

## 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 31, 2018 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 28, 2018 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### First Publication

06-17018

ALL THOSE TWO CERTAIN lots, pieces or parcels of land, situate in the Ninth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the West side of Berks Street at a corner of Lot No. 271, said point of beginning being distant two hundred sixty-six feet Southwardly from the Southwest corner of Glasgow Street and Berks Street; thence along said Berks Street, South thirty-seven degrees, thirty-three minutes East, sixty feet to Lot No. 274; thence along the line of said Lot No. 274, South fifty-two degrees, twenty-seven minutes West, one hundred fifty eight feet, nine inches to the East line of a fifteen feet wide alley; thence along said alley North fifty-one degrees, two minutes West, sixty feet to a Lot No. 271; thence along the line of said Lot No. 271, North fifty-two degrees, twenty-seven minutes East, one hundred seventy-three feet, one and one-quarter inches to the point and place of beginning.

Parcel Number: 16-00-02540-00-9.

Location of property: 307 Berks Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Frank McLaughlin** at the suit of Borough of Pottstown. Debt: \$1,281.12.

**Robert P. Daday**, 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.

08-10213

ALL THOSE CERTAIN lots or pieces of ground, with any buildings or improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan and survey thereof, made by Albright and Mebus, dated May 23, 1928, as follows, to wit:

BEGINNING at a point formed by the intersection of the Southwesterly side of Fairhill Street (forty feet wide) with the Southeasterly side of Old York Road (forty-five feet wide); thence extending along the said side of Fairhill Street South seventy degrees, fifty-seven minutes, thirty seconds East, one hundred and nineteen feet and sixty-four one-hundredths of a foot to a point; thence extending South nineteen degrees, two minutes, thirty seconds West on a line at right angles to the said Fairhill Street one hundred five feet to a point; thence extending North seventy degrees, fifty-seven minutes, thirty seconds West on a line parallel with Fairhill Street one hundred eleven feet and ninety-one one-hundredths of a foot to a point in the said side of Old York Road; thence extending along the said side of Old York Road North fourteen degrees, fifty minutes East, one hundred five feet and twenty-eight one-hundredths of a foot to the point and place of beginning.

BEING a part of Lots No. 37, 38, 39 and 40 on the above mentioned plan.

Parcel Number: 59-00-19906-00-6.

Location of property: 629 York Road, Upper Moreland, PA.

The improvements thereon are: Commercial-Retail, office, apartments, multi-use.

Seized and taken in execution as the property of **Richard D. Belfatti, Executor of the Estate of Helen M. Belfatti** at the suit of School District of Upper Moreland Township. Debt: \$23,517.76.

**Robert P. Daday**, 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.

09-16022

ALL THAT CERTAIN tract or piece of ground, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan of "Stables" prepared for Bell Kumpf, L.P., by Stout, Tacconelli & Associates, Inc., Civil Engineering and Land Surveying, dated August 7, 2003, last revised August 27, 2005, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book 25, Pages 320, 321 and 322, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Reiner Road (50 feet wide) and a corner of this lot and Lot 41 and the Southwest corner of a 20 feet wide storm sewer easement, as shown, on said plan; thence extending from said point of beginning along the Southwesterly side of Reiner Road, the two following courses and distances:

(1) North 42 degrees, 48 minutes, 08 seconds West crossing aforesaid easement 140.15 feet to a point of curve; (2) continuing along same on the arc of a circle curving left, having a radius of 175 feet, the arc distance of 125.64 feet to a point; thence leaving Reiner Road, South 06 degrees, 03 minutes, 41 seconds West, 274.58 feet to a point, a corner in line of open space "B"; thence extending along same South 42 degrees, 48 minutes, 08 seconds East, 74.64 feet to a point; thence extending North 47 degrees, 11 minutes, 52 seconds East, crossing aforementioned storm sewer easement 250 feet to a point on Southwesterly side of Reiner Road, the first mentioned point and place of beginning.

BEING Lot No. 42 on said plan.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of the Stables Planned Community, dated April 5, 2005, as recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5550, Page 1030 &c., and any amendments and/or supplements to the aforesaid Declaration, as the same may duly adopted from time to time.

THE GRANTEE, for and on behalf of the grantee, its heirs, personal representatives, successors and assigns, by acceptance and recordation of this indenture acknowledges that this indenture is subject in every respect to the aforesaid declaration and any amendments and/or supplements thereto; the foregoing rules and regulations promulgated thereunder; acknowledges that each and every provision thereof is essential to the successful operation and management of 'The Stables Planned Community' and is in the best interest and for the benefit of all owners of lots thereon; and covenant and agree, as a covenant running with the land, to abide by each and every provision of the aforesaid Declaration, and as the same may be amended and/or supplemented from time to time.

TITLE TO SAID PREMISES IS VESTED IN Jason P. Sible and Violet H. Sible, h/w, by Deed from Bell Kumpf Investment, L.P., dated 09/27/2006, recorded 11/20/2006 in Book 5624, Page 2259.

Parcel Number: 67-00-00616-44-6.

Location of property: 1415 Reiner Road, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason R. Sible a/k/a Jason P. Sible and Violet H. Sible** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-BNC1 Mortgage Pass-Through Certificates, Series 2007-BNC1. Debt: \$1,284,749.56.

**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.

09-20647

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Plan of Proposed Center Square Green, Section C" made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors dated July, 1955 and last revised 11/30/1956, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Knox Road (50 feet wide) said point being the five (5) following courses and distances from a point of curve on the Southwesterly side of Pulaski Drive (50 feet wide): (1) leaving Pulaski Drive on the arc of a circle curving to the right, having a radius of 13 feet, the arc distance of 20.42 feet to a point of tangent on the Northwesterly side of Knox Road; (2) South 40 degrees, 51 minutes West along the Northwesterly side of Knox Road 28.40 feet to a point of curve in the same; (3) Southwestwardly along the Northwesterly side of Knox Road on the arc of a circle curving to the right having a radius of 135 feet, the arc distance of 93.31 feet to a point of tangent in the same; (4) South 80 degrees, 27 minutes West along the Northwesterly side of Knox Road 386.38 feet to a point of curve in the same; and (5) Southwestwardly along the Northwesterly side of Knox Road on the arc of a circle curving to the left, having a radius 295.18 feet, the arc distance 146.65 feet to the place of beginning; thence extending from said point of beginning along the Northwesterly side of Knox Road the two (2) following courses and distances: (1) Southwestwardly on the arc of a circle curving to the left, having a radius of 295.18 feet, the arc distance of 57.35 feet to a point of tangent in the same; and (2) South 40 degrees, 51 minutes West, 32.93 feet to a point; thence extending North 49 degrees, 09 minutes West crossing the Southeasterly side of a certain 40 feet wide drainage easement and partly crossing a stream 216.69 feet to a point on the center line of the aforesaid 40 feet wide drainage easement in the bed of the aforesaid stream; thence extending along the center line of the aforesaid 40 feet wide drainage easement the two (2) following courses and distances: (1) North 40 degrees, 51 minutes East, partly through the bed of the aforesaid stream and crossing the Northwesterly side of the aforesaid stream 74.97 feet to a point of curve on the center line of the aforesaid 40 feet wide drainage easement; (2) Northeastwardly still along the center line of the aforesaid 40 feet wide drainage easement on the arc of circle curving to the right, having a radius of 150 feet, the arc distance of 57.95 feet to a point; thence extending South 38 degrees, 1 minute East, recrossing the Southeasterly side of the aforesaid 40 feet wide drainage easement and recrossing the aforesaid stream 215.24 feet to the last mentioned point and place of beginning.

BEING the same premises which Lorraine J. Templeton by Deed dated 08/29/2003, given by Lorraine J. Templeton to Jea Kwan Lee and recorded 12/10/2003 in Montgomery County in Deed Book 5485, Page 886, Instrument #2003636248 granted and conveyed unto Jea Kwan Lee.

Parcel Number: 66-00-01066-00-2.

Location of property: 1553 Clearview Avenue, Blue Bell, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jea Kwan Lee** at the suit of Nationstar Mortgage, LLC. Debt: \$359,390.81.

**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.

09-26399

ALL THAT CERTAIN unit in the property known, named and identified as Foxcroft, a flexible condominium, located in **Whitpain Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated 7-13-2004 and recorded on 7-16-2004 in Deed Book 5517, Page 1198 and a First Amendment thereto dated 10-4-2004 and recorded 10-6-2004 in Miscellaneous Book 20, Page 202 and a Second Amendment thereto dated 11-1-2004 and recorded 12-9-2004 in Deed Book 5536, Page 1 and a Third Amendment thereto dated 1-12-2005 and recorded 2-8-2005 in Deed Book 5543, Page 302 and a Fourth Amendment thereto dated 4-18-2005 and recorded 4-20-2005 in Deed Book 5550, Page 2626 and a Fifth Amendment thereto dated 6-29-2005 and recorded 7-8-2005 in Miscellaneous Book 20, Page 833 and a Sixth Amendment thereto dated 9-29-2005 and recorded 10-28-2005 in Miscellaneous Book 20, Page 1325 and a Seventh Amendment thereto dated 12-16-2005 and recorded 12-20-2005 in Deed Book 5583, Page 205, being and designated as Unit No. 82, together with a proportionate undivided interest in the Common Elements as defined in such Declaration and Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Sangoak Park, by Deed from Foxcroft Land Development, Inc., dated 02/16/2006, recorded 02/22/2006 in Book 5591, Page 615.

Parcel Number: 66-00-02049-09-9.

Location of property: 579 Fawnview Circle, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sangoak Park** at the suit of Ventures Trust 2013-I-H-R by MCM Capital Partners, LLC, its Trustee. Debt: \$361,864.28.

**Lauren M. Moyer**, Attorney.

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

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

10-15344

ALL THAT CERTAIN brick message or tenement and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as #259 Queen Street, bounded and described, as follows, to wit:

BEGINNING at a point in the North side of Queen Street one hundred twenty (120) feet Westwardly from the Northwest corner of Charlotte and Queen Streets; thence extending Northwardly one hundred seventeen (117) feet, nine (9) inches to a point in the South line of a certain twelve (12) feet wide alley; thence extending Westwardly twenty-one (21) feet, six (6) inches more or less to a point; thence extending Southwardly one hundred seventeen (117) feet, eight (8) inches more or less to the North side of Queen Street; thence extending Eastwardly twenty two (22) feet, six (6) inches to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jim Hallman, a married man, by Deed from Linda Hallman and Jim Hallman, her husband, dated 07/20/2006, recorded 08/28/2006, in Book 5614, Page 475.

Jim Hallman died on 05/10/2009, and upon information and belief, his heirs or devisees, and personal representative, are unknown.

Parcel Number: 16-00-23656-00-7.

Location of property: 259 Queen Street, Pottstown, PA 19464-5963.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda A. Hallman and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jim Hallman, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$110,128.85.

**Elizabeth M. Bennett**, Attorney, I.D. #316681

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount 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 Northeasterly 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 Southwesterly 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 Northwesterly side of Waller Drive; (2) South 39 degrees, 09 minutes, 20 seconds West along the Northwesterly side of Waller Drive 517.75 feet to a point of curve; (3) Southwestwardly and Northwestwardly partly along the Northwesterly side of Waller Drive and partly along the Northeasterly 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 Northeasterly side of Waller Drive; (4) North 49 degrees, 46 minutes, 36 seconds West along the Northeasterly side of Waller Drive 103.61 feet to a point of curve at beginning of said cul-de-sac; (5) Northwesterly, 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 Northeasterly side of the future extension of Waller Drive; thence extending North 49 degrees, 46 minutes, 36 seconds West along the Northeasterly 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 Southwesterly 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 Southwesterly 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 Northwesterly 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 Northeasterly 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: \$569,065.53.

