DUERRING,
1690 Leoti Drive,
Colorado Springs, CO 80915.
ATTORNEY: JEREMY A. WECHSLER,
2300 Computer Avenue, Suite J54,
Willow Grove, PA 19090

DUFFY-ARTHUR, EVERLYN F., dec'd.

Late of Upper Gwynedd Township.
Executor: MICHAEL F. DUFFY,
307 N. Vineyard Court,
Cape May, NJ 08024.
ATTORNEY: BRYAN J. ADLER,
ROTHKOFF LAW GROUP,
425 Route 70 West,
Cherry Hill, NJ 08002

FISH, DENNIS R., dec'd.

Late of Franconia Township.
Administratrix: KAREN G. WILKINS,
1516 State Avenue, 2nd Floor,
Coraopolis, PA 15108.
ATTORNEY: BRIAN D. GOURLEY,
LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

HAGER, GERALD, dec'd.

Late of Marlborough Township.
Co-Executors: ADAM T. HAGER,
2137 Green Lane Road,
Green Lane, PA 18054,
SYLVIA ANNE BROWN,
4595 Gravel Pike,
Perkiomenville, PA 18074.
ATTORNEY: DOUGLAS M. JOHNSON,
BUSCHMAN & JOHNSON,
228 N. Main Street,
Souderton, PA 18964

HOBSON, MARIE ARLENE also known as**MARIE ARLENE ANGELINI, dec'd.**

Late of Douglass Township.
Executrices: NICOLE C. SAXON,
10 Michelle Circle,
Gilbertsville, PA 19525,
JUNE M. GIMBER,
2329 Locust Lane,
Gilbertsville, PA 19525.

HOEFER, ANNA A. also known as**ANNA AGNES HOEFER and
ANNA HOEFER, dec'd.**

Late of Lower Salford Township.
Executrix: BARBARA J. TOMKEWITZ,
343 Boggs Circle,
Harleysville, PA 19438.
ATTORNEY: DOUGLAS M. JOHNSON,
BUSCHMAN & JOHNSON,
228 N. Main Street,
Souderton, PA 18964

HUG, CHARLES, dec'd.

Late of Springfield Township.
Executor: ELIZABETH HUG,
1603 Buttonwood Road,
Springfield, PA 19031.
ATTORNEY: NEIL HILKERT,
229 W. Wayne Avenue,
Wayne, PA 19087

ILSLEY, ROBERT LOUIS, dec'd.

Late of Whitpain Township.
Executrix: DALE GOLDBERG,
2053 Spring Valley Road,
Lansdale, PA 19446.

**JACKSON, CRYSTAL C. also known as
CRYSTAL JACKSON, dec'd.**

Late of Borough of Pottstown.
Administrator: CHRIS T. JACKSON,
620 N. Manatawny Street, Apt. 36,
Pottstown, PA 19464.
ATTORNEY: THOMAS L. HOFFMAN,
WELLS, HOFFMAN, HOLLOWAY &
MEDVESKY, LLP,
635 E. High Street, P.O. Box 657,
Pottstown, PA 19464,
610-323-7464

JAMES, ISMALIE also known as**SMILEY JAMES, dec'd.**

Late of Abington Township.
Executor: MICHAEL JAMES,
352 Rolling Hill Road,
Elkins Park, PA 19027.

JAMES, MIRIAM ANN also known as**MIRIAM G. JAMES,
MIRIAM GAY JAMES,
M.A. JAMES and
M.G. JAMES, dec'd.**

Late of Frederick Township.
Co-Executors: STEPHEN S. JAMES,
1003 Clemmers Mill Road,
Schwenksville, PA 19473,
SANDRA L. JAMES,
2312 Tulip Street,
Philadelphia, PA 19125.

LEWIS, MEYER L. also known as**MEYER LEWIS, dec'd.**

Late of Lower Providence Township.
Executrix: ANDREA H. BRONSON.
ATTORNEY: HOWARD GERSHMAN,
610 York Road, Suite 200,
Jenkintown, PA 19046

LONG, RUTH R., dec'd.

Late of Upper Salford Township.
Executor: UNIVEST BANK AND TRUST CO.,
14 N. Main Street, P.O. Box 64197,
Souderton, PA 18964.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

MAGUIRE, HELEN M., dec'd.

Late of Plymouth Township.
Executor: MARY M. SARDARO.
ATTORNEY: PETER E. MOORE,
NARDUCCI, MOORE, FLEISHER, ROEBERG
& WOLFE, LLP,
589 Skippack Pike, Suite 300,
Blue Bell, PA 19422

**MAIAROTO, SOPHIE T. also known as
SOPHIE MAIAROTO, dec'd.**

Late of Willow Grove, PA.
Co-Executors: MARIA T. MAIAROTO,
120 Chestnut Hill Road,
Killingworth, CT 06419,
DONNA M. WARD,
216 S. Wind Drive,
Doylestown, PA 18901,
THOMAS MAIAROTO,
5923 Pidcock Creek Road,
New Hope, PA 18938.

MATURI, CAESAR J. also known as**CAESAR MATURI, dec'd.**

Late of Montgomery Township.
 Administrator: CANDIDO MATURI,
 c/o Patricia M. Dugan, Esquire,
 2662 E. Allegheny Avenue,
 Philadelphia, PA 19134.
 ATTORNEY: PATRICIA M. DUGAN,
 2662 E. Allegheny Avenue,
 Philadelphia, PA 19134

McCAFFREY, YOSHIKO also known as**YOSHI McCAFFREY, dec'd.**

Late of Borough of Pottstown.
 Executrix: LINDA McCAFFREY,
 1041 Pine Street,
 Pottstown, PA 19464.

MURPHY, JUNE M. also known as**JUNE MURPHY, dec'd.**

Late of Borough of Hatboro.
 Executor: MARK MURPHY,
 c/o Bruce A. Nicholson, Esquire,
 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: BRUCE A. NICHOLSON,
 104 N. York Road,
 Hatboro, PA 19040

RANIERI, JOSEPH M., dec'd.

Late of Borough of Norristown.
 Executrix: LISA KING,
 c/o Borek Law Office,
 P.O. Box 297,
 Lansdale, PA 19446-0297.
 ATTORNEY: HAROLD D. BOREK,
 P.O. Box 297,
 Lansdale, PA 19446,
 610-584-3100

ROBERTO JR., FERDINANDO LOUIS also known as**FERDINANDO L. ROBERTO, JR. and
FREDDY ROBERTO, dec'd.**

Late of Borough of Bridgeport.
 Administratrix: STEFANIE ROBERTO,
 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

SLABY, JOAN V., dec'd.

Late of West Pottsgrove Township.
 Executor: EDMUND J. SLABY,
 c/o King Laird, P.C.,
 360 W. Main Street,
 Trappe, PA 19426.
 ATTORNEY: THOMAS C. RENTSCHLER,
 KING LAIRD, P.C.,
 360 W. Main Street,
 Trappe, PA 19426

SMITH, ALFRED MICHAEL also known as**ALFRED M. SMITH, dec'd.**

Late of Montgomery Township.
 Executor: MARK A. SMITH,
 3073 Yorkshire Road,
 Doylestown, PA 18902.

STIMMLER, CATHERINE, dec'd.

Late of Worcester Township.
 Co-Executors: GREGORY A. STIMMLER AND
 JEANINE M. MILLER,
 c/o Robert A. Bacine, Esquire,
 Friedman, Schuman, PC,
 101 Greenwood Avenue, Fifth Floor,
 Jenkintown, PA 19046.
 ATTORNEY: ROBERT A. BACINE,
 FRIEDMAN, SCHUMAN, PC,
 101 Greenwood Avenue, Fifth Floor,
 Jenkintown, PA 19046

THOMPSON, WILLIAM B., dec'd.

Late of Cheltenham Township.
 Executor: QADIR ABDAL HAQQ,
 c/o Clair Stewart, Esquire,
 100 S. Broad Street, Suite 1523,
 Philadelphia, PA 19110.
 ATTORNEY: CLAIR M. STEWART,
 100 S. Broad Street, Suite 1523,
 Philadelphia, PA 19110

YOTHERS, RUTH, dec'd.

Late of Franconia Township.
 Executors: DANIEL LEATHERMAN,
 718 Laurel Road,
 Hamburg, PA 19528,
 RICHARD W. LEATHERMAN,
 325 W. Chestnut Street,
 Souderton, PA 18964.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

Second Publication**BOLEN, MARGARET, dec'd.**

Late of Upper Frederick Township.
 Executor: ROBERT J. BOLEN,
 187 Grouse Hill Road,
 Barto, PA 19504.

COHU, ADELAIDE F., dec'd.

Late of Lower Merion Township.
 Executors: KEVIN J. MCGRAW,
 SANDRA S. TRUMP AND
 JAMES M. SNOWDEN, JR.,
 c/o Jay R. Wagner, Esquire,
 111 N. 6th Street, P.O. Box 679,
 Reading, PA 19603.
 ATTORNEY: JAY R. WAGNER,
 STEVENS & LEE,
 111 N. 6th Street, P.O. Box 679,
 Reading, PA 19603

COTTONE, CHARLES A., dec'd.

Late of East Norriton Township.
 Executor: RICHARD CHARLES LOCKHOFF,
 321 Perkiomen Avenue,
 Lansdale, PA 19446.
 ATTORNEY: ROBERT FREEDENBERG,
 SKARLATOS ZONARICH LLC,
 17 S. Second Street, 6th Floor,
 Harrisburg, PA 17101-2039

DIGLIO, JOSEPH, dec'd.

Late of Springfield Township.
 Administratrix: THERESA GIANCOLA,
 c/o Robert A. Bacine, Esquire,
 101 Greenwood Avenue, 5th Floor,
 Jenkintown, PA 19046.
 ATTORNEY: ROBERT A. BACINE,
 FRIEDMAN SCHUMAN, P.C.,
 101 Greenwood Avenue, 5th Floor,
 Jenkintown, PA 19046

FIZZ, EVAL. also known as**EVA FIZZ, dec'd.**

Late of Lower Pottsgrove Township.
 Executrix: PATRICIA L. FIZZ,
 1530 Glasgow Street,
 Stowe, PA 19464.

ATTORNEY: KATHLEEN M. MARTIN,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 E. High Street,
 Pottstown, PA 19464

HOWLIN, MARK E., dec'd.

Late of Springfield Township.
 Executrix: LISA THOMAS HOWLIN,
 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

KOURY-PARKER, DANIELLE I., dec'd.

Late of Douglass Township.

Executor: JON I. PARKER,
 319 Congo-Niantic Road,
 Barto, PA 19504.

ATTORNEY: JOHN A. KOURY, JR.,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 E. High Street,
 Pottstown, PA 19464-5426

**LANDES, MARGARET FRANCIS also known as
MARGARET LANDES, dec'd.**

Late of Borough of North Wales.
 Executrix: JUDITH GRECO,
 3019 Azalea Terrace,
 Plymouth Meeting, PA 19462.

LANDIS, NANCY LYNN, dec'd.

Late of Franconia Township.

Executrix: RUTH ELAINE LAWRIE,
 c/o Norman Mittman, Esquire,
 593-1 Bethlehem Pike,
 Montgomeryville, PA 18936.
 ATTORNEY: NORMAN MITTMAN,
 593-1 Bethlehem Pike,
 Montgomeryville, PA 18936

**McMASTER, JOHN D. also known as
JOHN DAVID McMASTER, dec'd.**

Late of Upper Gwynedd Township.
 Executor: JOHN A. McMASTER,
 c/o Frederic M. Wentz, Esquire,
 1250 Germantown Pike, Suite 207,
 Plymouth Meeting, PA 19462.

ATTORNEY: FRÉDERIC M. WENTZ,
 McGRORY WENTZ, LLP,
 1250 Germantown Pike, Suite 207,
 Plymouth Meeting, PA 19462

REEVES, THOMAS C., dec'd.

Late of Lower Gwynedd Township.
 Executrices: ROBIN REEVES ZORTHIAN AND
 ALLISON H. REEVES,
 c/o Jill R. Fowler, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428-2983.

ATTORNEY: JILL R. FOWLER,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428-2983

SEXTON SR., DAVID K., dec'd.

Late of Borough of Hatboro.

Administratrix: GAYLA SEXTON,
 c/o Dennis R. Meakim, Esquire,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: DENNIS R. MEAKIM,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY & O'CONNELL, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

**TITZEL, ELEANOR G. also known as
ELEANOR TITZEL, dec'd.**

Late of Lower Providence Township.

Executors: CAROL TITZEL AND
 CHARLES DEVINE,
 c/o Suzanne M. Hecht, Esquire,
 795 E. Lancaster Avenue, Suite 280,
 Villanova, PA 19085.