**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.

#### 11-12815

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made by George B. Mebus, Registered Professional Engineer, of Glenside, Pennsylvania, dated March 21st, A.D. 1950, approved by the Board of Township Commissioners of the Township of Cheltenham, on May 2nd, A.D. 1950, and recorded at Norristown, Pennsylvania, in the office for the Recording of Deeds in and for Montgomery County, in Deed Book No. 2072, Page 601, etc., as follows, to wit:

BEGINNING at a point on the Southeasterly side of Green Lane, (forty feet wide) at the distance of two hundred eighty-three feet and eight one-hundredths of a foot measured Southwestwardly, along the Southeasterly side of Green Lane, from the Southwesternmost terminus of a radial round corner connecting the Southeasterly side of Green Lane with the Southerly side of Dell Lane (forty feet wide); thence extending from said point of beginning South forty-seven degrees, fifty-two minutes, fourteen seconds East, one hundred ninety-eight feet and thirteen one-hundredths of a foot to a point; thence extending South three degrees, twenty minutes, sixteen seconds West, one hundred eighty-eight feet and one one-hundredth of a foot to the Northwesterly side of Rock Lane (thirty-six and five-tenths feet wide); thence extending South sixty-five degrees, nineteen minutes West, along the Northwesterly side of Rock Lane, sixty-five feet to a point; thence extending North twenty-eight degrees, twenty minutes, twenty-four seconds West, three hundred twenty-two feet and sixty-eight one-hundredths of a foot to the Southeasterly side of Green Lane; thence extending along the Southeasterly side of Green Lane the two following courses and distances, viz: (1) in a Northeasterly direction, on the arc of a circle, curving to the left, having a radius of two hundred forty feet, the arc distance of eighty-one feet and eighty-one one-hundredths of a foot to a point of tangent; and (2) North forty-two degrees, seven minutes, forty-six seconds East, eighteen feet and nineteen one-hundredths of a foot to the first mentioned point and place of beginning.

BEING House No. 7923 Green Lane and Lot No. 18 on the ABOVE mentioned plan.

Parcel Number: 31-00-12361-00-1.

Location of property: 7923 Green Lane, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **John H. Frazier and Marionette Y. Frazier** at the suit of School District of Cheltenham Township. Debt: \$11,149.79.

**Robert P. Daday**, Attorney.

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

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

11-26127

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, State of Pennsylvania, bounded and described in accordance with a plan made thereof by Barton & Martin, Engineers of Philadelphia, Pennsylvania, dated July 23, 1946, as follows, to wit:

BEGINNING at a point on the Southeast side of Acorn Lane (40 feet wide) at the distance of 766.09 feet South and Westward along the said side of Acorn Lane on its various courses and distances from its intersection with the South side of Edge Hill Road; thence from said point of beginning, leaving said Acorn Lane and by Lot No. 15 South 18 degrees, 38 minutes East, 210.26 feet to a point; thence South 78 degrees, 51 minutes, 30 seconds West, 100.86 feet to a point; thence by Lot No. 13 North 18 degrees, 38 minutes West, 197.11 feet to a point on the said side of Acorn Lane; thence along the same North 71 degrees, 22 minutes East, 100 feet to the point and place of beginning.

BEING Lot No. 14 on said Plan of Meadowbrook Hills.

BEING the same premises which Dolores Hoban and Thomas Hoban, Executors of the Estate of Lucy V. Tyl, a/k/a Lucy Victoria Tyl, Deceased, by Deed dated September 29, 2004 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 05531, Page 0616, granted and conveyed unto Catherine Henry, in fee.

Parcel Number: 30-00-00348-00-9.

Location of property: 1901 Acorn Lane, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Catherine Henry** at the suit of Hatboro Federal Savings. Debt: \$385,800.60.

**Kevin D. Birkhead**, Attorney. I.D. #209274

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

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

12-08077

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, City of Bryn Mawr, County of Montgomery, Commonwealth of Pennsylvania.

BEGINNING at a point in the middle of Prospect Avenue at the distance of five hundred seventy-three and forty-nine one-hundredths feet Southwestwardly from the Southwesterly side line of Lancaster Avenue; thence extending along the middle of the said Prospect Avenue, South forty-eight degrees, thirty minutes West, twenty-five and seven-tenths feet to a point in line of land of Hester W. Morton; thence extending along the same passing through the center of the partition or division wall between the above-mentioned message or tenement and the one on the adjoining lot to the Southwest, North forty-one degrees, thirty minutes West, one hundred two feet to a point in the line of land now or late of Timothy Quinlan; thence extending along the same, North forty-eight degrees, thirty minutes East, twenty-five and seven-tenths feet to a point; and thence extending South forty-one degrees, thirty minutes East, one hundred two feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Arthur Prout a/k/a Arthur Garnet Prout, by Deed from Edgar Bolden, III and Helene Bolden-Wilson, dated 01/27/1998, recorded 01/30/1998 in Book 5214, Page 2455.

Parcel Number: 40-00-47968-00-7.

Location of property: 48 Prospect Avenue, Bryn Mawr, PA 19010-2605.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Arthur Prout a/k/a Arthur Garnet Prout** 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 2005-KS9. Debt: \$316,681.29.

**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.

12-12646

ALL THAT CERTAIN message or tenement and lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, being No. 57 North Hanover Street, bounded and described, as follows, to wit:

BEGINNING at a point on the Westerly side of North Hanover Street (80 feet wide), said point being located the distance of 57.42 feet measured on a course of North 15 degrees, 24 minutes East from the intersection of the said Westerly side of North Hanover Street and the Northerly side of King Street (60 feet wide); thence extending from said Westerly side of North Hanover Street North 75 degrees, 13 minutes West, 60 feet to a point in line of land now or late of Albert L. Segnere; thence along the land of Segnere, North 15 degrees, 24 minutes East, 32 feet, more or less, to a point in line of the center of the party wall between premises 57 and 59 North Hanover Street; thence along the center of the aforesaid party wall between premises 57 and 59 North Hanover Street, in an Easterly direction the distance of 60 feet, more or less, to a point on the Westerly side of North Hanover Street, aforesaid; thence along the said side of North Hanover Street South 15 degrees, 24 minutes West, 32 feet, more or less, to the first mentioned point and place of beginning.

Parcel Number: 16-00-13040-00-3.

Location of property: 57 North Hanover Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Alice E. Frisco, Executrix of the Estate of Joseph W. Frock, Jr. and Margaret S. Frock, Executrix of the Estate of Joseph W. Frock, Jr. and Southeastern Properties, LLC, Real Owner** at the suit of Pottstown School District. Debt: \$4,295.31.

**Robert P. Daday**, Attorney.

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

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

12-14905

ALL THAT CERTAIN message or tenement and lot or piece or parcel of land, situate in the Village of Sumneytown, **Marlborough Township**, County of Montgomery and State of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a stone in the late so-called Maxatawney Public Road and in a line of the late Henry Schneider; thence along the same North fifty and one-half degrees West, four perches to a stone a corner of late John Schell's land; thence along the same North thirty-nine and one-half degrees East, twenty and four-tenths perches to a corner stone in the late so-called Macungie Road and in a line late of Leidy Scholl; thence along the same South seven and one-half degrees East, five and five-tenths perches to a stone a corner of land of the late George Miller; thence along the same and along a public road South thirty-nine and one-half degrees West, sixteen and seven-tenths perches to the place of beginning.

CONTAINING seventy-two square perches of land, be the same more or less.

Parcel Number: 45-00-02617-00-2.

Location of property: 3160 Main Street, Marlborough Township, PA.

The improvements thereon are: Duplex.

Seized and taken in execution as the property of **Beverly Rose Smith, Executrix of the Estate of Rose Godshall** at the suit of Upper Perkiomen School District. Debt: \$4,333.41.

**Robert P. Daday**, Attorney.

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

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

12-15713

ALL THAT CERTAIN piece or parcel of land, and the buildings and improvements thereon, known as 82 Allentown Road located in **Salford Township**, County of Montgomery, and Commonwealth of Pennsylvania, and being more particularly described in a Deed recorded on March 18, 2004 at Book 5500, Page 759 of the Montgomery County Land Records.

BEING the same property conveyed to Heather Dejewski and Douglas Dejewski who acquired title by virtue of a Deed from Madeline S. Cummings, Douglas Dejewski and Heather Dejewski, dated February 23, 2004, recorded March 18, 2004, at Deed Book 05500, Page 0759, Montgomery County, Pennsylvania records.

Parcel Number: 44-00-00118-00-9.

Location of property: 82 North Allentown Road, Telford, PA 18969.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Douglas Dejewski and Heather Dejewski** at the suit of U.S. Bank National Association. Debt: \$391,317.26.

**Michael E. Carlton**, Attorney.

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

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

12-23394

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda Milito and Terry S. Hamilton** at the suit of JP Morgan Chase Bank, National Association. Debt: \$111,384.39.

**Elizabeth M. Bennett**, Attorney. I.D. #316681

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

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

12-25291

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

BEGINNING at an iron pipe on the Northeasterly side of Spring Garden Street forty feet in width, set for a corner of this and land late of Alan Mathias at the distance of fifty and twelve one-hundredths feet (50.12') Southeastwardly from the Southeasterly corner of Brookside Avenue; thence by said other land formerly of Alan Mathias, North forty-three (43) degrees, thirty-nine (39) minutes East, one hundred seventy-six and seventy-two one-hundredths feet (176.72') to an iron pin a corner; thence, by rear of said land formerly of Alan Mathias, North forty-six (46) degrees, fifteen (15) minutes East, forty-five feet (45') more or less to the Southeasterly side of Brookside Avenue; thence, along the said side of Brookside Avenue, North forty-three (43) degrees, forty-five (45) minutes East, fifty feet (50') to a point a corner of land now or late of George W. Strong; thence, along the same South forty-six (46) degrees, fifteen (15) minutes East, one hundred fifty feet (150') to a point a corner; thence, South forty-three (43) degrees, forty-five (45) minutes West, fifty feet (50') to a point in line of land now or late of George W. Frankenfield and wife; thence, by said Frankenfield's land, North forty-six (46) degrees, fifteen (15) minutes West, thirty and eighty-five one-hundredths feet, more or less, to a point, a corner; thence, continuing by said Frankenfield's land, South forty-three (43) degrees, forty-five (45) minutes West, one hundred eighty-five and forty-one one-hundredths (185.41') feet to the Northeasterly side of Spring Garden Street and along said side thereof, North thirty-nine (39) degrees, thirty (30) minutes West, seventy-five and eighty-five one-hundredths (75.85') feet to the point and place of beginning.

UNDER AND SUBJECT to Agreements of Record.

BEING the same premises which Bartholomew C. SCHNEIDER, Executor of the Estate of Rosalind Schneider, Deceased, by Deed dated December 28, 1989 and recorded January 30, 1990, in Book 4934, Page 1188, granted and conveyed unto Denis Francis Stewart and Patricia Stewart, husband and wife, in fee.

Parcel Number: 39-00-03901-00-2.

Location of property: 427 Spring Garden Street, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Denis Francis Stewart and Patricia Stewart** at the suit of HSBC Bank USA, National Association, as Trustee for The Holders of The Deutsche Alt-A Securities, Inc., Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2007-OA1. Debt: \$327,026.22.

**Stephen M. Hladik**, Attorney.

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

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

13-01800

ALL THAT CERTAIN lot or piece of ground, situate in **Worcester Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a plan of Subdivision "Center Point Farms" made for Gambone Brothers Development Company by Stout, Tacconelli & Associates, Inc., Civil Engineers & Land Surveying, dated 9/17/1993 last revised 2/6/1996 and recorded in Plan Book A-56, Page 128, as follows, to wit:

BEGINNING at a point a corner of this and Lot No. 52 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 52, South 75 degrees, 28 minutes, 50 seconds East, 78.00 feet to a point in line of open space; thence extending along the same South 14 degrees, 31 minutes, 10 seconds West, 24.00 feet to a point, a corner of Lot No. 54, thence extending along Lot No. 54, North 75 degrees, 28 minutes, 50 seconds West, 78.00 feet to a point, a corner; thence extending North 14 degrees, 31 minutes, 10 seconds East, 24.00 feet to the first mentioned point and place of beginning.

Parcel Number: 67-00-02138-38-7.

Location of property: 155 Meadow View Lane, Lansdale, PA 19446.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **Terrell D. Lambert** at the suit of U.S. Bank National Association, et al. Debt: \$497,481.13.