ATTORNEY: SUZANNE M. HECHT,
 HANEY & HECHT,
 795 E. Lancaster Avenue, Suite 280,
 Villanova, PA 19085

WOLFMAN, AUDREY, dec'd.

Late of Plymouth Township.

Executor: GERALD B. WOLFMAN,
 1056 Shearwater Drive,
 Audubon, PA 19403.

YOUNG, EDNA A., dec'd.

Late of Upper Frederick Township.

Executor: HENRY A. ZIEGLER,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512.

ATTORNEY: NICOLE C. MANLEY,
 E. KENNETH NYCE LAW OFFICE,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

Third and Final Publication**AARON, HAROLD, dec'd.**

Late of Montgomery Township.
 Executrix: SANDRA Y. HAMILTON,
 6 Harding Avenue,
 Marmora, NJ 08223.

**BREEN, J. PATRICIA also known as
PATRICIA BREEN and****PATRICIA MANNING BREEN, dec'd.**

Late of Springfield Township.

Executor: JAMES P. BREEN,
 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, PC,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773

DALY, GRACE M., dec'd.

Late of Whitpain Township.

Executor: JOHN R. DALY,
 330 Summer Grove Lane,
 Pottstown, PA 19464.

ATTORNEY: ADAM L. FERNANDEZ,
 WISLER PEARLSTINE, LLP,
 460 Norristown Road, Suite 110,
 Blue Bell, PA 19422

DENSLOW, DANIEL P. also known as DANIEL PATRICK DENSLOW, dec'd.

Late of Upper Moreland Township.
 Executor: BRUCE A. NICHOLSON,
 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: BRUCE A. NICHOLSON,
 104 N. York Road,
 Hatboro, PA 19040

DeSIMONE, ANGELINA also known as ANGELA DeSIMONE, dec'd.

Late of Lower Gwynedd Township.
 Executor: SANDRA McDAID,
 708 Abbey Court,
 Chalfont, PA 18914.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 222 S. Easton Road, Suite 104,
 Glenside, PA 19038,
 215-885-6785

DiIOIA, ALBERT A., dec'd.

Late of Upper Moreland Township.
 Executor: RICHARD A. DiIOIA,
 3249 E. Bruce Drive,
 Dresher, PA 19225.
 ATTORNEY: BRUCE I. MACPHAIL,
 43 Ashtree Lane,
 Malvern, PA 19355

DRUMHELLER, NANCY LOU, dec'd.

Late of Upper Merion Township.
 Executrix: SANDRA L. TYRELL,
 224 Anderson Road,
 King of Prussia, PA 19406.

FAIGEN, GERARD, dec'd.

Late of Abington Township.
 Executor: ROSS E. FAIGEN,
 c/o Scott H. Mustin, Esquire,
 Ten Penn Center, Suite 1100,
 1801 Market Street,
 Philadelphia, PA 19103.
 ATTORNEY: SCOTT H. MUSTIN,
 FINEMAN KREKSTEIN & HARRIS,
 Ten Penn Center, Suite 1100,
 1801 Market Street,
 Philadelphia, PA 19103

FITCH, ELAINE W. also known as ELAINE FITCH, dec'd.

Late of Plymouth Township.
 Executrix: DIANE E. SCHWARTZ,
 c/o Marjorie J. Scharpf, Esquire,
 Friedman, Schuman, PC,
 101 Greenwood Avenue, Fifth Floor,
 Jenkintown, PA 19046.
 ATTORNEY: MARJORIE J. SCHARPF,
 FRIEDMAN, SCHUMAN, PC,
 101 Greenwood Avenue, Fifth Floor,
 Jenkintown, PA 19046

GALLAGHER, FLORENCE A., dec'd.

Late of Limerick Township.
 Executrices: ELAINE SENGIA AND
 SANDRA GALLAGHER,
 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

GOODHART, ILSE L., dec'd.

Late of Borough of Norristown.
 Executor: BARTON B. PROGER,
 285 Sweetbriar Circle,
 King of Prussia, PA 19406.

GOSWAMI, PRAJAL KUMAR also known as PRAJAL K. GOSWAMI and ISHAN P. GOSWAMI, dec'd.

Late of Upper Merion Township.
 Administratrix: JANA GOSWAMI,
 c/o Francis Recchuiti, Esquire,
 Vangrossi & Recchuiti,
 319 Swede Street,
 Norristown, PA 19401.
 ATTORNEY: FRANCIS RECCHUITI,
 VANGROSSI AND RECCHUITI,
 319 Swede Street,
 Norristown, PA 19401

GRINSPAN, JACK J. also known as JACK GRINSPAN, dec'd.

Late of Lower Merion Township.
 Executors: STEPHEN M. GRINSPAN AND
 EDWARD M. GRINSPAN,
 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

HECK, THEODORE GUY, dec'd.

Late of Abington Township.
 Executor: TODD W. HECK, ESQUIRE,
 P.O. Box 104,
 Mauricetown, NJ 08329.

HERRING, IRENE, dec'd.

Late of Upper Moreland Township.
 Executrix: SHERYL MOFFA,
 c/o Meyer Simon, Esquire,
 Rubin, Glickman, Steinberg & Gifford,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

JACOBS, WILLIAM H., dec'd.

Late of Borough of Gilbertsville.
 Executor: MICHAEL D. JACOBS,
 c/o H. Charles Markofski, Esquire,
 1258 E. Philadelphia Avenue,
 Gilbertsville, PA 19525-9673.
 ATTORNEY: H. CHARLES MARKOFSKI,
 MARKOFSKI LAW OFFICES,
 1258 E. Philadelphia Avenue,
 Gilbertsville, PA 19525

JEFFRIES, MARGARET ANNE also known as

MARGARET A. JEFFRIES and MARGARET JEFFRIES, dec'd.
 Late of Springfield Township.
 Executrix: SUSAN M. BOLAND,
 405 W. Garden Road,
 Oreland, PA 19075.

JONES, DANA J. also known as DANA JOHNSON JONES, dec'd.

Late of Lower Merion Township.
 Executor: STEPHEN A. JONES,
 c/o Roy Yaffe, Esquire,
 1818 Market Street, 13th Floor,
 Philadelphia, PA 19103-3608.
 ATTORNEY: ROY YAFFE,
 GOULD YAFFE and GOLDEN,
 1818 Market Street, 13th Floor,
 Philadelphia, PA 19103-3608

KANEDA, SUMAKO A. also known as**SUMAKO KANEDA, dec'd.**

Late of Towamencin Township.

Executrix: KATHLEEN K. ROBERTS,
1611 Arran Way,

Dresher, PA 19025.

ATTORNEY: SUSAN G. CAUGHLAN,
2686 Overhill Drive,
Center Point, PA 19403**LEVENGGOOD, JUNE L. also known as****JUNE LEVENGGOOD, dec'd.**

Late of Douglass Township.

Executor: GENE C. LEVENGGOOD,
150 Bishop Road,
Pottstown, PA 19464.ATTORNEY: JEFFREY C. KARVER,
BOYD & KARVER,
7 E. Philadelphia Avenue,
Boyertown, PA 19512**MARMER, LORNA, dec'd.**

Late of Lower Moreland Township.

Executor: BRUCE MARMER,
227 Brookdale Drive,
Huntingdon Valley, PA 19006.**McMAHON, LINDA M., dec'd.**

Late of Montgomery County, PA.

Co-Executors: DAVID McMAHON AND
KRISTOPHER McMAHON,c/o H. Charles Markofski, Esquire,
1258 E. Philadelphia Avenue,
Gilbertsville, PA 19525-9673.ATTORNEY: H. CHARLES MARKOFSKI,
1258 E. Philadelphia Avenue,
Gilbertsville, PA 19525**McNEILL, CAROL A. also known as****CAROL ANN McNEILL, dec'd.**

Late of Norristown, PA.

Executrix: DANIEL McNEILL,
3100 Dotterer Road,
Gilbertsville, PA 19525.**MISSIMER, HILARY R., dec'd.**

Late of Borough of Pottstown.

Administrator: MARGARET CRUMMY,
c/o Kathleen L. Barndt, Esquire,
1239 W. Broad Street, P.O. Box 539,
Quakertown, PA 18951.**MOONBLATT, MILDRED, dec'd.**

Late of Horsham Township.

Executrix: SHARON GREIS,
220 W. Rittenhouse Square, Unit 15C,
Philadelphia, PA 19103.ATTORNEY: DENIS J. LAWLER,
ARCHER & GREINER, P.C.,
1650 Market Street, 32nd Floor,
Philadelphia, PA 19103**MORRIS, REBECCA P.D., dec'd.**

Late of Whitpain Township.

Executrices: SARAH P. W. MORRIS AND
MARTHA E. DiCREDICO,
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**O'DONNELL, MICHAEL S., dec'd.**

Late of Lower Providence Township.

Executor: LINDA MICHELLE O'DONNELL,
3852 Yerkes Road,
Collegeville, PA 19426.ATTORNEY: GREGORY P. DiPIPPA,
PIZONKA, REILLEY, BELLO & McGRORY, P.C.,
144 E. DeKalb Pike, Suite 300,
King of Prussia, PA 19406**RAUSCHER, DOROTHY J., dec'd.**

Late of Whitpain Township.

Executors: WALTER RAUSCHER,
26 Wagon Wheel Lane,
Doylestown, PA 18901,
ROBERT RAUSCHER,
463 5th Street,
Phoenixville, PA 19460.**REIFF, THERESA M. also known as****THERESA MARIE REIFF, dec'd.**

Late of West Norriton Township.

Executor: BRUCE A. NICHOLSON,
104 N. York Road,
Hatboro, PA 19040.ATTORNEY: BRUCE A. NICHOLSON,
104 N. York Road,
Hatboro, PA 19040**RILEY, ROBERT KIRK, dec'd.**

Late of East Norriton Township.

Executors: JOHN T. RILEY AND
ROBERT K. RILEY, JR.,
c/o 328 Orchard Road,
Fleetwood, PA 19522.**ROSENBERG, LORRAINE, dec'd.**

Late of Abington Township.

Executrices: MADALYN ROVINSKY AND
SUSAN STUPINE,
c/o Stewart B. Liebman, Esquire,
593-1 Bethlehem Pike,
Montgomeryville, PA 18936.
ATTORNEY: STEWART B. LIEBMAN,
MITTMAN & LIEBMAN ASSOCIATES,
593-1 Bethlehem Pike,
Montgomeryville, PA 18936**ROTH, CHARLES EDWARD also known as****CHARLES E. ROTH and****CHARLES ROTH, dec'd.**

Late of Hatfield Township.

Executor: HELEN ROTH,
24 E. Lincoln Avenue,
Hatfield, PA 19440.**RUSSELL, SUE A., dec'd.**

Late of Lower Merion Township.

Administratrix: LYNN MAXWELL,
25 Thomas Avenue,
Bryn Mawr, PA 19010.**SACKS, CHARLOTTE R., dec'd.**

Late of Jenkintown, PA.

Executor: MARC ROTHBERG,
P.O. Box AL,
Carmel, CA 93921.**SALEMNO, CARMEN J., dec'd.**

Late of Springfield Township.

Executor: DOMENIC ZAMPOGNA,
c/o John R. Jakubowski, Esquire,
1330 Easton Road,
Abington, PA 19001-3127.
ATTORNEY: JOHN R. JAKUBOWSKI,
1330 Easton Road,
Abington, PA 19001-3127

SCHEIRER SR., EDWARD H., dec'd.

Late of Skippack Township.
 Executor: KIM BERNSTIEL,
 2029 Calamar Circle,
 Harleysville, PA 19438.
 ATTORNEY: NEIL HILKERT,
 229 Wayne Avenue,
 Wayne, PA 19087

SIMEON, RAYMON P., dec'd.

Late of Hatfield Township.
 Executor: DIANE E. SIMEON,
 c/o Grim, Biehn & Thatcher,
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944-0215.
 ATTORNEY: GREGORY E. GRIM,
 GRIM, BIEHN & THATCHER,
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944

WAGNER, ROSE H., dec'd.

Late of Borough of Norristown and
 Middletown Township, Monmouth County, NJ.
 Executrix: HEIDI NIEDERER,
 73 Ninth Street,
 Belford, NJ 07718.
 ATTORNEYS: BORENSTEIN, McCONNELL &
 CALPIN, P.C.,
 3 Werner Way,
 Lebanon, NJ 08833

WEISSMAN, LAURENCE also known as

LARRY WEISSMAN and
LARRY I. WEISSMAN, dec'd.
 Late of Lower Moreland Township.
 Administratrix CTA: NANCY T. WEISSMAN,
 3660 Albidale Drive,
 Huntingdon Valley, PA 19006.
 ATTORNEY: GERALD GENSIEJEWSKI, JR.,
 3658 Chimney Swift Drive,
 Huntingdon Valley, PA 19006

WILIAMS, GLADYS P. also known as
GLADYS PIKE FRIES, dec'd.