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

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

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

13-02630

ALL THAT CERTAIN tract or piece of ground, situate in **Skippack Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan prepared for Richard and Jane Shainline, by Crop/Specter, Inc., Consulting Engineers and Surveyors, Worcester, PA, dated 4/5/00, as follows, to wit:

BEGINNING at a point, located on the right-of-way line of Creamery Road (S.R. 4007), said point being a common corner with lands now or late of Robert and Josephine S. Marshall; thence from said point of beginning along lands now or late of Robert and Josephine S. Marshall, North 41 degrees, 55 minutes, 15 seconds East, 239.75 feet to a point in the ultimate right-of-way of Bridge Road (S.R. 0113), a common corner with lands now or late Skippack Beverage Company; thence leaving the aforesaid right-of-way and through a concrete monument, South 48 degrees, 04 minutes, 12 seconds East, 120 feet to a concrete monument; thence continuing along lines now or late of Skippack Beverage Company, North 41 degrees, 55 minutes, 48 seconds East, 298.93 feet to a concrete monument in line of lands now or late of Gerald and Carolyn Glendenning; thence along now or late of Gerald and Carolyn Glendenning, South 75 degrees, 41 minutes, 05 seconds East, 203.14 feet to a concrete monument, a common corner of lands now or late Phillip and Ethel B. Cholet; thence along lands now or late Phillip and Ethel B. Cholet the following three (3) courses and distances: (1) South 41 degrees, 55 minutes, 48.27 seconds West, 393.40 feet to a concrete monument; (2) North 48 degrees, 04 minutes, 12 seconds East, 37.64 feet to a concrete monument; (3) South 41 degrees, 55 minutes, 48.27 seconds West, 30.00 feet to a point, a common corner of Lot #1 and Lot #2 of the aforementioned subdivision plan; thence along the common property line with Lot #1 the following two (2) courses and distances: (1) North 48 degrees, 04 minutes, 12 seconds West, 287.62 feet to a point; (2) South 41 degrees, 55 minutes, 15 seconds West, 210.38 feet to a point on the right-of-way line of Creamery Road; thence along the aforementioned right-of-way line, North 46 degrees, 52 minutes, 30 seconds West, 25.00 feet to the first mentioned point and place of beginning.

CONTAINING 76,995 square feet, more or less.

Parcel Number: 51-00-00984-04-5.

Location of property: 4123 Creamery Road, Skippack Township, PA.

The improvements thereon are: Commercial - Repair Shop or Garage.

Seized and taken in execution as the property of **A. Michael Stenger and United States of America** at the suit of Perkiomen Valley School District. Debt: \$6,690.59.

**Robert P. Daday**, Attorney.

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

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

13-06867

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

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

13-06988

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

BEGINNING at a point on the Easterly side of Cherry Street at the distance of three hundred sixty-four feet, eight and forty-five one-hundredths inches Northwardly from the East corner of Elm and Cherry Streets; thence Eastwardly along land now or late of Amos L. Biekel the line passing through the middle of the partition wall of house erected on this lot and the one on the adjoining land now or late of Amos L. Biekel eighty-nine and three-tenths feet to the West side of Maple Alley; thence Northwardly along said side of said alley twenty-four feet, eight inches to a corner of land now or late of Kate Stewart; thence Westwardly along the same eighty-nine and three-tenths feet to the Easterly side of Cherry Street aforesaid and along the same Southwardly twenty-four feet, eight inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Patrick Lee Pearson, as sole owner, by Deed from Robert Pearson, Jr. and Dollie Mae Pearson, dated 01/12/2006, recorded 01/27/2006, in Book 5588, Page 1099.

Parcel Number: 13-00-07932-00-2.

Location of property: 1038 Cherry Street, Norristown, PA 19401-3802.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patrick Lee Pearson** at the suit of Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A Under the Pooling and Servicing Agreement dated March 1, 2007. Debt: \$139,134.85.

**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.

13-14358

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth Pennsylvania, bounded and described according to a Subdivision Plan of "Perkiomen Valley Professional Center", prepared by E.X. Ball Associates, Inc., Consulting Engineers and Surveyors, dated March 7, 1972, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book B-24, Page 31, as follows, to wit:

BEGINNING at a point of tangent marking the intersection of the Northeasterly side of a certain cul-de-sac (of irregular width) located at the end of Ball Road (50 feet wide) and the Northeasterly side of a certain 50 feet wide right of way for future roadway at a corner of lands now or late of Bechtel, as shown on said plan; thence extending from said point of beginning North 33 degrees, 30 minutes, 00 seconds East along lands of Bechtel the distance of 330.14 feet to a point a corner, of lands now or late of Turner, as shown on said plan; thence extending South 73 degrees, 39 minutes, 00 seconds East along lands of Turner, the distance of 50 feet to a point, a corner of Parcel 6, as shown on said plan; thence extending South 3 degrees, 13 minutes, 19 seconds West along Parcel 6, the distance of 323.98 feet to a point on the aforesaid Northeasterly side of certain 50 feet wide right-of-way for future roadway; thence extending North 73 degrees, 38 minutes, 00 seconds West along said roadway, the distance of 220.94 feet to the first mentioned point and place of beginning.

BEING Parcel 5 as shown on the above mentioned plan.

Parcel Number: 38-00-00002-08-6.

Location of property: 202 Silverbrook, Lower Frederick, PA.

The improvements thereon are: Residential vacant land.

Seized and taken in execution as the property of **Rosalind H. Baker, Trustee and George J. Willans, Trustee** at the suit of Perkiomen Valley School District. Debt: \$9,625.23.

**Robert P. Daday**, 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.

13-21517

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in **Telford Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at an iron pin on the Northeasterly side of Third Street (38 feet wide) at a distance of eighty-seven and seven-tenths (87.7') feet Southeasterly from the Northeasterly side of Broad Street; thence by other land now or formerly of the late John K. Hedrick, North sixty (60) degrees, seven (7") minutes East, one hundred four and thirteen hundredths (104.13') feet to an iron pin seventy-seven and nine-hundredths (77.09') feet to an iron pin in the Northwesterly Side of a street or alley twenty (20') feet wide, (known as Joseph Street); thence along said Street South forty-seven (47) degrees, twenty-five (25") minutes West, eighty-three (83') feet to the curb line on Third Street; thence along the same North forty-two (42) degrees, thirty-five (35") minutes West, ninety-six and forty-eight hundredths (96.48') feet to the place of beginning.

Parcel Number: 22-02-02113-00-5.

Location of property: 159 North 3rd Street, Telford, PA 18969.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **Linda L. Nagel** at the suit of PROF-2013-S3-Legal Title Trust, et al. Debt: \$243,886.96.

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

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

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

13-24286

ALL THAT CERTAIN lots or pieces of ground, with the buildings and Improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, known as Lots Nos. 161 and 162 on a certain plan of lots called Oaklane Terrace surveyed for Wood Harmon Real Estate Association by Joseph W. Huster, Civil Engineer recorded at Norristown, Pennsylvania, in Deed Book 420, Page 500 and bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Oak Avenue at the distance of sixty-four and eight one-hundredths feet Northeastwardly from the Northeasterly side of Central Avenue.

CONTAINING in front or breadth on the said Oak Avenue fifty feet (each lot being twenty-five feet) and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said Oak Avenue one hundred twenty-five feet.

TITLE TO SAID PREMISES IS VESTED IN Winslow D. Spady, Jr. by Deed from Dilbagh Singh Sandher and Balvinderjit Kaur Sandher, dated November 30, 2000 and recorded December 20, 2000 in Deed Book 5343, Page 0917.

Parcel Number: 31-00-20803-00-1.

Location of property: 7307 Oak Avenue, Melrose Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Winslow D. Spady, Jr.** at the suit of Federal National Mortgage Association. Debt: \$144,994.92.

**Lauren M. Moyer**, Attorney.

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

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

13-25392

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, Montgomery County, PA described according to a Record Plan/Subdivision Plan of Village at Crooked Lane for Village at Crooked Lane Land Development Corporation dated 2-4-2000, last revised 11-29-2000 and recorded in Plan Book A-59, Page 476, as follows, to wit:

BEGINNING at a point in the Northeasterly side of South Gulph Road, said point being a common corner of Lot #2 and Lot #3; thence from point of beginning and along Lot #3 North 29 degrees, 00 minutes, 14 seconds East, 92.65 feet to a point; thence on the arc of a circle curving to the right having a radius of 40 feet, the arc distance of 21.53 feet to a point; thence North 23 degrees, 10 minutes, 14 seconds West, 30.25 feet to a point; thence on the arc of a circle curving to the right having a radius of 59.00 feet the arc distance of 59.59 feet to a point; thence North 58 degrees, 21 minutes, 58 seconds West, 33.39 feet to a point; thence North 01 degrees, 35 minutes, 13 seconds East, 53.01 feet to a point; thence South 88 degrees, 27 minutes, 00 seconds East, 363.41 feet to a point on the Westerly side of Crooked Lane; thence South 19 degrees, 57 minutes, 00 East, 59.62 feet to a point; thence on the arc of a circle curving to the left having a radius of 120.00 feet the arc distance of 54.63 feet to a point; thence North 88 degrees, 54 minutes, 18 seconds West, 36.30 feet to a point; thence on the arc of a circle curving to the left having a radius of 192.00 feet, the arc distance of 67.45 feet to a point thence South 70 degrees, 57 minutes, 56 seconds West, 29.62 feet to a point; thence on the arc of a circle curving to the left having a radius of 40.00 feet, the arc distance of 7.80 feet to a point; thence South 60 degrees, 59 minutes, 46 seconds East, 55.17 feet to a point; thence South 29 degrees, 00 minutes, 14 seconds West, 133.86 feet to a point on the Northeasterly side of South Gulph Road; thence along same North 60 degrees, 07 minutes, 50 seconds West, 100.01 feet to the first mentioned point and place of beginning.

BEING Lot #2 as shown on above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Kelly A. Lotson and Edgar D. Unthank, by Deed from Village at Crooked Lane Development Corporation, dated 04/23/2003, recorded 05/19/2003 in Book 5456, Page 1332.

Parcel Number: 58-00-17191-01-3.

Location of property: 811 Crooked Lane a/k/a 811 South Gulph Road, King of Prussia, PA 19406.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edgar D. Unthank a/k/a Edgar Unthank, Kelly A. Lotson and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Green Tree Servicing, LLC. Debt: \$337,297.11.

**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.

13-26152

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a subdivision Plan Phase 2 Cranberry PRD prepared for Greenview Estates, Inc. by Pennontui Associates, Inc. dated July 1, 1989 last revised June 6, 1990 and recorded in Plan Book A-52, Page 183, as follows, to wit:

BEGINNING at a point located on the Southeasterly side of Regents Road said point being a corner of this lot and Lot #154 on said plan; thence extending from said point and place of beginning along the aforesaid side of Regents Road the next 3 courses and distances: (1) South 68 degrees, 34 minutes, 16 seconds East, 7.54 feet to a point; thence still along the same (2) on the arc of a circle curving to the right having a radius of 130 feet the arc distance of 164.78 feet to a point thence still along the same; (3) South 38 degrees, 48 minutes, 17 seconds East, 30.78 feet to a point said point being a corner of this lot and Lot #156 on said plan; thence extending along Lot #156 on said plan South 51 degrees, 11 minutes, 43 seconds West, 98.29 feet to a point a corner of this lot and Lot #154 on said plan; and thence extending along Lot #154 on said plan North 38 degrees, 48 minutes, 17 seconds West, 167.66 feet to a point located on the Southeasterly side of Regents Road, said point being the first mentioned point and place of beginning.

BEING Lot No 155 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jerome Pointer and Kia K. Gray, by Deed from Samuel P. Smith and Danielle C. Smith, dated 07/24/2007, recorded 08/02/2007, in Book 5658, Page 920.

Parcel Number: 48-00-01839-07-5.

Location of property: 151 Regents Road, Collegeville, PA 19426-1731.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jerome Pointer a/k/a Jerome B. Pointer and Kia K. Gray** at the suit of MTGLQ Investors, L.P. Debt: \$242,656.67.

**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.

13-30374

ALL THAT CERTAIN property, situate in **Abington Township**, in the County of Montgomery and Commonwealth of Pennsylvania, being described, as follows, Part of Lot No. 20.

BEING the same property conveyed to Gregory W. Hallquist and Nicole G. Hallquist who acquired title, as Tenants by the Entirety, by virtue of a Deed from Daniel A. Fuchs and Julie L. Fuchs, dated March 28, 2003, recorded April 10, 2003, at Official Records Volume 5452, Page 2125, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 30-00-10752-00-9.

Location of property: 1231 Cox Road, Rydal, PA 19046.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Gregory W. Hallquist and Nicole G. Hallquist**, at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$1,048,761.34.

**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.

13-31025

ALL THAT CERTAIN lot or piece of land, situate in **Trappe Borough**, County of Montgomery and Commonwealth of Pennsylvania, being a Lot in Phase IV of Plan of Rittenhouse Square Subdivision Consolidation Plan made by Czop/Spector, Inc., Consulting Engineers and Surveyors for Rittenhouse Properties, dated 1/9/1989, last revised 2/23/1989 and recorded in Plan Book A-50, Page 487, being Lot 52 on Phase IV, As-Built Plan of Rittenhouse Square, dated 11/1/1986 attached as Exhibit A.

TOGETHER with appurtenances to the above described premises which encroach into or upon common area.

SUBJECT however, to rights, restrictions, covenants, easements, agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Tamara Himes and Jonathan Molina, by Deed from Richard Knebel and Cigdem Ogutveren Knebel, dated 06/30/2009, recorded 07/13/2009, in Book 5736, Page 1574.

Parcel Number: 23-00-00425-37-1.

Location of property: 400 Franklin Court, Collegeville, PA 19426-2245.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tamara Himes and Jonathan Molina** at the suit of JP Morgan Chase Bank, National Association. Debt: \$223,413.54.

**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.

13-33873

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a plan of Subdivision known as 'Windy Knoll' made by Urwiler & Walter, Inc., Summeytown, PA dated 11/12/1990, last revised 9/23/1991 and recorded in the Office for the Recording of Deeds in Plan Book A53/78, follows, to wit:

BEGINNING at the point of intersection of the title line in the bed of State Route 29 and Deep Creek Road - Old Gravel Pike (both lines extended); thence extending from said point of beginning through the bed of Deep Creek Road the four following courses and distances, viz: (1) South 84 degrees, 22 minutes, 35 seconds West, 37.27 feet to a point; (2) North 02 degrees, 16 minutes, 00 seconds West 454.86 feet to a point (3) North 00 degrees, 47 minutes, 00 seconds East, 100.00 feet; and (4) North 03 degrees, 55 minutes, 00 seconds East, 83.00 feet to a point, a corner of Lot No. 4 on said plan; thence extending along said Lot No. 4 the two following courses and distances, viz: (1) South 71 degrees, 33 minutes, 09 seconds East, 281.43 feet to an iron pin on the legal right-of-way line of State Route 29; and (2) South 44 degrees, 16 minutes, 53 seconds East, 75.00 feet to a point in the title line in the bed of State Route 29; thence extending along said title line of the arc of a circle curving to the left having a radius of 954.93 feet, the arc distance 567.89 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 on said plan.

UNDER AND SUBJECT, however, to restrictions attached hereto and made a part hereof.

SUBJECT, NEVERTHELESS, to the following covenants and conditions which shall be covenants running with the land and be binding upon the Grantees, their heirs, personal representatives and assigns, and anyone taking from, through or under the Grantees:

1. Construction on any building cannot commence before building plans are approved and written permission is obtained from Ralph Baas, subdivider.
2. Lots shall be used for single family residence purpose only.
3. No modular home, trailer, basement, or bungalow shall be erected or used as a residence nor shall a residence of a temporary character be permitted.
4. No signs shall be permitted, except those necessary to announce the sale or rent of property, and such signs shall not be offensive in size, shape or character.
5. No business or professional office shall be permitted which is not permitted by the Township of Upper Frederick.
6. All fences shall be limited in height to six (6) feet and fence quality shall be in keeping with the quality of the house.
7. The approximate minimum allowable square footage requirements for all residences shall be as follows:
  - a. Rancher - 1,400 square feet of living space
  - b. Cape Cod - 1,600 square feet of living space with 1 car attached garage
  - c. Split-level-, 1,750 square feet of living space
  - d. Two-story - 1,750 square feet of living space
  - e. Bi-levels - 1,400 square feet of living space, approval by subdivider-based on the architecture of front of home.
  - f. Others: By Plan Approval.

Living space is defined as finished heated living area at grade or above. This does not include garage, basement, or lower level of by-level.

8. No more than one uninspected or unlicensed vehicle may be stored on any lot. Tractor trailers and school buses may not be routinely parked on property for longer than six hours.

9. All garages, garden sheds, bath houses, or any other outbuildings must be constructed of the same materials as the dwelling constructed on said lot.

10. During construction, individual lot owners as grantees shall at their sole expense be responsible for soil erosion and sediment control for their lot. No mud or mud runoff shall be permitted onto the street. All driveways shall have a minimum construction of crushed stone and silt fence at grantee's expense and may be required at the sole discretion of grantor and/or the Montgomery County Soil Conservation District.

TITLE TO SAID PREMISES IS VESTED IN Ronald G. Brajkovich, Jr. and Daniela Brajkovich, h/w, by Deed from Renee E. Miller, dated 01/25/1996, recorded 01/25/1996, in Book 5138, Page 870.

Parcel Number: 55-00-00701-30-6.

Location of property: 3239 Deep Creek Road, Perkiomenville, PA 18074-9699.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronald G. Brajkovich, Jr. and Daniela Brajkovich** at the suit of MTGLQ Investors, L.P. Debt: \$329,833.99.

**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.

13-34124

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

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

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

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

Location of property: 325 Nicholas Lane, Colledgeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

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

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

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

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

13-35871

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

BEGINNING on the East side of Swede Street, at the distance of 136 feet Northeast from the Northeast side of Marshall Street, being a corner of this and land of Adeline A. Stein; thence by land of said Adeline A. Stein, Southeast, at right angles to said Swede Street, 150 feet to Church Street; thence along said Church Street Northeast, 24 feet to a corner of lot formerly of Charles Slemmer; thence by the same Northwest, parallel to the first line, 150 feet to Swede Street; thence along the East side of said Swede Street, Southwest, 24 feet to the place of beginning.

TITLE VESTED IN Robert I. Connor, Jr., a/k/a Robert L. Connor, Jr., by Deed from Norman Klinger and Sondra Klinger, husband and wife, dated 5/24/2005 and recorded 6/1/2005 at Norristown, Pennsylvania in Deed Book 5556, Page 548. Parcel Number: 13-00-36076-00-1.

Location of property: 612 Swede Street, Norristown, PA 19401.

The improvements thereon are: Commercial: Retail, office, apartments - multi use.

Seized and taken in execution as the property of **Robert I. Connor, Jr.** at the suit of KeyBank National Association, Successor by Merger to First Niagara Bank, Successor by Merger to Harleysville National Bank and Trust Company. Debt: \$206,572.58.

**Craig H. Fox**, Attorney. I.D. #49509

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

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

13-36853

PARCEL NO.: 35-00-00364-006 and 35-00-00367-003

PREMISES "A"

ALL THAT CERTAIN lot or parcel of ground, situate in **Hatfield Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Boucher and James, Inc., Surveyors, dated May 27, 1968, as follows:

BEGINNING at a point in line of ground of Philadelphia Electric Company, formerly of Anthony H. Mack, at a corner common to ground of William C. Pruitt, et ux., herein described, and ground now or late of Raymond Stock, said point being at the distance of 495.87 feet measured South 46 degrees, 00 minutes, 35 seconds East along the line dividing said ground of Philadelphia Electric Company and ground of William C. Pruitt, et ux., from its intersection with the middle line of Township Line Road, dividing the Township of Hatfield and the Township of Franconia, at a corner common to said ground of Philadelphia Electric Company and ground of William C. Pruitt, et ux., and extending; thence from said point of beginning along said ground of Philadelphia Electric Company North 46 degrees, 00 minutes, 35 seconds West, 60.00 feet to a point; thence through ground of William C. Pruitt, et ux., of which this is a part, North 76 degrees, 54 minutes, 40 seconds East, 94.76 feet to a point in line of ground now or late of Raymond Stock; and thence along the last mentioned ground South 37 degrees, 53 minutes, 25 seconds West, 80.00 feet to the first mentioned point and place of beginning.

BEING Block 77, Unit 41.

PREMISES "B"

ALL THAT CERTAIN tract of land, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a corner in the middle of the County Line Road, dividing the Counties of Bucks and Montgomery; thence extending along the middle of same, South 42 degrees, East 11.50 perches to an iron pin; thence by land of William Imhoff (formerly of Charles B. Haberle), South 47 1/4 degrees, West 42.72 perches to an iron pin in line of now or late Charles Dannehower's Land; thence by the same North 37 1/4 degrees, West 11.50 perches to an iron pin, a corner in line of land of August Fink (formerly of Abraham G. Swartley); thence along the same North 57 degrees, West 41.72 perches to the place of beginning.

ALSO ALL THOSE TWO CERTAIN pieces or parcels of ground, situate in **Hatfield Township**, County of Montgomery, and Commonwealth of Pennsylvania, and described according to a certain plan thereof made by F. Richard Urwiler, Registered Surveyor, dated October 31, 1962, as one lot, as follows:

BEGINNING at a point on the title line in the bed of U.S. Route #309 (60 feet wide) (which extends from Line Lexington to Sellersville), a corner of lands now or late of Joseph Vogel; thence extending from said point of beginning South 41 degrees, 35 minutes West, crossing the Southwesterly side of U.S. Route #309 along the aforesaid lands of Vogel, 726.56 feet to an iron pin in line of lands now or late of Rebecca Haberle; thence extending North 35 degrees, 52 minutes West along the aforesaid lands of Haberle, 415.45 feet to an iron pin, a corner of lands now or late of Abraham G. Swartley; thence extending North 48 degrees, 55 minutes East along the aforesaid lands of Swartley recrossing the Southwesterly side of U.S. Route #309 aforesaid, 682.63 feet to a point on the title line in the bed of same; thence extending South 41 degrees, 08 minutes East along the title line through the bed of U.S. Route #309, 320.94 feet to the first mentioned point and place of beginning.

BEING Block 77, part of Unit 3 and all of Unit 4.

EXCEPTING THEREOUT AND THEREFROM that premises conveyed by Philadelphia Electric Company, a Pennsylvania Corporation to Raymond F. Stock and Dorunda M. Stock, his wife, by Deed dated June 9, 1969 and recorded on July 3, 1969 at Norristown, Pennsylvania in Deed Book 3561, Page 218, bounded and described, as follows, to wit:

ALL THAT CERTAIN strip or parcel of ground, situate in **Hatfield Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Boucher and James, Inc., Engineers, dated January 8, 1969, as follows:

BEGINNING at a point on the Southwesterly side of L.R. 1027 (Route 309) at a corner common to ground of Philadelphia Electric Company, formerly 2243 Corporation, herein described, and ground of Raymond F. Stock, et ux., and extending thence from said point of beginning along the Southwesterly side of L.R. 1027 South 51 degrees, 10 minutes, 05 seconds West, 15.00 feet to a point; thence through ground of Philadelphia Electric Company, of which this is a part, the two (2) following courses and distances: (1) South 37 degrees, 53 minutes, 25 seconds West, 394.90 feet to a point, said point being at the distance of 150 feet measured Northwestwardly from and at right angles to the line established by Philadelphia Electric Company as the centerline of its transmission line right-of-way; and (2) on a line parallel with and 150 feet distant measured Northwestwardly from and at right angles to the aforementioned center line South 61 degrees, 39 minutes, 11 seconds West, 37.23 feet to a corner common to ground of Philadelphia Electric Company and ground of Raymond F. Stock, et ux.; and thence along said ground of Raymond F. Stock, et ux., on a line parallel with and 15 feet distant measured Northwestwardly from and at right angles to the second above described course and distance North 37 degrees, 53 minutes, 25 seconds East, 429.22 feet to the first mentioned point and place of beginning.

PREMISES "C"

ALL THOSE THREE (3) CERTAIN tracts or parcels of land, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery, and Commonwealth of Pennsylvania, separately bounded and described, as follows:

Tract #1

BEGINNING at a stone for a corner in the middle of a public road, dividing the Townships of Franconia and Hatfield, and in the line of John Shelly's Land; North 45 1/4 degrees, East 21.82 perches to a corner in line of Abraham H. Fretz's Land (now Tract #2); thence along land now Tract #2, South 43 1/4 degrees, East 90.26 perches to a stone corner in line of Tobias Clemmer's Land; thence by land of said Tobias Clemmer, South 61 degrees, West 22.26 perches to a stone corner in line of Abraham Clemmer's Land; thence along land of said Abraham Clemmer North 43 1/4 degrees, West 84.18 perches to the place of beginning.

Tract #2

BEGINNING at a stone for a corner in the middle of a public road dividing the Township of Franconia and Hatfield and in line of John M. Shelly's Land; thence along the middle of said road and along lands of said John M. Shelly and Walter Green respectively, North 45 1/4 degrees, East 24 perches to an iron pin, a corner in said road; thence along land of Isaac M. Wendkos (now lands of Charles B. Haberle), the three (3) following courses and distances: (1) South 11 1/4 degrees, West 8.78 perches to a stake, a corner; thence (2) South 37 1/4 degrees, East 40.26 perches to a stake, a corner; thence (3) South 46 1/4 degrees, West 12.92 perches to a stone, a corner in line of Clarence H. Binder's land; thence by the same, North 43 degrees, West 44.82 perches to the place of beginning.