Late of Borough of Lansdale.
 Executrix: BEVERLY W. BLACK,
 c/o David W. Conver, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: DAVID W. CONVER,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 194

WOLTEIMATE, DOROTHY JEAN also known as
JEAN WOLTEIMATE and
DOROTHY WOLTEIMATE, dec'd.

Late of Lower Providence Township.
 Executor: RICHARD C. WOLTEIMATE, III,
 c/o Robert P. Snyder, Esquire,
 121 Ivy Lane,
 King of Prussia, PA 19406.
 ATTORNEY: ROBERT P. SNYDER,
 SNYDER LAW GROUP, P.C.,
 121 Ivy Lane,
 King of Prussia, PA 19406

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

Duffy North with its principal place of business at 104 N. York Road, Hatboro, PA 19040.

The name and address of the entity owning or interested in said business is: Duffy, North, Wilson, Thomas & Nicholson, LLP, 104 N. York Road, Hatboro, PA 19040.

The application was filed on December 5, 2016.

Douglas G. Thomas, Esquire

Duffy, North, Wilson, Thomas & Nicholson, LLP
 104 N. York Road
 Hatboro, PA 19040

MISCELLANEOUS

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 ORPHANS' COURT DIVISION
 No. 2016X0657

IN RE: Irrevocable Trust of James J. Cognato

AND NOW, this 9th day of December, 2016 upon consideration of the petition to Declare Trust Beneficiaries Deceased Without Surviving Issue, it is hereby Ordered and Decreed that a Citation is issued to Edward James Van Landeghem, Thomas Segar and Daniel Segar for each to show cause why the Court should not declare each of them to have predeceased James J. Cognato, and to further determine that Edward James Van Landeghem, Thomas Segar and Daniel Segar each died without surviving issue. Citation Returnable January 31, 2017, at 9:30 a.m., in Courtroom "15", 4th Floor, One Montgomery Plaza, Norristown, PA.

John J. Del Casale, Atty. for Petitioner
M. Mark Mendel, Ltd.
 300 W. State St., Ste. 207
 Media, PA 19063-2639
 610-627-2534

COURT OF COMMON PLEAS OF
 DELAWARE COUNTY, PENNSYLVANIA
 ORPHANS' COURT DIVISION
 NO. 637 of 2016

IN RE: Estate of LOUISE MANLEY, Deceased
CITATION

TO: Heirs of LOUISE MANLEY, Deceased

At the instance of Holly Landmesser, by her Attorney, Jessica M. Gulash, Esq.

Greetings: You are hereby cited to appear or to file a full and complete answer/response to the averments of the Petition for the Grant of Letters of Administration Pursuant to 20 Pa. C.S.A. § 3152 filed in the above-referenced matter in the Court of Common Pleas of Delaware County, Orphans' Court Division, on or before the 12th day of January, 2017, with the Register of Wills of Delaware County, Pennsylvania, 201 W. Front St., Media, PA 19063,

and to show cause, if any you may have, why the Register of Wills should not grant Letters of Administration to Holly Landmesser. You are further hereby noticed that a hearing on the Petition for Grant of Letters of Administration is scheduled for Thursday, January 12, 2017, at 1:30 PM, with an Orphans' Court Representative in Hearing Room T.B.A., Delaware County Courthouse, Media, PA.

Jessica M. Gulash, Esquire
Lundy, Beldecos & Milby, P.C.
 450 N. Narberth Ave., Ste. 200
 Narberth, PA 19072
 610.668.0772

TRUST NOTICES

Second Publication

**NATHAN J. KEHLER REVOCABLE
 LIVING TRUST AGREEMENT,
 DATED 08/28/2008**

NATHAN J. KEHLER, DECEASED
Late of Lansdale Borough,
Montgomery County, PA

All persons indebted to the Trust or the above named Decedent are requested to make payment, and those having claims or demands against the same will make them known without delay to:

Trustee: Ruth Kehler
 348 Stormfield Drive
 Harleysville, PA 19438

Trustee's Attorney: Janet E. Amacher
 311 N. Sumneytown Pike, Suite 1A
 North Wales, PA 19454

Third and Final Publication

**EDMUND F. ZITZER AND
 ALICE JANE ZITZER
 REVOCABLE LIVING TRUST AGREEMENT
 DTD. 4/30/2002 AS AMENDED 3/22/2005,
 AND LAST AMENDED 6/16/2014**

Alice Jane Zitzer, Deceased
Late of Franconia Twp., Montgomery County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Theresa Hasson
 c/o Diane K. Foxman, Esq.
 890 Ashbourne Way
 Schwenksville, PA 19473

Or to her Atty.: Diane K. Foxman
 890 Ashbourne Way
 Schwenksville, PA 19473

EXECUTIONS ISSUED

Week Ending December 22, 2016

**The Defendant's Name Appears
 First in Capital Letters**

BERMON, EDWIN: PHYLLIS:
 WELLS FARGO BANK NA - Tower At Oak Hill
 Condominium Association; 201600080.
 BICKINGS, MICHAEL: AMERICAN HERITAGE FCU,
 GRNSH. - Malvern Federal Savings Bank, et al.;
 201620673; WRIT/EXEC.
 BROWN, THEODORE: PHILADELPHIA POLICE AND
 FIRE FEDERAL CREDIT UNION, GRNSH. -
 American Express Bank Fsb; 201609546; \$3,216.52.
 CAMPOS, EURICO - Wells Fargo Bank Na; 201621037;
 \$243,107.97.
 CARLILES, VICTORIA: WELLS FARGO BANK NA,
 GRNSH. - Brookwood Ii Condominium Assoc;
 201623964; \$4,499.62.
 CLARK, PAUL: LAURA - Wells Fargo Bank Na, et al;
 201600465; STRIKE/VACATE.
 CRECIUN, MARY: CITIZENS BANK, GRNSH. -
 Td Bank Usa Na As Successor In Interest To
 Target National; 201605295; ORDER/13,993.30.
 CROSS, ANNIE - American Heritage Federal
 Credit Union; 201500096; \$293,361.61.
 CUNNANE, THOMAS: MAUREEN -
 Wells Fargo Bank Na, et al.; 201612939; \$60,980.45.
 DONAHUE, THOMAS: THOMAS - Deutsche Bank
 National Trust Company; 201523337.
 FERRIS, RALPH: BR AUTO SALES LTD:
 CITIZENS BANK OF PA, GRNSH. -
 American Express Bank Fsb; 201627307;
 \$1,135,076.00.
 FRIPPS, TYRONE - The Bank Of New York, et al;
 201601425.
 GLAUSER, JENNIFER: MARK - Deutsche Bank
 National Trust Company; 201600178.
 GOINS, THOMAS: LANI - Santander Bank Na;
 201523597; \$108,657.34.
 GORHAM, JOHN: MICHAEL - Bank Of America Na;
 201603642; \$189,583.93.
 HAWKINS, DAVID: UNITED STATES OF AMERICA -
 Federal National Mortgage Association, et al;
 201613798; \$135,572.34.
 HENNINGER, JOSH: KERIANNE -
 Bank Of America Na, et al.; 201424482.
 HIPPOCRATIC SOLUTIONS, LLC:
 BANK OF AMERICA NA, GRNSH. -
 Farrago, LLC, et al.; 201613877.
 KRAVITZ, JEFFREY: SUSAN - Montgomery
 Sewer Co, Inc.; 201629351; \$5,415.42.
 MCGOLDRICK, JOSEPH: PHILADELPHIA
 POLICE AND FIRE FEDERAL CREDIT UNION,
 GRNSH. - American Express Centurion Bank;
 201610883; \$5,380.16.
 MILBOURNE, VICTOR: CYNTHIA -
 Citimortgage, Inc.; 201224027; \$198,196.20.
 MILNER, MICHAEL - Drexel University; 201605362;
 WRIT/EXEC.
 MUCHO, EVA: BANK OF AMERICA, GRNSH. -
 American Express Centurion Bank; 201609653;
 \$6,571.41.
 NANCE, NICOLE: FRANKLIN MINT FEDERAL
 CREDIT UNION, GRNSH. - Georgetown Of
 Philadelphia Condominium Association; 201404273;
 REASSESS ORDER/10,665.60.

NELSON, GLORIA: WELLS FARGO BANK NA, GRNSH. - Franklin Mint Fcu; 201509452; WRIT/EXEC.

PATTEN, ROBERT - Hsbc Bank Usa Na; 201605876; \$102,874.45.

PICCONI, JOY: TD BANK NA, GRNSH. - Discover Bank; 201205672; \$13,958.24.

RANDEL, WILLIAM: WELLS FARGO BANK, GRNSH. - Farmelo, Unni; 201614502.

RICHARDSON, JOHN: TD BANK, GRNSH. - Minneapolis College Of Art & Design; 201500946; \$12,605.66.

ROSCIOLI, KEVIN: ROSIOLI, KEVIN: ROSCIOLI, JILL - Bank Of America Na, et al.; 201206897; ORDER IN REM/196,588.37.

SCIALLA, GENNARO: ROSA - Montgomery Sewer Co, Inc.; 201629349; \$11,361.43.

SILVERMAN, ERIC: ERIC: PATRICIA, ET AL. - Bank Of America Na, et al.; 201531245; \$382,041.39.

SLEUTARIS, RICHARD: NANCY - Citizens Bank Of Pennsylvania; 201530487.

STURROCK, IAN: MARY - Cit Bank Na; 201523391; \$438,033.31.

TORRES, DIANE: CHRISTOPHER - Nationstar Mortgage, LLC; 201314559; \$438,604.97.

TRZNADEL, SUZANNE - Jpmorgan Chase Bank National Association; 201531408; \$316,556.45.

VANGIERI, ANTHONY - Wells Fargo Bank Na; 201622074; \$277,471.27.

YOCUM, ADRIAN: ADRIAN - Wells Fargo Bank Na; 201622113; \$78,720.74.

ZYWALEWSKI, KEVIN: KEVIN: JULIANNE - Bank Of America Na, et al.; 201220028; \$379,239.29.

CLARK, KOREN: LAIRD, DEBORAH - Romann, James; 201629464; Judgment fr. District Justice; \$963.16.

CROSS PROPERTIES: CP ACQUISITIONS LP - Conerstone Consulting Engineers & Architectural Inc; 201629645; Judgment fr. District Justice; \$1,756.92.

DAB COUTURE DESIGNS INC: BUTTERFLIES AND BULLFRGOS - Erp New Britain Property Owner Lp; 201629495; Complaint In Confession of Judgment; \$444,254.51.

DAMORE, CATERINA - Discover Bank; 201629760; Judgment fr. District Justice; \$5,458.12.

DECRISTOFARO, JOHN - Ford Motor Credit Company Llc; 201629601; Judgment fr. District Justice; \$2,947.41.

DESIMONE, CYNTHIA - Discover Bank; 201629550; Judgment fr. District Justice; \$7149.68.

DIEGIDIO CONTRACTORS: DIEGIDIO, LAWRENCE: THE FINEZZA GROUP - Cantz, Chris; 201629626; Judgment fr. District Justice; \$13135.91.

DORAZIO, PATRICIA - Midland Funding Llc; 201629784; Judgment fr. District Justice; \$883.51.

DUNLAP, BILLY: KOENIG, BARBARA - Boyertown Area School District; 201629264; Certification of Judgment; \$5,221.15.

ERB-MASCIO BUILDERS INC: ERB, DAVID: DEBORAH, ET.AL. - Td Bank Na; 201629338; Complaint In Confession of Judgment; \$80291.84.

FELIX, JARED: MAIN LINE DESIGN CENTER LLC - Tehrani Brothers; 201629467; Judgment fr. District Justice; \$10687.99.

FORBES, STEVEN - Discover Bank; 201629568; Judgment fr. District Justice; \$6220.04.

FOX, ROBERT - City Of Phila Department Of Revenu Municipal Services Buldi; 201629501; Certification of Judgment; \$412.04.

FOX, ROBERT - City Of Philadelphia Department Of Revenue; 201629528; Certification of Judgment; \$957.94.

FOX, ROBERT - City Of Philadelphia Department Of Revenue; 201629533; Certification of Judgment; \$926.42.

FOX, ROBERT - City Of Phila Department Of Revenu Municipal Services Buldi; 201629501; Certification of Judgment; \$412.04.

FOX, ROBERT - City Of Philadelphia; 201629497; Certification of Judgment; \$422.79.