Tract #3

BEGINNING at an iron pin, a corner in the middle of Township Line Road, dividing the Townships of Franconia and Hatfield, and in line of Tract #2; thence along the middle of said road, North 46 3/4 degrees, East 18.12 perches to an iron pin, a corner in line of Charles B. Haberle's other land; thence along said Haberle's Land, South 37 1/4 degrees, East 89.38 perches to an iron pin, a corner; thence still along the same, South 44 1/2 degrees, West 34.04 perches to an iron pin, a corner in line of Tract #1; thence along the same, North 42 1/2 degrees, West 45.44 perches to a stone corner; thence along Tract #2, the three (3) following courses and distances: (1) North 46 3/4 degrees, East 12.92 perches; and (2) North 36 1/2 degrees, West 40.26 perches to a stake; and (3) North 12 1/4 degrees, East 8.78 perches to the place of beginning.

BEING Block 77, Unit 12.

PREMISES "D"

ALL THAT CERTAIN lot of parcel of ground, situate in **Hatfield Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof by Boucher and James, Inc., Engineers dated June 18, 1968, as follows:

BEGINNING at a point in line of ground of Philadelphia Electric Company, formerly Anthony H. Mack, at a corner common to ground of Raymond F. Stock, et ux., herein described, and ground now or late of William C. Pruitt, said point being at the distance of 495.87 feet measured South 46 degrees, 00 minutes, 35 seconds East along the line dividing ground now or late of William C. Pruitt, and ground of Philadelphia Electric Company, formerly Anthony H. Mack, from a point on the title line within the bed of Township Line Road, dividing the Township of Hatfield and the Township of Franconia at a corner common to ground now or late of William C. Pruitt North 37 degrees, 53 minutes, 25 seconds East, 27.58 feet to a point, said point being at the distance of 150 feet measured Northwestwardly from and at right angles to the line established by Philadelphia Electric Company as the center line of a 300 foot wide strip of ground; thence through ground of Raymond F. Stock, et ux., of which this is a part, on a line parallel with a 150 feet distant measured Northwestwardly from and at right angles to the aforementioned center line North 61 degrees, 39 minutes, 11 seconds East, 185.06 feet to a point in line of other ground of Philadelphia Electric Company, formerly 2243 Corporation; thence along the last mentioned ground, South 37 degrees, 53 minutes, 25 seconds West, 204.92 feet to a point in line of ground of Philadelphia Electric Company, formerly Anthony H. Mack, at a corner common to ground herein described and said ground of Philadelphia Electric Company, formerly 2243 Corporation; and thence along said ground of Philadelphia Electric Company, formerly Anthony H. Mack, North 46 degrees, 00 minutes, 35 seconds West, 75.00 feet to the first mentioned point and place of beginning.

BEING Block 77, the remaining part of Unit 3.

EXCEPTING AND RESERVING unto the Grantor, its successors and assigns, the full, free and uninterrupted right, liberty and privilege to lay, construct, install, use, operate, maintain, repair, renew, add to, relocate and replace facilities, including poles, towers, structures, wires, cables, fiber optics, cross-arms, anchors, anchor guys, guy wires, conduits, pipes, gas service pipes, gas mains, manholes, communications equipment including antennas, equipment cabinets, foundations and fences, and other equipment and appurtenances necessary for the transmission and distribution of electricity, gas, and telecommunications in, on, over, under, across and along a 300 foot wide strip of ground extending across the above-described parcels of ground as described above and more particularly described in accordance with PECO Energy Company (formerly known as Philadelphia Electric Company) Plan No. C-19-5959, Sheet 25, Whippain to Branchburg Right of Way, as follows:

BEGINNING at an iron pin set at the intersection of the line established by PECO Energy Company as the center line of its 300 foot wide right-of-way and the line dividing ground formerly of Anthony H. Mack, et ux., and ground now or late of Realty Company of Pennsylvania, said point being at the distance of 204.82 feet measured South 51°, 03', 23" East along the aforementioned dividing line from a point on the center line and title line of Township Line Road (t-415), dividing the Townships of Hatfield and Franconia, said point also being a corner common to said ground now or late of Realty Company of Pennsylvania, North 51°, 03', 23" West, 162.61 feet to a monument set on the Northwesterly side of PECO Energy Company's right-of-way; thence through the above described parcels of ground on a line parallel with and 150 feet distant measured Northwestwardly from and at right angles to the aforementioned center line the six (6) following courses and distances: (1) through said ground formerly of Mack North 61°, 39', 11" East, 1100.83 feet to a point on the line dividing said ground formerly of Mack and ground formerly of William C. Pruitt, et ux.; (2) continuing North 61°, 39', 11" East through said ground formerly of Pruitt, 28.78 feet to a point, a corner common to ground formerly of Raymond F. Stock, et ux., and remaining ground now or late of said Stock; (3) continuing North 61°, 39', 11" East along said remaining ground now or late of Stock 185.06 feet to a monument at a corner common to said remaining ground of Stock and ground formerly of 2243 Corporation and now or late of Stock; (4) continuing North 61°, 39', 11" East along said ground formerly of 2243 Corporation and now or late of Stock, 37.23 feet to a point, a corner common to said ground now or late of Stock and ground formerly of 2243 Corporation; (5) continuing North 61°, 39', 11" East through ground formerly of 2243 Corporation, 305.88 feet to a point; and (6) continuing through ground formerly of 2243 Corporation, North 76°, 07', 19" East, 181.64 feet to a point on the title line of County Line Road dividing the Countries of Montgomery and Bucks; thence along said title line South 51°, 16', 35" East, 188.81 feet to a point on the above mentioned centerline of PECO Energy Company's Right of Way; and (2) continuing South 51°, 16', 35" East, 80.65 feet to a point, a corner common to ground formerly of 2243 Corporation and ground now or late of George J. Laepple, et ux.; thence along said ground now or late of Laepple South 31°, 26', 10" West, 122.17 feet to a point on the Southeastly side of PECO Energy Company's 300 foot wide right-of-way; thence along the Southeastly side of said right-of-way on a line parallel with and 150 feet distant measured Southeastwardly from and at right angles to the aforementioned center line the three (3) following courses and distances: (1) through said ground formerly of 2243 Corporation South 76°, 07', 19" West, 220.34 feet to a point; (2) continuing through said ground formerly of 2243 Corporation South 61°, 39', 11" West 423.36 feet to a spike in the line dividing said ground formerly of 2243 Corporation and said ground formerly of Mack; and (3) continuing South 61°, 39', 11" West through said ground formerly of Mack 1070.79 feet to a monument set in the line dividing said ground formerly of Mack and said ground now or late of Realty Company of Pennsylvania and thence along the last mentioned ground North 51°, 03', 23" West 162.61 feet to the first mentioned point and place of beginning.

CONTAINING 12.613 acres, more or less.

PARCEL NO.: 35-00-00310-00-6

ALL THAT CERTAIN tract or piece of land, situate in **Hatfield Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Survey Compiled by Reinhold Thiame, Jr., R.S., dated December, 1940, as follows, to wit:

BEGINNING at an iron pin set in the center of School House Road (33 feet wide), and 1,022.73 feet from the center line of Bethlehem Pike, prior to relocation and Reconstruction by P.D.H. about 1935; thence along said center of School House Road, South 46 degrees, 56 minutes West, 162.23 feet to an iron pin a corner of this and land now or late of the Hatfield Building and Loan Association; thence along land now or late of the Hatfield Building and Loan Association, North 30 degrees, 06 minutes West, 860.40 feet to an iron pin; thence still along land now or late of The Hatfield Building and Loan Association, South 39 degrees, 54 minutes West, 201.45 feet to an iron pin; thence still along land of The Hatfield Building and Loan Association, the two following courses and distances to wit: (1) North 19 degrees, 54 minutes West, 8.62 feet to an iron pin a corner; thence along land of now or late Ephrian Landis; (2) North 45 degrees, 08 minutes East, 431.23 feet to an iron pin, a corner; thence along lands of now or late William Imhof, William B. Williams, James R. Renner, Wilmer Undercoffler, and Katie Weiss, the six following courses and distances, to wit: (1) South 36 degrees, 34 minutes East, 698.37 feet to an iron pin, (2) South 39 degrees, 54 minutes West, 30 feet to an iron pin; (3) South 43 degrees, 04 minutes East, 150.56 feet to an iron pin; (4) South 38 degrees, 04 minutes West, 161.17 feet to an iron pin; (5) South 36 degrees, 40 minutes East, 98.82 feet to an iron pin; (6) South 43 degrees, 04 minutes East, 589.60 feet to the place of beginning.

CONTAINING 8.369 acres of land, more or less.

Parcel Numbers: (i) 35-00-00310-00-6; (ii) 35-00-00364-00-6; and (iii) 35-00-00367-00-3.

Location of property: (i) 3212 Bergey Road, Hatfield Township, PA 19440; (ii) Bethlehem Pike, Hatfield Township, PA 19440; and (iii) 3436 Bethlehem Pike, Hatfield Township, PA 19440.

The improvements thereon are: Vacant industrial property on parcels 35-00-00364-00-6 and 35-00-00367-00-3; a residential, single-family, abandoned building on parcel 35-00-00310-00-6.

Seized and taken in execution as the property of **North Penn Realty Associates, LLC** at the suit of Susquehanna Bank. Debt: \$7,975,881.69.

**Scott P. Shectman**, Attorney, I.D. #92276

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.

14-02651

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of subdivision prepared for 'Hayes Estates', Phase II, made by Herbert H. Metz, Inc., dated 11/3/1987 and last revised 6/18/1990 and recorded in Plan Book A-52, Pages 17 to 173, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Denbeigh Drive (50 feet wide), said point being a corner of Lot No. 75 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 75 South 52 degrees 22 minutes 9 seconds West 150 feet to a point in line of land of Quail Run Subdivision; thence extending along said land of Quail Run Subdivision North 37 degrees 37 minutes 51 seconds West 130 feet to a point, a corner of Lot No. 73; thence extending along Lot No. 73 South 52 degrees 22 minutes 9 seconds West 150 feet to a point on the Southwesterly side of Denbeigh Drive; thence extending along the Southwesterly side of Denbeigh Drive South 37 degrees 37 minutes 51 seconds East 130 feet to a point, a corner of Lot No. 75, being the first mentioned point and place of beginning.

BEING Lot No. 74 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN **Walid E. Mitwalli and Mona M. Mitwalli**, husband and wife, by deed from Prudential Relocation, Inc., a Colorado Corporation, dated 06/23/2011, recorded 07/18/2011, in Book 5807, Page 1200.

Mortgagor **Mona M. Mitwalli** died on 06/07/2013, and **David S. Workman, Esq.** was appointed Administrator/trix of her Estate. Letters of Administration were granted to him on 07/19/2013 by the Register of Wills of, No. 46-2013-x2763. Decedent's surviving heirs at law and next-of-kin are **Gamal Elgwaly, Nora Jenna Mitwalli, and Salma Aya Mitwalli**. Parcel Number: 35-00-02835-53-2.

Location of property: 2938 Denbeigh Drive, Hatfield, PA 19440-2848

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Walid E. Mitwalli, Amany Elswedy a/k/a Amany M. Elswedy, in Her Capacity as Co-Administrator d/b/n of The Estate of Mona M. Mitwalli, David S. Workman, Esq., in His Capacity as Co-Administrator of The Estate of Mona M. Mitwalli, Unknown Heirs and/or Administrators of The Estate of Mona M. Mitwalli** 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: \$497,778.43.

**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.

14-02803

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania being shown on the **Scott Alexaki** Subdivision Plan Street Number 1 of 7 prepared by Pro Tract Engineering, Inc., Hatboro, PA dated January 27, 2003 and last revised October 6, 2003 and recorded October 22, 2003 in Plan Book 22, Page 54 being more fully described, as follows, to wit:

BEGINNING at a point on the Northerly right-of-way line in the former alignment of Valley Forge Road (of variable width and now closed in through traffic) said point being the following four (4) courses and distances from the intersection on the title line in said road and the projection of a common boundary between Tax Block 25 H, Unit 3 and Unit 7 located on the Southerly side of the aforementioned Valley Forge Road: (1) North 82 degrees, 45 minutes, 00 seconds East, 058 feet; (2) North 7 degrees, 15 minutes, 00 seconds West, 25 00 feet; (3) along the arc of a circle curving to the right of having a radius of 691.20 feet, the arc distance of 194.88 feet the chord of said arc bearing North 89 degrees, 10 minutes, 23 seconds West the chord distance of 194.23 feet; (4) North 81 degrees, 05 minutes, 46 seconds West, 52.42 feet; thence from said point of beginning, extending along said Northerly right-of-way line of Valley Forge Road, the following three (3) courses and distances to a point on the Easterly right-of-way line in Geerdes Boulevard: (1) North 81 degrees, 05 minutes, 46 seconds West, 26.62 feet; (2) along the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 33.52 feet; (3) North 81 degrees, 05 minutes, 46 seconds West, 37.49 feet, thence along said right-of-way line in Geerdes Boulevard the three (3) courses and distances to a point on the Northerly right-of-way line in the current alignment of Valley Forge Road: (1) North 24 degrees, 13 minutes, 37 seconds East, 115.05 feet to a point of tangency; (2) along the arc of a circle curving to the right having a radius of 454.32 feet the arc distance of 67.58 feet the chord of said arc bearing North 28 degrees, 31 minutes, 19 seconds East the chord distance of 67.52 feet; (3) along the arc of a circle curving to the right having a radius of 40.00 feet the arc distance of 53.49 feet, thence along a common boundary line between Lot 1 and Lot 2 of the subdivision 15 degrees, 54 minutes, 14 seconds West, 197.68 feet to the point and place of beginning.

CONTAINING 13,376 square feet (0.307 acres) of land more or less.

BEING the same premises which **Scott Alexaki and Deborah S. Alexaki**, by Deed dated 10/8/2004, and recorded 12/1/2004, in Book 5534, Page 2945, granted and conveyed unto **Scott Alexaki and Deborah S. Alexaki**, in fee.

Parcel Number: 58-00-19471-60-4.

Location of property: 724 West Valley Forge Road, King of Prussia, PA 19406.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Scott Alexaki and Deborah S. Alexaki** at the suit of JP Morgan Chase Bank, National Association. Debt: \$587,927.08.

**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.

14-03197

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Municipality of **Abington Township**, in the County of Montgomery, Commonwealth of PA.

BEGINNING at a point in the Southwesterly side of Nyslor Avenue at the distance of 285 feet Southeastwardly from the Southeasterly side of Easton Road.

CONTAINING in front on Nyslor Avenue Southeastwardly 50 feet and extending of the width between parallel lines of depth Southwestwardly 112 feet.

BEING the same premises which Stan Montgomery by Deed dated 11/24/2006 and recorded 12/8/2006 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5627 and Page 588, granted and conveyed unto Stan Montgomery and Eileen J. Penhollow.

Parcel Number: 30-00-47204-00-7.

Location of property: 2330 Nyslor Avenue, Abington, PA 19001.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Eileen J. Penhollow and Stan Montgomery a/k/a Stanley B. Montgomery** 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: \$234,119.65.

**Samantha Gable**, Attorney.

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

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

14-07290

ALL THAT CERTAIN lot or parcel of land known as Unit 631 Maple Glen Circle, Maple Village, situated in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, as shown on an "As-Built Plan of Route 631 Maple Glen Circle", prepared by Bursich Associates, Inc. of Pottstown, Pennsylvania, Drawing No. 061334-631, dated April 12, 1988, said lot being more fully bounded and described as follows:

BEGINNING at a point the Northerly corner of Unit 631 said point being situated the four following courses and distances from the intersection of the centerline of Maple Glen Circle with the centerline of Pine Tree Court; (1) along a curve concave southerly having a radius of 270.00 feet and an arc distance of 43.28 feet; (2) South 85 degrees 00 minutes 00 seconds West 29.00 feet; (3) South 05 degrees 00 minutes 00 seconds West 63.07 feet; (4) South 75 degrees 29 minutes 07 seconds West 20.00 East; thence through the party wall between units 632 and 631 South 14 degrees 30 minutes 53 seconds West 35.33 feet thence along lands of Maple Glen Village North 75 degrees 29 minutes 07 seconds West 20.00 feet; thence through the party wall between Units 631 and 630 and also partly along land of Maple Glen Village North 14 degrees 30 minutes 53 seconds East 35.23 feet to the first mentioned point and place of beginning.

BEING Unit No. 631 Maple Glen Circle on the above mentioned "As Built Plan".

VESTED BY Special Warranty Deed, dated 09/10/2001, given by Patrick McKenna, James McKenna and Lorraine McKenna to Patrick McKenna and recorded 9/12/2001 in Book 5376 Page 2155.

Parcel Number: 42-00-03042-18-3.

Location of property: 631 Maple Glen Circle, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **James Patrick McKenna a/k/a Patrick McKenna** at the suit of Wells Fargo Bank, N.A. Debt: \$182,911.05.

**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.

14-09638

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the 12th Ward of **Norristown Borough**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as (Forest Gardens) made by Damon and Foster, Civil Engineers, dated October 17, 1958, said plan recorded in the Office of the Recorder of Deeds of Montgomery County, at Norristown, Pennsylvania, in Plan Book A-4, Page 91 and later revised May 28, 1959, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Beech Street (66.00 feet wide) (not open), said point being the 2 following courses and distances from a point of curve on the Northwesterly side of Birch Drive on the arc of a circle curving to the left, having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Southwesterly side of Beech Street and; (2) North 49 degrees, 39 minutes West along the Southwesterly side of Beech Street, 184.50 feet to the point of beginning; thence extending from said point of beginning South 40 degrees, 21 minutes West partly through a party wall between these premises and premises adjoining to the Southeast 90.50 feet to a point on the Northeasterly side of a certain 15.00 feet wide driveway which extending Southeastwardly into Birch Drive and Northwestwardly connecting with another certain 15.00 feet wide driveway which extending Northeastwardly into Beech Street and Southwestwardly into Redwood Lane (50.00 feet wide); thence extending North 49 degrees, 39 minutes West along the Northeasterly side of the first above mentioned driveway 26.50 feet to a point; thence extending North 40 degrees, 21 minutes East, 90.50 feet to a point; thence extending North 40 degrees, 21 minutes East, 90.50 feet to a point on the Southwesterly side of Beech Street, aforesaid; thence extending South 49 degrees, 39 minutes East along the Southwesterly side of Beech Street 26.50 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Arlene Ramsey, by Deed from Michael D. Profrock and Kathleen Profrock, dated 08/27/1999, recorded 09/08/1999 in Book 5287, Page 476.

Parcel Number: 13-00-04520-00-3.

Location of property: 1318 West Beech Street a/k/a 1318 Beech Street, Norristown, PA 19401-3606.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Arlene Ramsey** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc. 2006-HE1, Asset-Backed Pass-Through Certificates, Series 2006-HE1. Debt: \$308,998.73.

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

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

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

14-10141

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, being Lots Nos. 437 and 438 in a certain plan of lots known as The Plan of Willow Grove Heights, which said plan is recorded at Norristown in the Office for the Recording of Deeds in and for said County of Montgomery in Deed Book No. 380, Page 500 and bounded and described, as follows:

BEGINNING at a point on the Northwesterly side of Highland Avenue at the distance of two hundred feet Northeastwardly from the Northeasterly side of Lammott Avenue having a front on said Highland Avenue fifty feet and extending of that width in a Northwestwardly direction one hundred ten and fifty eight one-hundredths feet.

TITLE TO SAID PREMISES IS VESTED IN Durwin Godwin, Jr. by Deed from Patrylak Homes Limited, dated 05/16/2008, recorded 05/23/2008 in Book 5693, Page 2167.

Parcel Number: 30-00-28532-00-4.

Location of property: 1636 High Avenue, Willow Grove, PA 19090-4533.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Durwin Godwin, Jr.** at the suit of Bayview Loan Servicing, LLC. Debt: \$266,771.32.

**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.

14--10494

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as "Beaver Hill", located in **Jenkintown Borough**, Montgomery County, Commonwealth of Pennsylvania which was 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 dated February 11, 1980 and recorded February 11, 1980 in Deed Book 4500 page 332, as amended by a First Amendment thereto dated October 28, 1980 and recorded October 30, 1980 in Deed Book 4575 page 390 and a Second Amendment thereto dated October 28, 1980 and recorded October 30, 1980 in Deed Book 4575 page 435 and a Third Amendment thereto dated January 19, 1981 and recorded 1/20/81 in Deed Book 4597 page 507, and Declaration Plan dated January 31, 1980 and recorded February 11, 1980 in Condominium Plan Book 7 page 53 as amended by a First Amendment thereto dated January 31, 1980, revised October 21, 1980 and recorded January 16, 1981, in Condominium Plan Book 8 page 61, and a Code of Regulations dated February 11, 1980 and recorded February 11, 1980 in Deed Book 4500 page 385 as amended by a First Amendment thereto dated October 28, 1980 and recorded October 30, 1980 in Deed Book 4575 page 429, being and designated on the Declaration Plan as Unit Number 409-N, as more fully described in the Declaration Plan and Declaration, together with the proportionate undivided interest in the Common Elements (as defined in such Declaration) of 168032.

UNDER AND SUBJECT to the provisions, Easements, and Covenants as contained in the Declaration, Declaration Plan and Code of Regulations and all Amendments thereto.

BEING the same property which Beaver Hill Limited Partnership, and Illinois Limited Partnership, granted and conveyed unto Ruth Miller by deed dated January 26, 1981 and recorded January 30, 1981 in the Recorder's Office of said County in Book 4601 Page 216.

Parcel Number: 10-00-04693-12-1.

Location of property: 309 Florence Avenue, Condo 409-N f/k/a 100 West N 409 Avenue, Jenkintown, PA 19046.

The improvements thereon are: Residential-Condominium mid-rise 4-6 stories.

Seized and taken in execution as the property of **All Known and Unknown Heirs of Ruth Miller** at the suit of PNC Bank, National Association. Debt: \$27,065.01.

**Michael C. Mazack**, Attorney. AOPC #205742

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

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

14-10529

ALL THAT CERTAIN property, situate in **Lower Gwynedd Township**, County of Montgomery and State of Pennsylvania, described according to a plan, as follows:

BEGINNING at a point on the Easterly side of Marie Road (50 feet wide) said point being the (5) following courses and distances from a point of curve on the Southeasterly side of Davis Road (50 feet wide): (1) leaving Davis Road on the arc of a circle curving to the left having a radius of 20.00 one-hundredths feet the arc distance of 31.41 one-hundredths feet to a point of tangent on the Northeasterly side of Marie Road; (2) South 50 degrees, 00 minutes East along the Northeasterly side of Marie Road 368.93 one-hundredths feet to a point of curve on the same; (3) Southeasterly and Southwardly partly along the Northeasterly and partly along the Easterly sides of Marie Road on the arc of a circle curving to the right having a radius of 175.00 one-hundredths feet the arc distance of 139.86 one-hundredths feet to a point of tangent on the Easterly side of Marie Road; and (4) South 04 degrees, 12 minutes, 30 seconds East along the Easterly side of Marie Road 53.33 one-hundredths feet to a point of curve on the same; and (5) Southwardly still along the Easterly side of Marie Rod on the arc of a circle curving to the left having a radius of 1679.69 one-hundredths feet the arc distance of 167.10 one-hundredths feet to the place of beginning; thence extending from said point of beginning North 80 degrees, 05 minutes, 30 seconds East, 187.00 feet to a point on the Westerly side of the Fort Washington Expressway (State Highway L.R. 783) (120 feet wide); thence extending Southwardly along the Westerly side of Fort Washington Expressway aforesaid on the arc of a circle curving to the left having a radius of 1492.69 one-hundredths feet the arc distance of 154.58 one-hundredths feet to a point; thence extending South 74 degrees, 09 minutes, 30 seconds West, 187.00 one-hundredths feet to a point on the Northeasterly side of Marie Road; thence extending Northwestwardly and Northwardly parallel along the Northeasterly and partly along the Easterly sides of Marie Road on the arc of a circle curving to the right having a radius of 1679.69 one-hundredths feet the arc distance of 173.94 one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 39 as shown on the above mentioned plan.

WHEREIN in the description the fifth course in describing the beginning point was erroneously given as the arc of a circle curving to the left having a radius of 679.69 feet whereas the same should have been the arc of a circle curving to the left having a radius of 1679.69 feet and the last course of the description was erroneously given as on the arc of a circle curving to the right having a radius of 679.69 feet whereas the same should have been the arc of a circle curving to the right having a radius of 1679.69 feet.

EXCEPTING THEREOUT AND THEREFROM that portion of the premises conveyed by Jane B. Hedges unto The Commonwealth of Pennsylvania Department of Transportation date 06/12/2003 and recorded 09/25/2003 in Deed Book 5474, Page 1585.

Parcel Number: 39-00-02470-00-2.

Location of property: 405 Marie Road, Lower Gwynedd, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark James Elliott, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$118,468.12.

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

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

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

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.