FOX, ROBERT - City Of Philadelphia Department Of Revenue; 201629809; Certification of Judgment; \$1,007.31.

FOX, ROBERT - City Of Philadelphia Department Of Revenue; 201629810; Certification of Judgment; \$952.19.

FOX, ROBERT - City Of Philadelphia Department Of Revenue; 201629812; Certification of Judgment; \$983.75.

GARGES, JILLINE - Midland Funding Llc; 201629445; Judgment fr. District Justice; \$1,158.25.

GARRETT, KEVIN - Discover Bank; 201629665; Judgment fr. District Justice; \$1,738.36.

GEAR, JAIMIE - Discover Bank; 201629694; Judgment fr. District Justice; \$2,371.47.

GEARHART, WALTER - Capital One Bank Usa Na; 201629340; Judgment fr. District Justice; \$9006.13.

GERSHMAN, JESSICA - Capital One Bank Usa Na; 201629334; Judgment fr. District Justice; \$5301.88.

GETOLA, KIMBERLY - Capital One Bank Usa Na; 201629276; Certification of Judgment; \$1,847.90.

JUDGMENTS AND LIENS ENTERED

Week Ending December 22, 2016

The Defendant's Name Appears First in Capital Letters

ANDSTEAD, DIANNA - Palisades Collection Llc; 201629744; Certification of Judgment; \$1983.08.

AQUINO LAW GROUP LTD: AGNIS, GENE - De Lage Landen Financial Services Inc; 201629481; Certification of Judgment; \$35,120.26.

BORZA, TINA - Elite Recovery Services; 201629807; Certification of Judgment; \$2667.12.

BREJCHAR, CHRISTINE - Silverman, Mark; 201629333; Judgment fr. District Justice; \$3,652.29.

BRIDGEVIEW DEVELOPMENT ASSOCIATES LP - Ucf1 Trust I; 201629282; Complaint In Confession of Judgment; \$17675804.22.

BRIGHT, MICHELL - Midland Funding Llc; 201629526; Judgment fr. District Justice; \$833.19.

BROWN, DAVID - Capital One Bank Usa Na; 201629511; Certification of Judgment; \$4052.93.

CALCAGNI, JAMES - Epstein, Sue; 201629431; Judgment fr. District Justice; \$6,177.64.

CANFIELD, BETH - Discover Bank; 201629775; Judgment fr. District Justice; \$5,735.56.

CARFAGNO, CHARLES - Discover Bank; 201629560; Judgment fr. District Justice; \$3849.64.

CARTER, CHERYL - Discover Bank; 201629666; Judgment fr. District Justice; \$4,884.55.

CERRY, JAMES - Kissinger, Gary; 201629326; Judgment fr. District Justice; \$3898.52.

- GETOLA, KIMBERLY - Capital One Bank Usa Na; 201629276; Certification of Judgment; \$1,847.90.
- GIACOMELLI TILE INC.: COLVERE TILE CO. INC.: J&J TILE INC. - Local 7 Tile Industry Welfare Fund; 201629469; \$262367.62.
- GIACOMELLI, WARREN - Local 7 Tile Industry Welfare Fund; 201629473; \$166925.72.
- GIL, JAE - Discover Bank; 201629538; Judgment fr. District Justice; \$2,960.63.
- GLEBA INC - Tri-State Auto Auction Inc; 201629319; Complaint In Confession of Judgment; \$19,801.70.
- GOODMAN, MICHAEL - Canon Financial Services Inc; 201629381; Foreign Judgment; \$20,202.53.
- GORSKI, CHERYL - Capital One Bank; 201629347; Judgment fr. District Justice; \$2,599.13.
- GROMAN, MICHAEL - Capital One Bank Usa Na; 201629504; Certification of Judgment; \$9092.02.
- GRZYBOWSKI, JOSEPH - Discover Bank; 201629667; Judgment fr. District Justice; \$2,158.57.
- HANKINS, MOLLY - Capital One Bank Usa Na; 201629838; Certification of Judgment; \$3674.63.
- HAZLETON OIL & ENVIRONMENTAL INC - Univest Bank And Trust Co; 201629285; Complaint In Confession of Judgment; \$200702.78.
- HEARN, CLINTON - Capital One Bank Usa Na; 201629327; Judgment fr. District Justice; \$8,960.69.
- HEFFERON, MARK - Palisades Collection Llc; 201629720; Certification of Judgment; \$1269.08.
- HENSMAN, NICOLE - Soaring Capital Inc Llc; 201629669; Judgment fr. District Justice; \$1,440.36.
- HOLLAND, MICHAEL - Midland Funding Llc; 201629451; Judgment fr. District Justice; \$6,149.40.
- JAMES, CECIL - Discover Bank; 201629683; Judgment fr. District Justice; \$4,550.54.
- JIFF INC: CARIBBEAN HOT SPOT - Audubon Square Inc; 201629298; Complaint In Confession of Judgment Mone; \$30473.19.
- JOHNSON, ERIC - City Of Phila Department Of Revenue; 201629231; Certification of Judgment; \$414.82.
- JOHNSON, ERIC - City Of Phila Department Of Revenue; 201629223; Certification of Judgment; \$1,132.36.
- JOHNSON, ERIC - City Of Phila Department Of Revenue; 201629219; Certification of Judgment; \$460.49.
- JONES, DIANE: LOVE, DIANE - City Of Philadelphia; 201629657; Certification of Judgment; \$682.45.
- JONES, DIANE: LOVE, DIANE - City Of Philadelphia; 201629646; Certification of Judgment; \$761.35.
- KAZI, JOYNUL - Discover Bank; 201629758; Judgment fr. District Justice; \$7,274.91.
- KIM, HWI - Discover Bank; 201629664; Judgment fr. District Justice; \$10,812.67.
- KLINICK, DOUG - Faggioli, Daryl; 201629656; Certification of Judgment; \$3544.00.
- KNIGHT, MICHAEL - Discover Bank; 201629765; Judgment fr. District Justice; \$7,840.01.
- LEASHER, GINA - Midland Funding Llc; 201629478; Judgment fr. District Justice; \$888.00.
- LEWIS, TIMOTHY - Capital One Bank Usa Na; 201629337; Judgment fr. District Justice; \$4594.99.
- LI, QUAN: RICHARD: RICHARD - City Of Philadelphia; 201629565; Certification of Judgment; \$2733.67.
- LI, RICHARD - City Of Phila Department Of Revenue; 201629648; Certification of Judgment; \$25,460.91.
- LI, RICHARD - City Of Phila Department Of Revenue; 201629651; Certification of Judgment; \$24,605.20.
- LI, RICHARD - City Of Phila Department Of Revenue; 201629655; Certification of Judgment; \$14,805.30.
- LI, RICHARD: QUAN - City Of Phila Department Of Revenue; 201629672; Certification of Judgment; \$18,038.82.
- LI, RICHARD: QUAN - City Of Phila Department Of Revenue; 201629675; Certification of Judgment; \$26,162.11.
- LI, RICHARD: QUAN - City Of Phila Department Of Revenue; 201629716; Certification of Judgment; \$1,618.58.
- LI, RICHARD: QUAN - City Of Phila Department Of Revenue; 201629673; Certification of Judgment; \$25,304.70.
- LI, RICHARD: QUAN - City Of Phila Department Of Revenue; 201629704; Certification of Judgment; \$890.42.
- LI, RICHARD: QUAN - City Of Phila Department Of Revenue; 201629710; Certification of Judgment; \$1,527.14.
- LI, RICHARD: QUAN - City Of Phila Department Of Revenue; 201629717; Certification of Judgment; \$1,672.72.
- LI, RICHARD: QUAN, LI: LI - City Of Phila Department Of Revenue; 201629801; Certification of Judgment; \$1,170.07.
- LI, RICHARD: QUAN, LI: LI - City Of Phila Department Of Revenue; 201629827; Certification of Judgment; \$1,516.74.
- LI, RICHARD: QUAN, LI: LI, RICHARD QUAN - City Of Phila Department Of Revenue; 201629721; Certification of Judgment; \$1,608.76.
- LI, RICHARD: QUAN, LI: LI, RICHARD QUAN - City Of Phila Department Of Revenue; 201629723; Certification of Judgment; \$1,662.60.
- LI, RICHARD: QUAN: RICHARD - City Of Philadelphia; 201629554; Certification of Judgment; \$3314.31.
- LI, RICHARD: QUAN: RICHARD - City Of Philadelphia; 201629555; Certification of Judgment; \$16,357.32.
- LI, RICHARD: QUAN: RICHARD - City Of Philadelphia; 201629558; Certification of Judgment; \$3,808.46.
- LI, RICHARD: QUAN: RICHARD - City Of Philadelphia; 201629572; Certification of Judgment; \$1,814.30.
- LI, RICHARD: QUAN: RICHARD - City Of Philadelphia; 201629548; Certification of Judgment; \$17408.05.
- LI, RICHARD: QUAN: RICHARD - City Of Philadelphia Department Of Rev; 201629551; Certification of Judgment; \$4809.71.
- LOVE, DIANE - City Of Phila; 201629475; Certification of Judgment; \$619.01.
- LOVE, DIANE - City Of Phila; 201629475; Certification of Judgment; \$619.01.
- LOVE, DIANE - City Of Philadelphia; 201629521; Certification of Judgment; \$602.95.
- LOVE, DIANE - City Of Philadelphia; 201629525; Certification of Judgment; \$599.40.
- LOVE, DIANE - City Of Phila Department Of Revenue; 201629634; Certification of Judgment; \$505.96.
- LOVE, DIANE - City Of Phila Department Of Revenue; 201629637; Certification of Judgment; \$607.61.
- LOVE, DIANE - City Of Phila Department Of Revenue; 201629641; Certification of Judgment; \$618.03.