**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.

14-18922

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 Northeasterly 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** at the suit of Citimortgage, Inc. Debt: \$170,777.78.

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

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.

14-22303

ALL THAT CERTAIN store building, message and tract of land, situate in **Red Hill Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, a corner on the Southeasterly curb line of Main Street and in line of land now or late of Dr. J. A. Roth, thence along said Southeasterly curb line of Main Street, South fourteen degrees, fifty-five minutes West, one hundred sixty feet to a point, a corner in said curb line and in line of land now or late of Forrest F. Hillegass; thence along land now or late of Forrest F. Hillegass, North seventy-five degrees, five minutes West, two hundred fifty-eight and eight-tenths feet to a point, a corner in line of land now or late of said Forrest F. Hillegass; thence along the same, North fourteen degrees, fifty-five minutes East, one hundred sixty feet to a point, a corner of land of said Dr. J. A. Roth; thence along the same, South seventy-five degrees, five minutes East, two hundred fifty-eight and eight-tenths feet to the place of beginning.

Parcel Number: 17-00-00574-00-3.

Location of property: 313 Main Street, Red Hill, PA.

The improvements thereon are: Restaurant with Liquor License.

Seized and taken in execution as the property of **Mark S. Schneider, Meghan M. Henry and United States of America** at the suit of Upper Perkiomen School District. Debt: \$19,113.47.

**David D. Dugan**, 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.

14-24100

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, described according to a Plan of subdivision prepared for DeLuca Enterprises, Inc. (Mallard Pond), Section B, made by Urwiler and Walter, Inc. Sumneytown, Pennsylvania dated 5/30/1986 and last revised 10/9/1987 and recorded in Plan Book A-49 page 387, described as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Darter Lane (50 feet wide) a corner of Lot 143 on said plan; thence extending from Darter Lane and along Lot 143 on said plan, North 19 degrees, 04 minutes, 13 seconds East, 210.70 feet to a point in line of Lot 173 on said plan; thence along the same North 87 degrees, 50 minutes, 00 seconds East, 64.00 feet to a corner of Lot 174 on said plan; thence along the same South 09 degrees, 50 minutes, 34 East, 215.82 feet to a point of curve on the Northwesterly side of Darter Lane; thence along the same on the arc of a circle curving to the right having a radius of 235.00 feet the arc distance of 174.00 feet to a point being the first mentioned point and place of beginning.

BEING Lot 142 on said plan.

BEING the same premises which DeLuca Enterprises, Inc., a Pennsylvania corporation, by Deed dated 9/21/1988 and recorded 9/28/1998 in Montgomery County in Deed Book 4888, Page 1469 conveyed unto Joseph M. Speranza, in fee. Parcel Number: 46-00-00695-02-4.

Location of property: 105 Darter Lane, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph M. Speranza** at the suit of Capital One, National Association, Successor by Merger to North Fork Bank. Debt: \$442,941.56.

**Danielle M. Karcich**, Attorney. AOPC# 312049

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

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

14-24607

ALL THOSE CERTAIN parcels of land, in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, being known and designated, as follows:

Premises "A"

ALL THAT CERTAIN message or tenement and lot or piece of land, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, being the Northwesterly half of Lot No. 146 on a Certain Plan of Lots of Hunter & Evans, recorded at Norristown in Deed Book No. 330, Page 111, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Jefferson Avenue (fifty feet wide) at the distance of two hundred and twenty-five feet Northwestwardly from the Northwesterly side of Grove Avenue (fifty feet wide).

CONTAINING in front or breadth on said side of Jefferson Avenue twenty-five feet and extending Southwestwardly of that width in length or depth between parallel lines at right angles to said Jefferson Avenue one hundred and fifty feet, the Southeasterly line thereof passing through the center of the party wall of the said message.

BOUNDED Northwestwardly by Lot No. 147, Southwestwardly by Lot No. 119, Southeastwardly by balance of Lot No. 146 and Northeastwardly by Jefferson Avenue aforesaid.

Premises "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, known and designated as Lot No. 147 on a certain survey and plan of lots recently made by Hunter & Evans, Surveyors, and recorded in the Office for Recording Deeds, in and for the County of Montgomery at Norristown, in Deed Book No. 330, Page 111 and being on the Southwesterly side of a certain fifty feet wide street or avenue designated on said plan as Jefferson Avenue.

BEGINNING at a point on the said side of Jefferson Avenue and the distance of two hundred and fifty feet Northwestwardly from the Northwesterly side of Grove Avenue.

CONTAINING in front or breadth on said Jefferson Avenue fifty feet and extending of that width in length or depth between parallel lines at right angles to said Jefferson Avenue on hundred and fifty feet.

BOUNDED on the Southeast by Lot No. 146, on the Southwest by Lot No. 120, on the Northwest by Lot No. 148 and on the Northeast by Jefferson Avenue aforesaid.

BEING the same premises which William Benner Farran, Executor of the Estate of Charles Mongo, Deceased, by Deed dated December 4, 1969 and recorded December 15, 1969 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 3581, Page 1093, granted and conveyed unto William A. Mack, Jr. and Barbara Mack, his wife.

AND the said William A. Mack, Jr., hereby departed this life on or about June 8, 2008, thereby vesting title solely in his wife, Barbara Mack.

Parcel Number: 31-00-15403-00-1.

Location of property: 518 Jefferson Avenue, Cheltenham, PA 19012.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Barbara Mack and United States of America** 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, Inc., Asset-Backed Certificates, Series 2007-13. Debt: \$130,240.66.

**Samantha Gable**, Attorney.

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

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

14-28915

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Record Plan of Norriton Knoll-Phase I, as recorded in the Office of the Recorder of Deeds, of Montgomery County in Plan Book A-42, page 14, and rerecorded in Plan Book A-46, page 68, as follows:

BEGINNING at a point on the Northeasterly side of Rockwood Drive (fifty feet wide), a corner of this and Lot No. 139, as shown on said plan, which point is measured the two following courses and distances from a point of curve on the Northwesterly side of Fieldcrest Avenue (fifty feet wide): (1) leaving Fieldcrest Avenue on the arc of a curve, curving to the right, having a radius of fifteen feet, the arc distance of twenty-three and fifty-six one-hundredths feet to a point of tangent on the Northeasterly side of Rockwood Drive aforesaid; and (2) North twenty-nine degrees, seven minutes, thirty seconds West along said side thereof one hundred thirty three feet to the point of beginning.

CONTAINING in frontage or breadth North twenty-nine degrees, seven minutes, thirty seconds West along the Northeastly side of Rockwood Drive, twenty feet and extending of that width Northeastly between parallel lines at right angles thereto one hundred feet.

BEING Lot No. 138, as shown on said Plan

Parcel Number: 63-00-07305-12-9.

Location of property: 2509 Rockwood Drive, West Norriton, PA.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **William E. Jones, Mary H. Jones and United States of America** at the suit of West Norriton Township. Debt: \$4,039.70.

**Robert P. Daday**, 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.

14-29423

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a plan dated 4/27/1973, revised 4/1/1974, made by Ralph E. Shaner & Son Engineering Company, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Tanglewood Court, being a point in line of Lot #15; thence extending along the Westerly line of Lot #15, South 13 degrees, 30 minutes West, 175.69 feet to a point; thence North 76 degrees, 30 minutes West, 75 feet to a point in line of Lot #17; thence along line of Lot #17 North 13 degrees, 30 minutes East, 175 feet to a point on the Southwesterly side of Tanglewood Court, aforesaid; thence along the said side of Tanglewood Court the following two courses and distances: (1) South 76 degrees, 30 minutes East, 53.76 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 325 feet the arc, distance of 21.24 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Maurice Webster and Renee Webster by Deed from David A. Wood and Joanne M. Wood dated August 31, 1998 and recorded on September 9, 1998 in the Montgomery County Recorder of Deeds in Book 5342, Page 1981.

Parcel Number: 42-00-04883-40-3.

Location of property: 672 Tanglewood Court, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Renee Webster, Maurice Webster and The United States of America c/o the U.S. Attorney for the Eastern District of Pennsylvania** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-10. Debt: \$204,421.34.

**Roger Fay**, Attorney.

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

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

14-29554

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan thereof made by Alfred C. Young, Registered Professional Engineer, Hatboro Pennsylvania, dated June 20, 1956 and revised December 28, 1956, as follows, to wit:

SITUATE at the intersection of the Northwesterly side of Jefferson Avenue (50 feet wide) and the Northeastly side of Watson Avenue (40 feet wide).

CONTAINING in front or breadth on the Northwesterly side of Jefferson Avenue 96 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Jefferson Avenue, the Southwesterly line thereof along the Northeastly side of Watson Avenue 125 feet.

TITLE TO SAID PREMISES VESTED IN Daniel J. Fiscaro by Deed from Albert J. Nino and Carol C. Nino, Husband and Wife, Individually and Albert J. Nino and Carol C. Nino, Trustees of the Nino Family Trust, dated December 16, 1999 and recorded on June 28, 2001 in the Montgomery County Recorder of Deeds in Book 5365, Page 0483 as Instrument No. 198110.

Parcel Number: 36-00-11380-00-5.

Location of property: 404 Watson Avenue, Horsham, PA 19044.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Daniel Fiscaro** at the suit of Deutsche Bank National Trust Company, as Trustee for the Holders of New Century Home Equity Loan Trust, Series 2005-A, Asset-Backed Pass-Through Certificates. Debt: \$418,976.04.

**Roger Fay**, Attorney.

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

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

14-31314

ALL THAT CERTAIN message and tract or piece of land, situate in **Norristown Borough**, County of Montgomery, and State of Pennsylvania, being No. 744 Stanbridge Street, bounded and described, as follows, to wit:

BEGINNING to a point on the Southeastly side of Stanbridge Street at the distance of 155 feet and 8 3/4 inches Southwestwardly from the Southerly corner of Stanbridge and Elm Streets, a corner of this and land now or late of Anson B. Evans; thence Southeastwardly at right angles to Stanbridge Street, the line passing through the middle of the partition wall between this house and the house now or late of Anson B. Evans, 195 feet to the Northwesterly side of a 5 foot wide private alley dedicated to house of the properties, abutting thereon forever; thence along said side of said alley Southwestwardly 21 feet, 1 3/4 inches to a point a corner of this and other property now or late of said Evans; thence along said Evans' Land Northwestwardly 195 feet to the Southeastwardly side of Stanbridge Street aforesaid; and along said side of said Stanbridge Street Northeastwardly 21 feet, 1 3/4 inches to the beginning.

TITLE TO SAID PREMISES VESTED IN Sidney J. Morse by Deed from Irene Fedechin dated 04/30/12 and recorded on 05/07/12 in the Montgomery County Recorder of Deeds in Book 5406, Page 1343.

Parcel Number: 13-00-34820-00-6.

Location of property: 744 Stanbridge Street, Norristown Borough, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Sidney J. Morse and The United States of America c/o the U.S. Attorney for the Eastern District of Pennsylvania** at the suit of U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware Trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1. Debt: \$130,289.95.

**Roger Fay**, Attorney.

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

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

14-32277

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

BEGINNING at a point, said point being located from the intersection of the centerline of Park Avenue (40 feet wide), and Clayhor Road (40 feet wide), the following 4 courses and distances: (1) along the centerline of Park Avenue, in a Northerly direction, at a distance of 233.498 feet to a point; (2) thence, continuing along the same, a distance of 200.00 feet, to a spike set in the bed of Park Avenue; (3) thence, across and leaving Park Avenue, along the boundary of the D'Arcangelo Subdivision and lands, now or late, of Mont-Bucks Bureau, South 77 degrees, 45 minutes 00 seconds East, a distance of 371.25 feet, to an iron pin set in the Northwesterly side of a 60 foot wide right-of-way of the Perkiomen Branch of the Reading Railroad; and (4) thence, along said right-of-way and a 25 foot wide drainage easement, North 34 degrees, 15 minutes, 00 seconds East, 523.12 feet to a point; thence from said point of beginning, across the same 25 foot drainage easement and along Lot 15 of this subdivision, South 84 degrees, 20 minutes, 53 seconds West, a distance of 153.99 feet, to a point, on the Easterly side of Carmen Drive (50 feet wide); thence, along Carmen Drive, North 33 degrees, 57 minutes, 00 seconds East, a distance of 50.00 feet, to a point, said point being the beginning of the centerline of a 20 foot wide water easement; thence, leaving Carmen Drive and along said easement's centerline, and along Lot 113, of this same subdivision, North 39 degrees, 50 minutes, 10 seconds East, a distance of 1201.10 feet to a point, said point being the end of the centerline of this 20 foot wide easement; thence, along land, now or late, of George Ullman, North 89 degrees, 25 minutes, 00 seconds East, a distance of 130.00 feet, to an iron pin, on the same 25 foot wide drainage easement, and the aforementioned 60 foot wide Reading Railroad right-of-way; thence, extending along a line between the same drainage easement and Reading Railroad right-of-way, South 34 degrees, 15 minutes, 00 seconds West, a distance of 145.00 feet, to the point of beginning.