- LOVE, DIANE - City Of Phila Department Of Revenue; 201629643; Certification of Judgment; \$1,060.11.
- LOVE, DIANE - City Of Phila Department Of Revenue; 201629729; Certification of Judgment; \$485.06.
- LOVE, DIANE - City Of Phila Department Of Revenue; 201629732; Certification of Judgment; \$655.93.
- LOVE, DIANE - City Of Phila Department Of Revenue; 201629738; Certification of Judgment; \$667.86.
- LOVE, DIANE - City Of Phila Department Of Revenue; 201629740; Certification of Judgment; \$633.63.
- LOVE, DIANE - City Of Phila Department Of Revenue; 201629747; Certification of Judgment; \$2,044.99.
- LOVE, DIANE - City Of Phila Department Of Revenue; 201629750; Certification of Judgment; \$611.89.
- LOVE, DIANE - City Of Phila Department Of Revenue; 201629727; Certification of Judgment; \$517.15.
- LOVE, DIANE - City Of Phila Department Of Revenue; 201629742; Certification of Judgment; \$1,523.15.
- LOVE, DIANE - City Of Phila Department Of Revenue; 201629752; Certification of Judgment; \$590.71.
- LOVE, DIANE - City Of Phila Department Of Revenue; 201629756; Certification of Judgment; \$847.41.
- LOVE, DIANE; JONES, DIANE - City Of Philadelphia; 201629544; Certification of Judgment; \$656.10.
- LOVE, DIANE; JONES, DIANE - City Of Philadelphia; 201629523; Certification of Judgment; \$583.38.
- LOVE, DIANE; JONES, DIANE - City Of Philadelphia; 201629534; Certification of Judgment; \$665.48.
- LOVE, DIANE; JONES, DIANE - City Of Philadelphia; 201629612; Certification of Judgment; \$1092.11.
- LOVE, DIANE; JONES, DIANE - City Of Philadelphia; 201629630; Certification of Judgment; \$515.75.
- LOVE, DIANE; JONES, DIANE - City Of Philadelphia; 201629638; Certification of Judgment; \$776.81.
- MALONE, JOSEPH - Pine Knoll At Regents Park Homeowners Association; 201629733; Judgment fr. District Justice; \$5,155.71.
- MARGHERIO, DANIEL - Capital One Bank; 201629722; Judgment fr. District Justice; \$2650.61.
- MARKEY, SHEILA - Midland Funding Llc; 201629438; Judgment fr. District Justice; \$1,073.33.
- MCATEER, ROBERT - Discover Bank; 201629563; Judgment fr. District Justice; \$1513.04.
- MCCONNELL, JACOB - Capital One Bank Usa N A; 201629753; Certification of Judgment; \$1322.52.
- MILLER, ALISCIA - Maple Hill Community Association; 201629735; Judgment fr. District Justice; \$11,257.67.
- MINSEC PROPERTIES LP - Kpg Esg Elm Lp; 201629502; Complaint In Confession of Judgment; \$POSSESSION.
- MONTELEONE, TONYA - Discover Bank; 201629702; Judgment fr. District Justice; \$8,193.98.
- MOON LANDSCAPING INC; MOON SITE MANAGEMENT INC - Norris Sale Co Inc; 201629281; Complaint In Confession of Judgment; \$7308.78.
- NASH, MARLIN - Ford Motor Credit Company Llc; 201629605; Judgment fr. District Justice; \$8,762.27.
- PARIS, NYESHA - Discover Bank; 201629676; Judgment fr. District Justice; \$1,860.22.
- ROBERTS, JACQUELINE - City Of Philadelphia Department Of Revenue; 201629814; Certification of Judgment; \$1,416.74.
- ROGERS, NORMAN - City Of Philadelphia Department Of Revenue; 201629524; Certification of Judgment; \$541.58.
- ROGERS, NORMAN - City Of Philadelphia Department Of Revenue; 201629527; Certification of Judgment; \$606.19.
- ROGERS, NORMAN - City Of Philadelphia; 201629493; Certification of Judgment; \$286.68.
- ROGERS, NORMAN; LAMONT - City Of Philadelphia; 201629542; Certification of Judgment; \$1827.14.
- RUTMAN, NEAL - Capital One Bank Usa Na; 201629373; Judgment fr. District Justice; \$3693.21.
- SANTIAGO, PEDRO - Discover Bank; 201629734; Judgment fr. District Justice; \$2,430.46.
- SCHALLAWITZ, STEVEN - Discover Bank; 201629757; Judgment fr. District Justice; \$8,156.72.
- SCOTT, MATTHEW - Discover Bank; 201629545; Judgment fr. District Justice; \$1,870.49.
- SCOTT, PEGGY - Midland Funding Llc; 201629561; Judgment fr. District Justice; \$1792.33.
- SEIBEL, MICHAEL - City Of Phila Department Of Revenue; 201629833; Certification of Judgment; \$1,831.65.
- SEIBEL, MICHAEL - City Of Phila Department Of Revenue; 201629668; Certification of Judgment; \$1,148.50.
- SEIBEL, MICHAEL - City Of Phila Department Of Revenue; 201629670; Certification of Judgment; \$1,624.49.
- STEINMETZ, TOBIAH - Discover Bank; 201629547; Judgment fr. District Justice; \$2619.41.
- TORRES, JULIA - Midland Funding Llc; 201629602; Judgment fr. District Justice; \$1340.19.
- TRONOSKI, JACQUELINE - Regents Park Homeowners Association; 201629662; Judgment fr. District Justice; \$2860.69.
- VALLADARES, ERIK - Midland Funding Llc; 201629510; Judgment fr. District Justice; \$2619.58.
- VAN BUREN, JENNIFER; GAERTNER, JENNIFER - Vbn Loan Services Inc; 201629309; Judgment fr. District Justice; \$3573.96.
- VELASQUEZ, LILIANA - Discover Bank; 201629541; Judgment fr. District Justice; \$2827.24.
- VOZZO, PAUL; DONNA - Erp New Britain Property Owner Lp; 201629293; Complaint In Confession of Judgment; \$444,887.19.
- WATTERSON, AMY - Capital One Bank Usa N A; 201629816; Certification of Judgment; \$1,168.22.
- WEBER, DAVID - Discover Bank; 201629663; Judgment fr. District Justice; \$6,939.29.
- WIGG, MARTIN - Leipert, Henry; 201629570; Complaint In Confession of Judgment; \$131914.65.
- WILLIAMS, NINA - Discover Bank; 201629549; Judgment fr. District Justice; \$10354.18.
- WILLIAMS, WANDA - Capital One - City Of Philadelphia; 201629875; Judgment fr. District Justice; \$1,946.15.
- WILSON, HANK - City Of Philadelphia; 201629536; Certification of Judgment; \$329.09.
- WILSON, HANK - City Of Philadelphia; 201629540; Certification of Judgment; \$484.37.
- WILSON, HANK; HENRY - City Of Philadelphia; 201629556; Certification of Judgment; \$626.99.
- WILSON, HENRY; HANK - City Of Philadelphia; 201629522; Certification of Judgment; \$611.03.
- WIMBLE, DAVID - Discover Bank; 201629684; Judgment fr. District Justice; \$6,000.00.
- WINCKLER, TYRONE - Springleaf Financial Services Of Pennsylvania Inc; 201629505; Judgment fr. District Justice; \$3037.04.

WINTERBOTTOM, THOMAS - Discover Bank;
201629700; Judgment fr. District Justice; \$2,421.92.
ZUK, GALE: LEONARD - Springleaf Financial Services
Of Pennsylvania Inc; 201629622; Judgment fr.
District Justice; \$5829.90.

ABINGTON TWP. -

entered municipal claims against:

Discavage, George: Jean; 201629569; \$1331.25.
Gibson, Sandra; 201629798; \$842.71.
Gombeda, Edward: Catherine; 201629579; \$1108.23.
Ligon, Bobbalina; 201629799; \$989.53.
Ramella, David; 201629870; \$244.95.

CHELTENHAM TWP. -

entered municipal claims against:

Bernocco, Richard: Margaret; 201629823; \$1,421.81.
David Cutler Industries; 201629806; \$1,729.98.
Griffin, Aisha: Jones, Ondre; 201629574; \$2244.84.
Jones, Derick; 201629825; \$1,679.33.
Lee, Michael: Michele; 201629589; \$1364.57.
Magyar, David: Harris, Vanessa; 201629800; \$1,394.36.
Mckinley, M.: Williams, Theresa; 201629802; \$2,603.84.

CONSHOHOCKEN BORO. AUTH. -

entered municipal claims against:

Alba, Jonathan; 201629306; \$528.46.
Antonelli, Ettore-Don: Madeleine; 201629301; \$583.03.
Diciurcio, Randall; 201629300; \$574.56.
Greenberg, Matthew; 201629302; \$516.25.
Hickey, Carol; 201629303; \$585.00.
Schultz, Brenden; 201629304; \$541.48.
Scott, Oethan; 201629307; \$562.39.
Washington, Eddie: Teresa; 201629305; \$669.86.
Wrubel, Berenice; 201629299; \$3,189.44.

LOWER POTTS GROVE TWP. -

entered municipal claims against:

Michener, Harry: Dianne; 201629383; \$721.36.
Pottsgrove Diner Corporation; 201629590; \$435.93.
Scheiffel, Mark: Linda; 201629394; \$602.54.

LOWER POTTS GROVE TWP. MUN. AUTH. -

entered municipal claims against:

Feldman, Roger: Renee; 201629566; \$822.54.

PENNA. UNEMP. COMP. FUND -

entered claims against:

Abbott, Jane; 201663710; \$5911.57.
Arnoldi, Jennell; 201663730; \$2950.43.
Artsform Llc; 201663681; \$1015.10.
Ball, George; 201663737; \$1607.93.
Bost, Gregory; 201663704; \$1458.20.
Bowman, Jacqueline; 201663740; \$1425.47.
C&S Research Corp; 201663661; \$2104.97.
Carter, Lucretia; 201663712; \$12276.01.
Childs, Susan; 201663713; \$2970.54.
Ciabattoni, Brian; 201663708; \$1308.82.
Coffey, Steven; 201663705; \$2885.15.
Como Construction Llc; 201663668; \$5337.20.
Compulsive Usa Inc; 201663669; \$4227.51.
Cooper, Debra; 201663714; \$2628.06.
Copeland, Terran; 201663731; \$2202.40.
Dice, Kelly; 201663709; \$2179.07.
Duckett, Kenneth; 201663741; \$3449.08.
Dunn, Arthur; 201663735; \$2629.48.

Fairel, Sommer; 201663732; \$2249.94.
Faison, Daniel; 201663738; \$12232.20.
Gulick, Adam; 201663750; \$1589.01.
Hardee, Jennifer; 201663739; \$4893.80.
Hendricks, Christoph; 201663715; \$2495.75.
Holliday, Joanne; 201663747; \$3749.47.
Holmes, Kelisha; 201663711; \$1560.44.
Interstate Transportation Systems Inc: Interstate
Fleet Services; 201663662; \$3403.21.
J Doc Enterprises Inc: Janeway Towing; 201663667;
\$3738.87.
Jackson, Keenan; 201663706; \$12979.98.
Loft At Limerick Llc; 201663665; \$6617.54.
Main Line Protection Services Llc; 201663672;
\$21519.39.
McClelland, Kevin; 201663702; \$3440.91.
McLaurin, Neal; 201663748; \$2787.93.
Miniscalco Construction Llc; 201663671; \$24233.94.
Mj Monahan Inc; 201663670; \$1081.69.
Moskow, Evan; 201663746; \$5927.46.
Noble, Kimberly; 201663716; \$5671.80.
Ondik, Mark; 201663707; \$11665.07.
Placido, Ann; 201663742; \$1802.93.
Precision Balancing Inc; 201663680; \$15121.54.
Rachlin, Kohl; 201663703; \$2965.44.
Roher Mechanical Service Inc; 201663666; \$1251.89.
Se Acquisition Of Pennsylvania Inc; 201663664;
\$8183.87.
Simcox, William; 201663736; \$1307.02.
Smith, Clamira; 201663733; \$8997.42.
Stewart, Troy; 201663734; \$3889.42.
Watson, Raymond; 201663744; \$5413.72.
Wimmer, Matthew; 201663743; \$5006.97.
Wright, Jeffrey; 201663749; \$1452.75.
Yoskowitz, Carolyn; 201663745; \$4745.07.

POTTS GROVE SCHOOL DIST. -

entered municipal claims against:

Airey, Adrian; 201629575; \$1678.36.
Kuterbach, Ronald: Estate Of Stella Kuterbach;
201629390; \$3088.22.
Meyer, Gustave; 201629392; \$861.91.

POTTSTOWN BORO. AUTH. -

entered municipal claims against:

Amadu, David; 201629397; \$674.13.
Hanover Square Townhomes Lp; 201629600; \$770.42.
Mattie, Joan; 201629636; \$259.25.
Meyers, Jason: 123 King Street Trust; 201629564;
\$1401.02.
Neff, Cynthia: Estate Of Gerald Morrison; 201629606;
\$283.18.
Neff, Cynthia: Estate Of Gerald Morrison; 201629609;
\$271.27.
Turner, Melvin: Elizabeth; 201629615; \$764.06.
Wallace, Neil; 201629599; \$1102.81.

POTTSTOWN BORO. -

entered municipal claims against:

Emmett, Nikki: Albertson, John; 201629635; \$259.25.
Trofa, Robert; 201629611; \$474.96.
Turner, Melvin: Elizabeth; 201629608; \$1057.70.

POTTSTOWN SCHOOL DIST. -

entered municipal claims against:

Cole, Delores; 201629794; \$1,796.79.

**UNITED STATES INTERNAL REV. -
entered claims against:**

Bowes, Gerald; 201670976; \$42615.49.
Egan, Martin; 201670975; \$12225.98.
Furniture Gallery Inc; 201670985; \$17357.53.
Green Start Inc; 201670974; \$40818.38.
Lakeshore Hospitality Group Llc; Fritzeen, Eric;
201670982; \$13166.01.
Leto & Sons Inc; 201670981; \$34293.34.
Mcilhenny, Andrew; Glori; 201670979; \$121854.20.
Renneisen, Bryan; Michelle; 201670977; \$30393.47.
Rey, Juan; 201670973; \$45247.97.
Saidu, Sheku; 201670984; \$5643.80.
Schall, Robert; Andrews, Nancy; 201670978;
\$45530.90.
Shanks, Scott; 201670983; \$74936.01.
Yarnall, Raymond; 201670980; \$39840.59.

**UPPER PERKIOMEN SCHOOL DIST. -
entered municipal claims against:**

Myhr, Stephen; 201629577; \$1552.38.

**UPPER POTTSGROVE TWP. -
entered municipal claims against:**

Shukowitsh, Steven; Jessica; 201629796; \$882.84.

**WEST NORRITON TWP. -
entered municipal claims against:**

Breidenbach, Jill; 201629616; \$2143.56.
Hall, Anthony; Debra; 201629632; \$1538.74.
Haug, Harry; Frances; 201629633; \$1646.86.
Walker, Julius; Minor, Jasmyne; 201629582; \$1233.67.
Yurick, Jon; Dena; 201629573; \$2029.86.

LETTERS OF ADMINISTRATION

Granted Week Ending December 22, 2016

**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

DETWEILER, DENISE F. - Lower Salford Township;
Digati, Hillary G., 5004 Tomahawk Drive
Collegeville, PA 19426; Goetz, John P. Iii,
309 Village Drive Schwenksville, PA 19473.
EROH, BERDINE S. - Trappe Borough;
Freese, Berdine C., 233 Estate Road
Boyertown, PA 19512.
FISH, DENNIS - Franconia Township;
Wilkins, Karen G., 1516 State Avenue
Coraopolis, PA 15108.
JACKSON, CRYSTAL C. - Pottstown Borough;
Jackson, Chris T., 620 Manatawny Street
Pottstown, PA 19464.
MAGALDO, THOMAS E. - North Wales Borough;
Magaldo, Mary G., 22 South 22Nd Street
Phila, PA 19103.
METKOWSKI, LEONARD P. - Whitmarsh Township;
Metkowski, Leonard P., 498 Buchland Road
Narvon, PA 17555-9411.
PITCAIRN, MICHAEL - Lower Moreland Township;
Genzlinger, Lynn P., 1170 Trail Ridge Road
Alpine, WY 83128.
RAVIZZA, MARGARET A. - Lower Providence
Township; Kugler, Patricia, 643 Birchleaf Drive
Collegeville, PA 19426.

ROBERTO, FERDINANDO L., JR. - Upper Merion
Township; Roberto, Stefanie, 1618 South 2Nd
Street Phila, PA 19148.
SMART, ANN H. - Lower Salford Township;
Smart, Albert W., Jr., 695 Main Street
Harleysville, PA 19438.
SYLVA, VALJEAN, SR. - Cheltenham Township;
Sylva, Valjean, Jr., 1008 S 25Th Street
Phila, PA 19146.
WACHSMUTH, RONALD N. - Abington Township;
Wachsmuth, Christopher R., 332 Locust Road
Glenside, PA 19038.

SUITS BROUGHT

Week Ending December 22, 2016

**The Defendant's Name Appears
First in Capital Letters**

ABDULLAH, JAMAR - Abdullah, Shon; 201627894;
Complaint for Custody/Visitation.
ALPOHORITIS, SOLOMON - Dunn, Aja; 201628457;
Complaint for Custody/Visitation.
AMENT, CHRISTINE - Ament, Donald; 201629739;
Complaint Divorce.
BELL, DAYMOND - Harris, Deneene; 201628960;
Complaint for Custody/Visitation.
BENNETT, BRITTANY - State Farm Mutual Automobile
Insurance Company; 201629703; Civil Action;
Lawrence, Benjamin W.
BENNETT, BRITTANY - State Farm Mutual Automobile
Insurance Company; 201629706; Civil Action;
Lawrence, Benjamin W.
BINT-HASSAN, SAULEIHA: DIALLO, SADOUL -
Chung, Eui; 201629539; Civil Action; Birch, Robert J.
BLAIR, LEON - Portfolio Recovery Associates Llc;
201629350; Civil Action; Brown, Carrie A.
BLATT, PAUL - Ziegler, Frederick; 201629835;
Civil Action; Difabio, Vincent P.
BOARD OF ASSESSMENT APPEALS -
Ellison, Samuel; 201629843; Appeal from
Board of Assessment.
BOYKINS, JASON - David, Grace; 201629242;
Complaint for Custody/Visitation.
BRANCA, DAVID - Portfolio Recovery Associates Llc;
201629472; Civil Action; Polas, Robert N., Jr.
BREWER, JANEE - Law Office Of Alan R Mege;
201629654; Civil Action; Mege, Alan R.
BUI, BHUONGLOAN: PHONG - Patel, Mahesh;
201629914; Petition to Appeal Nunc Pro Tunc.
BURKS, KEVIN - Flowers, Terray; 201629821;
Civil Action; Braitman, Arthur R.
BURNS, KEVIN - Burns, Carla; 201629450;
Complaint Divorce.
CAMPBELL, JOHN - Sansone, Amiee; 201629380;
Petition for Protection from Sexual Viol.
CASTORINA, KAYLA - Espinoza, Vincent;
201628813; Complaint for Custody/Visitation;
Blessing, Maribeth W.
CIRINO, MARY: MASON, ROGER - Sheaffer, John;
201628804; Complaint in Quiet Title;
Semisch, Scot W.
CLARDY, DAVONTE - Pennsylvania State Employees
Credit Union; 201629553; Civil Action;
Urban, Matthew D.

- COLON, MARILYN: RIVERA, MARILYN - Jpmorgan Chase Bank National Association; 201629488; Complaint In Mortgage Foreclosure; Lutz, Daniel T.
- CONIGLIARO, DEBRA: DELTORO, SHEILA: SCHULTZ, BARRY, ET.AL. - Wells Fargo Bank Na; 201629274; Complaint In Mortgage Foreclosure; Bennett, Elizabeth M.
- CROSS, ANDREA: LEWIS, ANDREA - Cross, Stephen; 201629377; Complaint Divorce; Abel, Ronald F.
- DEPANCIS, JUDITH: JUDITH - American Express Centurion Bank; 201629486; Civil Action; Felzer, Jordan W.
- DIAZ, BLASINA - American Express Bank Fsb; 201629182; Civil Action; Cawley, Jonathan Paul.
- DIAZ, MARANGELLY: NIEVES, RAYMUNDO - Villegas, Magaly; 201629803; Complaint for Custody/Visitation.
- DIMA, SHELLEY - Dima, Christopher; 201629719; Complaint Divorce.
- ESPOSITO, CHRISTOPHER - Law Offices Of Alan R Mege; 201629367; Civil Action; Mege, Alan R.
- FAIRFAX, BLAIR - Fairfax, Andrea; 201629915; Complaint Divorce.
- FAULKENBERRY, KRISTEN - Portfolio Recovery Associates Llc; 201629263; Civil Action; Brown, Carrie A.
- FEATHERMAN, LINDA: RAYMOND: OCCUPANTS - Us Bank National Association; 201629619; Complaint in Ejectment; Little, Kristen J.
- FERRAIOLI, NICHOLAS - Smith, Brittany; 201629452; Complaint for Custody/Visitation.
- FESMIRE, DENNIS - Fesmire, Kismet; 201629277; Complaint for Custody/Visitation.
- FINUCAN, JUSTIN: OCCUPANTS - Bank Of America Na; 201629499; Complaint in Ejectment; Wapner, Peter.
- GAUS, MATTHEW - Portfolio Recovery Associates Llc; 201629562; Civil Action; Brown, Carrie A.
- GENISYS CREDIT UNION: CUNA MUTUAL HOLDING COMPANY: EISMAN, LARRY, ET.AL. - Garges, Katherine; 201629578; Civil Action.
- GRAFF, MARGARET - Moats, Richard; 201629543; Complaint for Custody/Visitation.
- GREENLEAF, CLINTINA - Hill, Kenneth; 201628890; Complaint for Custody/Visitation; Sander, David J.
- HANNINGS, ALEXANDRA - Synchrony Bank; 201629288; Petition to Appeal Nunc Pro Tunc; Morris, Gregg L.
- HARVEY, TAMIKA - One Oakland Terrace Lp; 201629323; Defendants Appeal from District Justice.
- HATBORO-HORSHAM SCHOOL DISTRICT - Good Earth Charter School; 201629509; Petition; Brooks, Michael J.
- HATCH, EDWARD: NICOLE - Allstate Insurance Company; 201629660; Civil Action; Dougherty, Michael J.
- HATCH, EDWARD: NICOLE - Allstate Insurance Company; 201629680; Civil Action; Dougherty, Michael J.
- HAZZARD, KATHLEEN - Portfolio Recovery Associates Llc; 201629345; Civil Action; Brown, Carrie A.
- HAZZARD, KATHLEEN - Portfolio Recovery Associates Llc; 201629346; Civil Action; Brown, Carrie A.
- HILL, ZACHARY - Portfolio Recovery Associates Llc; 201629482; Civil Action; Polas, Robert N., Jr.
- HRYCHO, JOHN: BRUCE, MELINDA - Chaess, Harrison; 201629283; Civil Action.
- J BATTARBEE LLC: BATTARBEE TRANSPORT LLC: BATTARBEE, MARGARET, ET.AL. - Pennsylvania Turnpike Commission; 201629580; Civil Action; Peters, Albert C. Ii.
- JOMBE, JOESPH - Portfolio Recovery Associates Llc; 201629269; Civil Action; Brown, Carrie A.
- JONES, JESSICA - Crouse, Matt; 201629863; Petition.
- JUNG, EUNSOOK - Kwak, Ho; 201629280; Complaint Divorce; Yun, Chang Hi.
- KELLEY, LAURA - Mulholland, William; 201629089; Complaint for Custody/Visitation.
- KNIGHT, JAMALEE: HANDSCHUH, JAMALEE - Knight, Ellis; 201629376; Complaint Divorce.
- KOLIBOLOTSKY, OLGA - Portfolio Recovery Associates Llc; 201629487; Civil Action; Polas, Robert N., Jr.
- KOSINSKI, SHAWN: FILIPOVIC, KATE: KOSINSKI, SHAWN - Lakeview Loan Servicing Llc; 201629652; Complaint In Mortgage Foreclosure; Bennett, Elizabeth M.
- LANDIS, JONATHAN - Landis, Amanda; 201629212; Complaint for Custody/Visitation.
- LANZA LANDSCAPE SUPPLY - Surefoot Hardscape Products Inc; 201629209; Civil Action; Moore, Richard I.
- LE, TRAM - Poblano, David; 201629317; Complaint for Custody/Visitation.
- LUBER, EDWARD - American Express Centurion Bank; 201629252; Civil Action; Felzer, Jordan W.
- MADARA, CATHERINE - Discover Bank; 201629518; Defendants Appeal from District Justice.
- MALETTTO, CATHERINE - Portfolio Recovery Associates Llc; 201629537; Civil Action; Brown, Carrie A.
- MALONEY, BRITTANY - Elliott, Mark; 201629315; Complaint for Custody/Visitation.
- MANERO, ANTHONY - Contros, Jacqueline; 201629110; Complaint for Custody/Visitation; Vetrano, Kathleen B.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Liu, Qing; 201629363; Appeal from Board of Assessment.
- MONTGOMERY COUNTY TAX CLAIM BUREAU - Fetscher, James; 201629674; Petition; Lefevre, Robert H.
- MUHAMMAD, SAMAIYAH - Mollick-Ryan, Nyoka; 201629466; Petition for Protection From Intimidation.
- MULLER, FRANK - McKinney, Valenshe-A; 201629597; Plaintiffs Appeal from District Justice.
- NABOZNY, JESSICA: ALFRED - National Collegiate Student Loan Trust 2007-1; 201629490; Civil Action; Ratchford, Michael F.
- NORRIS, DAN - Norris, Michelle; 201629882; Complaint for Custody/Visitation.
- PAGNOTTA, RANDY - American Express Centurion Bank; 201629470; Civil Action; Cawley, Jonathan Paul.
- PARROTT, KENDALL - Young, Doneesha; 201628846; Complaint for Custody/Visitation.

- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Rocco, Bryan; 201629388;
Appeal from Suspension/Registration/Insp;
Campbell, Brendan.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Rocco, Bryan; 201629388;
Appeal from Suspension/Registration/Insp;
Campbell, Brendan.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - McKenna, Brian; 201629613;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Fletcher, Craig; 201629682;
Appeal from Suspension/Registration/Insp;
Schroeder, William D., Jr.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Lee, Sea; 201629718;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Montanez, Angel; 201629804;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Smith, Joseph; 201629805;
Appeal from Suspension/Registration/Insp.
- PHILIPPEAUX, LONDA - Jean, Dymi; 201629583;
Complaint for Custody/Visitation.
- PICKENS BELL, KEITH - Martinez, Jessica;
201628513; Complaint for Custody/Visitation.
- QUILLEY, MICHELLE - Portfolio Recovery
Associates Llc; 201629535; Civil Action;
Brown, Carrie A.
- RAINES, SHANNON - Jones, James; 201628711;
Complaint for Custody/Visitation; Ibrahim, Marcia B.
- RAMSTINE, KATHY - Portfolio Recovery
Associates Llc; 201629393; Civil Action;
Brown, Carrie A.
- RAYNOR, BRYAN - Weng, Youmin; 201629701;
Complaint Divorce; Solomon, Don J.
- REX, RONALD; MALIN, STEPHANIE -
Bolognese, Judith; 201629658; Complaint In
Mortgage Foreclosure; Mayewski, Paul J.
- RHOADS, ANDREA - Capital One Bank Usa Na;
201629294; Plaintiffs Appeal from District Justice;
Lashin, Arthur.
- RINKER, DAVID - Portfolio Recovery Associates Llc;
201629571; Civil Action; Brown, Carrie A.
- ROBINSON, JOHN - Portfolio Recovery Associates Llc;
201629261; Civil Action; Brown, Carrie A.
- RONCA, JUDY - Miller, Barry; 201629330;
Civil Action; Miller, Barry M.
- ROSSI, LANA - Paulovich, Zhan; 201629854;
Complaint Divorce.
- SALDUTTI CAR CORNER: SALDUTTI, ANTHONY;
MARIO - Mt Geath, Nivertiti; 201629314;
Plaintiffs Appeal from District Justice.
- SAVAGE, THOMAS - Savage, Samantha; 201629519;
Complaint Divorce; Fiore, Christopher P.
- SCAIA, FRANCES: FRANCES: ROBERT, ET.AL. -
Jpmorgan Chase Bank National Association;
201629649; Complaint In Mortgage Foreclosure;
Dobaria, Vishal.
- SCHETZ, PENELOPE - Davis, William; 201628895;
Complaint for Custody/Visitation;
Feinman, Sarinia Michaelson.
- SCOTT, RICHARD - Portfolio Recovery Associates Llc;
201629341; Civil Action; Brown, Carrie A.
- SHARPE, LAURA - Law Offices Of Alan R Mege;
201629532; Civil Action; Mege, Alan R.
- SHIM, ROBERT; JODIE: ROBERT - Pnc Bank
National Association; 201629869; Complaint In
Mortgage Foreclosure; Solomon, Brett A.
- SIATKOWSKI, JAMES - Portfolio Recovery
Associates Llc; 201629484; Civil Action;
Polas, Robert N., Jr.
- SNYDER, CRAIG - Snyder, Judith; 201629284;
Complaint Divorce.
- SOSA, JOSE - Powell, Meriem; 201628852;
Complaint for Custody/Visitation; Sheinoff, Mitchel H.
- SOTACK, DONALD: PAMESTA: PAMESTA -
Nationstar Mortgage Llc; 201629659; Complaint
In Mortgage Foreclosure; Lutz, Daniel T.
- SPENCER, JEROME - Portfolio Recovery Associates Llc;
201629471; Civil Action; Polas, Robert N., Jr.
- STOLBERG, TOBY - Norristown Brick Inc;
201629592; Civil Action; Auerbach, Steven.
- STRASSLE, RONDA - Strassle, Edward; 201629515;
Complaint Divorce; Miller, Jessica A.
- TAGGART, KENNETH - Burman, Scott; 201629598;
Defendants Appeal from District Justice.
- THE STANDARD INSURANCE COMPANY -
Kuper, Svetlana; 201629695; Civil Action;
Fieldcamp, Rochelle B.
- TOMASHUNAS, COLLEEN: COLLEEN -
Hryckewycz, Timothy; 201628710; Complaint for
Custody/Visitation; Fox, Edward A.
- TRUELOVE, DOMINIC: SPARTAN DRYWALL LLC -
Los Potrillos Inc; 201629707; Defendants
Appeal from District Justice.
- UPPER GWYNEDD TOWNSHIP ZONING
HEARING BOARD - Upper Gwynedd Township
Board Of Commissioners; 201629496; Appeal
from Zoning Board Govt; Denlinger, Scott C.
- UPPER PROVIDENCE TOWNSHIP -
Upper Providence Township Police Association;
201629896; Petition; Poulson, Richard G.
- VELEZ-RAMOS, LUIS - Maldonado, Miriam;
201629904; Complaint for Custody/Visitation.
- VOYTKO, JASON - Voytko, Michelle; 201629919;
Complaint Divorce.
- WADDELL, JOHANNA - Waddell, Marcus; 201627744;
Complaint for Custody/Visitation.
- WAL-MART STORES EAST LP - Faryna, Deborah;
201629653; Civil Action; Mandracchia, Charles D.
- WALSH, MICHAEL - American Express
Centurion Bank; 201629184; Civil Action;
Cawley, Jonathan Paul.
- WILHELM, ELKE - Wilhelm, Erik; 201628072;
Complaint for Custody/Visitation; Ulrich, Jason A.
- WILLETT, JOSHUA - Wells Fargo Bank Na;
201629903; Complaint In Mortgage Foreclosure;
Bennett, Elizabeth M.
- WILLIAMS, MELVIN - Williams, Mercedes;
201629058; Complaint for Custody/Visitation.
- WILLS, AYANA: ARCHER, JEAN - American
Realty Services; 201629313; Defendants
Appeal from District Justice.
- WOMACK, BRANDON - Selective Insurance Company
Of The Southeast; 201629826; Civil Action;
Kluxen, Steven A.
- WYNNNE, WILLIAM: WILLIAM - Bank Of America Na;
201629906; Complaint In Mortgage Foreclosure;
Wapner, Peter.

WILLS PROBATED
Granted Week Ending December 22, 2016**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Executors**

- AVATO, HELEN - Hatfield Township;
Avato, Dominic J., 387 Wheatfield Circle
Hatfield, PA 19440-3090.
- BAIRD, SARA J. - Douglass Township;
Cabot, Beverly J., 3153 Middle Creek Road
Gilbertsville, PA 19525.
- BARON, MARVIN A. - Montgomery Township;
Baron, Marcus B., 19 Rock Hill Road
Bala Cynwyd, PA 19004; Baron, Seth A.,
202 Glen Lane Elkins, PARK PA.
- BECHTEL, BLANCHE S. - Franconia Township;
Bechtel, Carolyn D., 312 W. Chestnut Street
Souderton, PA 18964.
- BLACK, JAMES A., JR. - Springfield Township;
Rosenberger, Moira B., One Summit Street
Philadelphia, PA 19118.
- CARTER, HARRIET A. - Cheltenham Township;
Lee, Erica B., 842 Widener Rd
Elkins Park, PA 19027.
- COHEN, RUTH C. - Lower Merion Township;
Cohen, Gordon M., 627 Greythorne Road
Wynnewood, PA 19096-2508.
- COTTON, CHARLES A. - East Norriton Township;
Lockhoff, Richard C., 321 Perkiomen Avenue
Lansdale, PA 19446.
- CULLISON, RITA F. - Green Lane Borough;
Cullison, Helen P., 63 Longwood Place
North Wales, PA 19454.
- DOUGHTY, SAMUEL C. - Towamencin Township;
Secchiari, Sharon M., 879 Spruce Ln
Harleysville, PA 19438; Streano, Christine,
1514 Liberator Ave Allentown, PA 18103.
- EGNER, ELIZABETH L. - Lower Gwynedd Township;
Meyers, Barbara E., 138 Abrahams Lane St.
Davids, PA 19087.
- FELTON, ROBERT E., SR. - Cheltenham Township;
Felton, Francine T., 16 E. Waverly Road
Glenside, PA 19038.
- FERGUSON, MICHAEL J. - Narberth Borough;
Geschke, Richard E., 517 Parkview Drive
Wynnewood, PA 19096-1643.
- FISCHER, BETTY - Upper Moreland Township;
Fischer, Edwin W., 422 Bensal Road
Hatboro, PA 19040.
- FITZGERALD, EDWARD G. - Abington Township;
Duffy, Virginia M., 719 Winding Road
Jenkintown, PA 19046.
- FIZZ, EVA L. - Lower Pottsgrove Township;
Fizz, Patricia L., 1530 Glasgow St
Pottstown, PA 19464.
- FUSARO, MARISA - Lower Merion Township;
Ramos, Elizabeth, 554 Sherry Drive
Runnemede, NJ 08078-1832.
- GELFIN, RONALD F. - Upper Moreland Township;
Gelfin, Christina M., 259 South Main Street
Ambler, PA 19002.
- GORDON, MARILYN W. - Cheltenham Township;
Gordon, Joshua H., 404 Twickenham Road
Glenside, PA 19038-2821.
- GRIFFITH, GABEL JOANNA K. - Lower Merion
Township; Lynch, Mary G., 32 Sherman Street
Portland, ME 04101-2317.
- GROSSMAN, RUTH S. - Lower Merion Township;
Grossman, Lee, 311 East Hathaway Lane
Havertown, PA 19083; Grossman, Mark H.,
1404 Lantern Circle Dresher, PA 19025-1029.
- HERDYK, ROSANN - Worcester Township;
Misko, Diane B., 1153 Cumberland Road
Abington, PA 19001.
- HOEFER, ANNA A. - Lower Salford Township;
Tomkewitz, Barbara J., 343 Boggs Circle
Harleysville, PA 19438.
- HOWLIN, MARK E. - Springfield Township;
Thomas, Lisa H., 528 Waln Rd Glenside, PA 19038.
- KNOPE, CHARLES W. - Lower Salford Township;
Morris, Susan L., 1968 Armstrong Drive
Lansdale, PA 19446.
- KOZAK, HELEN D. - Plymouth Township;
Kozak, Michael M., 597 Hill Road
Green Lane, PA 18054.
- LEWIS, MEYER L. - Lower Providence Township;
Bronson, Andrea H., 5 Tally Ho Lane
Blue Bell, PA 19422.
- LONG, RUTH - Upper Salford Township;
14 N. Main Street Souderton, PA 18964.
- MADTES, HORACE S., JR. - North Wales Borough;
Quinn, Kendall M., 118 Elm Avenue
North Wales, PA 19454.
- MAGUIRE, HELEN M. - Plymouth Township;
Sardaro, Mary M., 500 Park Drive
Plymouth Meeting, PA 19462.
- MAIAROTO, SOPHIE T. - Upper Dublin Township;
Maiaroto, Maria T., 120 Chestnut Hill Rd
Killingworth, CT 06419; Maiaroto, Thomas,
5923 Pidcock Creek Rd New Hope, PA 18938;
Ward, Donna M., 216 Southwind Drive
Doylestown, PA 18901.
- MCCOLLEY, FLORENCE M. - Lower Merion
Township; Davis, Sheri R., 1775 Lauder Avenue
Jacksonville, FL 32208.
- MINOLFO, ANNE B. - Upper Merion Township;
Villari, Angela M., 398 W Valley Forge Road
King Of Prussia, PA 19406.
- O'BRIEN, GERALD J. - Whitemarsh Township;
Obrien, Christopher D., 110 Chinaberry Drive
Lafayette Hill, PA 19444.
- ROYER, PAMELA K. - East Norriton Township;
Sherk, Merrily A., 1977 Juniata Road
Norristown, PA 19403.
- SARVEY, WILLIAM J., SR. - Skippack Township;
Sarvey, Paul, 517 Second Avenue
Collegeville, PA 19426; Sarvey, William J., Jr.,
2896 Pickettown Road Warrington, PA 18976.
- SILFIES, NANCY J. - Hatfield Township;
Silfies, Gordon W., 1367 Deer Run Road
Hatfield, PA 19440-3243; Silfies, Mark A.,
15 Thornton Court Souderton, PA 18964.
- SMITH, ALFRED M. - Upper Moreland Township;
Smith, Mark, 3073 Yorkshire Road
Doylestown, PA 18902.
- STOKES, JANET D. - Springfield Township;
Stokes, David, 708 N. Limekiln Pike
Maple Glen, PA 19002.
- YOTHERS, RUTH - Franconia Township;
Leatherman, Daniel, 718 Laurel Road
Hamburg, PA 19526; Leatherman, Richard,
352 W. Chestnut Street Souderton, PA 18964.

RETURN DAY LIST

January 17, 2017
COURT ADMINISTRATOR

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCCH electronic directory for assigned courtroom.

1. Abrams v. Beaver Hill Condominium Association - Motion of Defendants Against Plaintiff to Deem Defendant's Requests for Admissions to Compel Answers to Supplemental Interrogatories (Seq. 19 D) - **P. McNamara - J. Devlin.**
2. Abrams v. Beaver Hill Condominium Association - Motion of Defendants to Compel Answers to Interrogatories and Production of Documents (Seq. 18 D) - **P. McNamara - J. Devlin.**
3. Andrews v. Pritz - Motion to Compel Independent Medical Examination (Seq. 80 D) - **R. Bolacker-Feeney - T. Klosinski.**
4. Applebaum v. Springfield Residences - Plaintiff's Motion to Compel Discovery (Seq. 39 D) - **I. Norris - M. Brophy - L. Shenk.**
5. Bagdis v. Scuderi - Motion to Disqualify Counsel for Conflict of Interest (Seq. 2-1) - **J. McCarron.**
6. Baldwin v. Cold Pointe Village Community Association - Motion to Compel Discovery Responses (Seq. 46 D) - **N. Axe - J. Barr.**
7. Bank of America, N.A. v. Bush - Plaintiff's Motion to Reassess Damages (Seq. 37) - **N. LaBletta.**
8. Bank of America, N.A. v. Godwin - Motion to Reassess Damages (Seq. 35) - **J. Lobb.**
9. Bartol v. Horsham Township - Motion to Compel Discovery Responses (Seq. 105 D) - **J. Fenerty - J. McNulty - J. Delany - T. Simmons.**
10. Bartol v. Horsham Township - Motion to Compel Discovery Responses (Seq. 104 D) - **J. Fenerty - J. McNulty - J. Delany - T. Simmons.**
11. Bartol v. Horsham Township - Plaintiff's Motion to Compel Defendant's Answers to Expert Witness Interrogatories and Responses to Requests for Documents (Seq. 103 D) - **J. Fenerty - J. McNulty - J. Delany - T. Simmons.**
12. Bass v. King Street Commons - Motion to Compel Discovery Responses (Seq. 10 D) - **A. Wilf - J. Devlin.**
13. Bass v. King Street Commons - Motion to Compel Discovery Responses (Seq. 8 D) - **A. Wilf - J. Devlin.**
14. Batpa Associates, L.P. v. Broad Axe Partners, Inc. - Motion for Leave to File Amended Counterclaim Against Plaintiff (Seq. 113) - **M. Haltzman - J. Soderberg.**
15. Beatty v. Goodrich - Defendant's Motion to Consolidate (Seq. 6) - **M. Sacchetta - K. Fox.**
16. Bloch v. Discianni - Motion to Compel Plaintiff's Discovery (Seq. 11 D) - **R. Curley - H. Froehlich.**
17. Blue Sky International, Inc. v. Biden - Motion to Compel Answers to Discovery Requests (Seq. 32 D) - **A. Dubroff - A. Miller.**
18. Boualame v. Baugher - Motion to Compel Deposition of Defendants (Seq. D) - **P. Villari - G. Mondjack.**
19. Branch Banking and Trust Company v. Gittens - Plaintiff's Motion to Reassess Damages (Seq. 11) - **J. Tsai.**
20. Branch Banking and Trust Company V. Tina Trade, LLC - Motion to Allow Entry and Inspection of Premises (Seq. 11) - **F. Correll.**
21. Budget Maintenance Concrete Services, Inc. v. CKG, Inc. d/b/a Innovative Concrete Systems - Plaintiff's Motion to Strike Defendant Motion for Dismissal (Seq. 9) - **C. Garrell.**
22. Citimortgage, Inc. v. Crouse - Motion to Compel Responses to Discovery Requests (Seq. 23 D) - **H. Reese - E. Fabick.**
23. Citimortgage, Inc. v. Unknown Heirs Successors Assigns Under Carol Lynn Sine - Plaintiff's Motion to Reassess Damages (Seq. 17) - **P. Wapner.**
24. Citizens Bank of Philadelphia v. Wojcik - Motion for Default Judgment (Seq. 6) - **C. Graham.**
25. Clay v. Several - Defendant's Motion to Compel Discovery (Seq. 10 D) - **H. Levin - J. Thomas.**
26. Clemens v. Abare - Defendant's Motion to Compel Plaintiff's Answers/Responses to Interrogatories, Expert Interrogatories and Request for Production of Documents (Seq. 12 D) - **R. Braker - J. Pulcini.**
27. Conference African Un 1st CL M P CH v. Jarman - Defendant's Motion to Deem Request for Admissions Admitted (Seq. 43 D) - **S. Harvey - P. Vangrossi.**
28. Constantine v. Arndt - Plaintiff's Motion to Compel Discovery Responses (Seq. 87 D) - **E. Milby.**
29. Davis v. McQuaid - Defendant's Motion to Compel Responses to Discovery Requests (Seq. 11 D) - **L. Himmelstein - N. Durso.**
30. Dennison v. Sciarrino - Plaintiff's Motion to Compel Production of Documents (Seq. 30 D) - **A. Gagliano - J. Proko - G. Nikolaou.**
31. Drexel University v. Nugent - Motion to Reassess Damages (Seq. 8) - **J. Watson.**
32. Elwell v. Erie Insurance Company - Petition to Compel Arbitration (Seq. 0) - **M. Gressen.**
33. Estate of Joseph D. Marchese v. Marchese - Motion to Withdraw as Counsel for David C. Marchese (Seq. 71) - **G. Philips - K. Watson.**
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35. F&M Equipment, Ltd. v. Metro Industrial Wrecking & Environmental Contractors, Inc. - Motion for Leave to Discontinue Cause of Action Against Defendant (Seq. 12) - **W. Perrone - R. Korn.**
36. Fadden v. Cutler Group, Inc. - Motion to Compel Additional Defendant, Valts Roofing, Inc.'s Responses to Interrogatories and Requests for Production of Documents (Seq. 48 D) - **P. Murphy - J. Deal - N. Wright.**
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40. Food Sensations, Inc. v. Hoang - Motion to Compel Defendant's Answers to Plaintiff's Interrogatories and Requests for Production of Documents (Seq. 14 D) - **J. Resnick - E. Uehling.**
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42. Gallo v. Cunningham - Plaintiff's Motion to Compel Defendants to Provide Answers to Plaintiff's Interrogatories and Requests for Production of Documents (Seq. 7 D) - **T. Hurd - M. Riesenfeld.**
43. Galt v. Polier - Defendant's Motion to Compel Discovery (Seq. 10 D) - **A. Smialowicz - W. Robinson.**
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45. Genuardi v. Plymouth Marketplace Condominium Association - Defendant's Motion to Compel Discovery Against Plaintiffs (Seq. 110 D) - **W. Perrone - K. Connors - K. Sykes.**
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47. Goddard Systems, Inc. v. Migliaccio - Motion to Compel Discovery Directed to Defendants (Seq. 14 D) - **W. Rothstein.**
48. H&H Construction Services, LLC v. BGN Associates, LLC - Motion for Leave to Amend Complaint (Seq. 190) - **A. Bottenfield - F. Clark.**
49. Hamilton v. Uncle Chicks, Inc. - Defendant's Motion to Compel Plaintiff to Submit to an Independent Medical Exam With Dr. John Lamanna (Seq. 54 D) - **K. Gunter - K. Connors.**
50. Hamilton v. Uncle Chicks, Inc. - Defendant's Motion to Compel Plaintiff to Submit to an Independent Medical Exam With Dr. Gladys Fenichel (Seq. 55 D) - **K. Gunter - K. Connors.**
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52. Haney v. Brandywine Operating Partnership - Plaintiff's Second Motion to Compel Discovery Responses from Defendants Aetna Life Insurance Company, et al. (Seq. 94 D) - **J. Matteo - R. Foster.**
53. Harris E. Fox & Company, P.C. v. J. S. Harrison, Inc. - Motion for Leave to Amend New Matter (Seq. 10) - **R. Morris - W. Callahan.**
54. Haupt v. McManus - Plaintiff's Motion to Compel More Specific Answers to Interrogatories (Seq. 29 D) - **B. Tabakin.**
55. Hibu, Inc. v. PJS Window Cleaning, Inc. - Plaintiff's Motion to Compel Answers to Discovery (Seq. 5 D) - **M. Lessa - K. Walsh.**
56. Hiller v. Sunset Equipment, Inc. - Motion to Compel Plaintiff's Discovery Responses (Seq. 18 D) - **L. Thomas - D. Wallace.**
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58. Horsey v. Iacobucci - Motion to Consolidate (Seq. 59) Both Docket Numbers - **G. Egan - P. Troy.**
59. Hoy v. Grosse - Motion for Leave to Take Precomplaint Discovery (Seq. 7 D) - **W. Rothstein.**
60. Johnson v. Montgomery County - Defendant Montgomery County's Motion to Compel Discovery (Seq. 30 D) - **P. Newcomer.**
61. Josephson v. The Applewood Townhome Association - Motion to Compel Plaintiff (Seq. 13 D) - **M. Greenfield - J. Barr.**
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65. Kenney v. Lower Pottsgrove Township - Motion to Compel Deposition (Seq. 9 D) - **M. Gottlieb - E. Assini.**
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67. Kuyper v. Hill School - Plaintiff's Motion for Admission Pro Hac Vice of David C. Bales, III (Seq. 84 D) - **R. Maurer - R. Sokorai.**
68. Lebanon Valley Insurance Company v. Valley Forge Beef & Ale, Inc. - Motion to Compel Discovery (Seq. 67 D) - **T. Huber - S. Cholden.**
69. Lee v. Krievins - Plaintiff's Motion to Compel Discovery (Seq. 20 D) - **J. Solnick - D. Dean.**
70. Leone v. Schempp - Motion to Prohibit the Filing of Further Amended Complaints (Seq. 38) - **D. Shafkowitz - W. Carmichael.**
71. Lindsay v. Wawa - Plaintiff's Motion to Compel Discovery (Seq. 17 D) - **E. Levine - L. Shenk.**
72. Lititz Mutual Insurance Company v. Choi - Motion of Lititz Mutual to Compel ADR Arbitration and Discontinuance of Rending Civil Action (Seq. 48) - **A. Damiano - J. Chung.**
73. Litman v. Moskowitz - Petition for Leave to Withdraw as Counsel for Plaintiff (Seq. 34) - **G. Mullaney.**
74. Lower Moreland Township School v. Montgomery County Board of Assessment Appeals - Petition to Add Successors as Appellees (Seq. 20) - **L. Szczesny - S. Fagnan.**
75. Ma v. The Cutler Group, Inc. - Motion to Compel Additional Defendant McMahon Plastering & Stucco, Inc.'s Responses to Interrogatories and Requests for Production of Document (Seq. 1-14 D) - **D. Makara - J. Deal - J. McCarthy.**
76. Ma v. The Cutler Group, Inc. - Motion to Compel Additional Defendant Valt Roofing, Inc.'s Responses to Interrogatories (Seq. 113 D) - **D. Makara - J. Deal - J. McCarthy.**
77. Matt v. Kendra - Petition to Withdraw as Counsel for Plaintiff (Seq. 24) - **D. Sherman - J. Baginski.**
78. McClean v. Garofolo - Motion to Compel Answers to Plaintiff's Interrogatories and Requests for Production of Documents Addressed to Defendant (Seq. 7 D) - **L. Thomas - M. Khan.**
79. McIlhenny v. Angles - Plaintiff's Motion to Compel Discovery Responses (Seq. 30 D) - **D. Privitera - T. Klosinski.**

80. McKenzie v. Stathopoulos - Petition for Leave to Withdraw Appearance (Seq. 78) - **M. Vidas.**
81. McKinney v. Pollard - Petition to Withdraw as Counsel (Seq. 70) - **L. Roberts.**
82. Melle v. Tawadros - Motion to Compel Depositions of Defendants (Seq. 35 D) - **B. Lafferty - J. Shaffer.**
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85. MTPCS LLC d/b/a Cellular One v. Hollis - Motion to Compel Continued Depositions (Seq. 130 D) - **J. Jesiolowski - J. Brown.**
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106. Siegel v. Matrix Golf and Hospitality LLC - Motion to Compel Discovery (Seq. 19 D) - **A. Marion - D. Schwadron.**
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109. Smith Ivy Administrator of the Estate of John H. Smith v. Oak HRC Suburban Woods, LLC - Plaintiff's Motion to Compel (Seq. 114 D) - **I. Norris - D. McGeady.**
110. Solomon v. The School District of Upper Dublin - Plaintiff's Motion to Compel Discovery Responses Directed to Defendant (Seq. 45 D) - **M. Bleefeld - J. Connor.**
111. Stearns v. Stanbery English Village, L.P. - Defendant's Motion to Compel Responses to Discovery (Seq. 14-D) - **M. Primrose - P. Moran.**
112. Terry v. Pope - Defendant's Motion to Compel Discovery (Seq. 17 D) - **M. Simon - G. Slocum.**
113. Tiberi v. Linde - Motion to Compel Records (Seq. 24 D) - **D. Sherman - H. Froehlich.**
114. Torres v. Gorski - Motion to Compel Defendant's Deposition (Seq. 36 D) - **T. Klosinski.**
115. Turner v. 1700 Pine Street Operations, LLC - Motion to Compel Deposition (Seq. 43 D) - **C. Culleton - R. Dillon.**
116. Tycon Construction, LLC v. Diplomat, Inc. - Defendant's Motion to Compel Responses to Discovery Requests Addressed to Plaintiff (Seq. 7 D) - **J. Quinter - S. Moore.**
117. Walker v. Hopkins - Motion to Compel Discovery Responses (Seq. 28 D) - **S. Friedman - J. Servin.**
118. Watson v. Genesis Healthcare Corporation - Defendant John Wilson, D.O.'s Motion to Compel Plaintiffs Discovery Responses (Seq. 36 D) - **T. Lynam - M. Pitt.**
119. Westover Crossing Homeowners Association v. Malloy - Plaintiff's Motion to Reassess Damages (Seq. 6) - **H. Barrow.**