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

BEING known as Lot 14, as shown on the above mentioned Subdivision.

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

Parcel Number: 04-00-00017-08-7.

Location of property: 120 Carmen Drive, Collegetown, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph Chicco, Jr. and United States of America** at the suit of U.S. Bank, N.A., Successor Trustee to LaSalle Bank National Association, on Behalf of The Holders of Bear Stearns Asset Backed Securities I Trust 2006-HE6, Asset-Backed Certificates Series 2006-HE6. Debt: \$408,516.76 (plus costs).

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

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

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

14-33796

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a Plan of Leawood No. 4 made for Marshall Building and Contracting Corporation by William W. Reeder, Professional Engineer, Upper Darby, Pennsylvania on January 22, 1968 and last revised April 22, 1968, as follows:

BEGINNING at a point on the Northeasterly side of Carlisle Road (50 feet wide) at the distance of 202.35 feet measured South 48°, 4' East along same from its intersection with the Southeasterly side of Patton Road (50 feet wide) (both lines produced); thence extending from said beginning point along the Southeasterly side of a certain 60 feet wide drainage right-of-way North 61°, 14', 20" East, 132.05 feet to a point; thence extending North 83°, 19', 15" East still along the Southeasterly side of said 60 feet wide drainage right-of-way and crossing the bed of a certain 15 feet wide right-of-way for sanitary sewer, 183.996 feet to a point; thence extending South 41°, 56' West re-crossing said sanitary sewer right of way, 262.418 feet to a point on the Northeasterly side of Carlisle Road aforesaid; thence extending along the same North 48°, 4' West, 165.217 feet to the first mentioned point and place of beginning.

BEING Lot No. 168 as shown on said plan.

BEING the same premises which Rose Lee Smith, by Deed dated 9/22/2004 and recorded 11/17/2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5533, Page 672, granted and conveyed unto Rosa Lee Smith and Robin L. Smith.

Parcel Number: 52-00-02947-00-7.

Location of property: 8905 Carlisle Road, Wyndmoor, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rosa Lee Smith and Robin L. Smith** at the suit of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. Debt: \$165,685.78.

**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.

15-02674

ALL THAT CERTAIN frame dwelling house, being the Southeasterly end of a Block of 6 frame dwelling houses, and lot or piece of land thereunto belonging, situate upon the Southwesterly side of Fifth Avenue in the Third Ward of **Royersford Borough**, County of Montgomery and State of PA, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Fifth Avenue; thence on a line passing along through the center of the partition wall dividing this house from the adjoining house, South 49 degrees, West 200 feet to a point, a corner of this and lands of Cann and Saul Steel Company; thence by said lands South 41 degrees, East 72.8 feet to a point and still by lands and lands now or late of Earle W. Heany North 49 degrees, East 200 feet to a point in the center line of Fifth Avenue, aforesaid; thence on the center line thereof North 41 degrees, West 72 feet, 8 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard W. Aust, by Deed from Andrew J. Venezia and Kristi C. Venezia, dated 08/23/2013, recorded 09/06/2013 in Book 5888, Page 329.

Parcel Number: 19-00-01184-00-3.

Location of property: 301 North 5th Avenue a/k/a 301 North Fifth Avenue, Royersford, PA 19468-2008.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard W. Aust** at the suit of Lakeview Loan Servicing, LLC. Debt: \$152,290.74.

**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.

15-03625

ALL THAT CERTAIN tract or piece of land, situate in **Douglass Township**, beginning at a stone corner is a public road in a line of A. Laidy's land, low Ammon H. Mensch's Land, and running; thence by the same and others along said road North 35 degrees, East 97 perches to a corner, formerly Samuel Reifsneders's Land now Charles Ritter's Land; thence by the same down Swamp Creek South 49 degrees, East 53 perches to a corner in another public road; thence by the same by said Charles Ritter's Land and others North 34 degrees, East 149.3 perches to a corner of formerly Jacob Brendlinger; thence by the same and others South 50 degrees, East 85.8 perches to a corner of late Peter Steltz's Land, now Oscar Hale's Land; thence by the South 42 1/2 degrees, East 78.2 perches to a stone corner; thence South 60 1/2 degrees, West 48.5 perches to a corner in said creek; thence down the same South 42 1/2 degrees, East 3.8 perches to a corner of George Bucher's Land; thence South 35 degrees, West 12 perches to a corner of said Buchert's Land; thence South 71 1/2 degrees, West 60.5 perches to a corner; thence by the same along a public road and formerly Michael Kutz, South 36 1/2 degrees, West 50.3 perches to a stone, a corner of formerly Jacob Werstler's Land; thence by the same along a public road North 55 degrees, West 70.3 perches to the place of beginning.

CONTAINING 110 acres 76 perches of land.

BEGINNING in a road and land of Peter Brandlinger; thence by the same North 38 degrees, East 42.6 perches to a stone corner; thence North 72 1/2 degrees, East 60.5 perches to a stone corner; North 39 degrees, East 4.6 perches to a post a corner; North 37 1/2 degrees, East 6.8 perches to a post a corner in the North side of the race bank of Christina Steltz's Land thence by the same the six following courses North 43 degrees west 3 perches to a willow tree; South 18 3/4 degrees, West 9 perches to a South 23 1/2 degrees, East 4 perches to a corner of d. Bucher's Land; thence by the same South 74 degrees, West 20.8 perches to a point; thence South 37 1/2 degrees, West 72.5 perches to a post in the road and land of Michael Kurtz; thence by same North 67 1/2 degrees, West 31.2 perches to place of beginning.

CONTAINING 12 acres, 34 perches of land.

BEGINNING at a post in a public road in a line of formerly Michael Kurtz's Land; thence by the same North 67 1/2 degrees, West 21 perches to a post a corner of George Bucher's Land; thence by the same North 37 1/2 degrees, East 72.5 perches to a post; thence by the same North 74 degrees, East 20.8 perches to a post, a corner of Jacob Steltz's Land; thence by the same South 23 1/2 degrees, East 9.8 perches to a post a corner of Henry R. Stauffer's Land; thence by the same South 64 1/2 degrees, West 82.1 perches to the place of beginning.

CONTAINING 9 acres and 2 perches of land, more or less.

BEGINNING at a hickory tree, a corner in Jacob Bander's Land; thence by the same South 31 3/4 degrees, West 78.2 perches to a stake a corner in late Michael Kurtz's Land; thence by the same South 72 1/2 degrees, East 24.52 perches to a stake, corner of Isaac Zern's Land; thence by the same North 31 3/4 degrees, East 45.56 perches to a stake, a corner of Christian Steltz's Land; thence by the same the following three course and distance; North 81 3/4 degrees, West 3.88 perches to a stake; thence North 23 degrees, West 7.9 perches to a stake; thence North 47 degrees, West 14.6 perches to the place of beginning.

CONTAINING 10 acres and 122 perches of land, more or less.

BEGINNING at a corner of Zeph Romig's Land; thence by the same North 34 1/2 degrees, East 82.1 perches to a post a corner of Jacob Steltz's Land; thence by the same the following four courses and distances, to wit; South 23 3/4 degrees, West 2.9 perches to a willow stump; thence South 44 1/2 degrees, East 3.2 perches to an elm tree; thence South 63 degrees, East 11.7 perches to a beech tree; thence South 43 degrees, East 4 perches to a post a corner of Jacob Steltz's Land; thence by the same South 34 1/2 degrees, West 78.2 perches to a corner to road and in a line of Reuben Beiteman's Land; thence by the same North 71 1/2 degrees, West 7.4 perches to the place of beginning.

CONTAINING 10 acres and 55 perches of land, more or less, excepting thereout and therefrom the following tract:

**ALL THAT CERTAIN TRACT OR PIECE OF LAND**, situate along State Highway Route #73, in **Douglass Township**, County of Montgomery and State of Pennsylvania, according to a survey made September 14, 1950, by Francis W. Wack, Registered Surveyor, bounded and described as follows, to wit:

BEGINNING at an iron pin in the old road, a corner of property of Malvin Renninger and Joseph L. Prince and Tillie Prince; thence along the property of Malvin Renninger and center line of the old road, North 49 degrees, West 215 feet to an iron pin in the center of the State Highway, designated as Route #73; thence along in the center line of said State Highway, Route #73, North 83 degrees, West 508.65 feet to an iron pin; thence along other land of the said grantors David D. Detar and Emma M. Detar, South 17 degrees, West 127.85 feet to an iron pin, set on Southwesterly side of the old road, a corner of other lands of the said grantors and other lands of the grantees, Joseph L. Prince and Tillie Prince; thence along said Southwesterly side of old road North 61 degrees, 45 minutes West, 262 feet to a point in the bed of the old road; and thence through the bed of the old road South 42 degrees, 30 minutes West, 114.2 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Rolland R. Wildermuth, Jr. and Sara Mae Wildermuth, his wife, as Tenants by the Entireties by Deed from David D. Detar, M. D., and Emma B. Detar, his wife dated 06/29/1970 recorded 07/07/1970 In Deed Book 3599, Page 772.

Parcel Number: 32-00-06324-00-7.

Location of property: 124 Smith Road, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Crystal R. Hartzell, Known Heir of Rolland R. Wildermuth, Jr., Estate of Rolland R. Wildermuth, Jr. c/o Sherwood L. Yergey, Executor, Nazarene Compassionate Ministries, Sherwood L. Yergey, as Personal Representative of Estate of Rolland R. Wildermuth, Jr. and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Rolland R. Wildermuth, Jr.** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$345,925.93.

Nicole LaBletta, Attorney, I.D. #202194

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

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

15-04831

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of Village Green, made by Yerkes Engineering Company, Registered Professional Engineer, Bryn Mawr, Pennsylvania on November 7, 1966 revised on July 17, 1967 which plan is recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book No. A-12, Page 50, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Deerfield Drive fifty feet wide, which point is at the arc distance of thirty-seven and sixty-eight one-hundredths feet measured along the arc of a curve, curving to the right, having a radius of twenty-five feet from a point of curve on the Northeasterly side of Martha Lane fifty feet wide; thence extending from said beginning point and along the said Southeasterly side of Deerfield Drive North 20 degrees, 38 minutes, 30 seconds East, the distance of one hundred twelve feet to a point; thence extending along line of Lot No. 146 on said plan South sixty-nine degrees, twenty-one minutes, thirty seconds East the distance of one hundred forty-nine and forty-two one-hundredths feet to a point; thence extending along line of Lot Nos. 84 and 85 on said plan South thirty-five degrees, twenty minutes, twenty seconds West, the distance of one hundred forty-seven and forty-one one-hundredths feet to a point on the Northeasterly side of Martha Lane, aforesaid; thence extending along the said side of Martha Lane, North sixty-five degrees, forty-three minutes West, the distance of eighty-eight and seventy-nine one-hundredths feet to a point of curve; thence extending along the arc of a curve, curving to the right having a radius of twenty-five feet, the arc distance of thirty-seven and sixty-eight one-hundredths feet to the first mentioned point and place of beginning.

BEING known and designated as Lot No. 147 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Susan Woolbert and Martin Woolbert, by Deed from Robert M. Bokunewicz and Christina H. Bokunewicz, his wife, dated 05/06/2005, recorded 05/24/2005 in Book 5555, Page 559.

Parcel Number: 43-00-02971-00-1.

Location of property: 520 Deerfield Drive, Norristown, PA 19403-1202.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Martin Woolbert and Susan Woolbert** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually but as Trustee for Pretium Mortgage Acquisition Trust. Debt: \$261,117.49.

**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.

15-08662

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

BEGINNING at a corner set for the Southwesterly property line intersection of Prospect Street (50.00 feet wide) and Feist Avenue (40.00 feet wide); thence along the Westerly side of Feist Avenue South 37 degrees, 44 minutes West, 149.04 feet (erroneously shown in prior deed as 140.04 feet) to a corner of lands; thence along the same, North 52 degrees, 05 minutes West, 111.13 feet to a corner on the Easterly side of a given 20.00 feet wide alley; thence along the same, North 37 degrees, 55 minutes East, 149.04 feet to a corner on the Southerly property line of Prospect Street; thence along the same, South 52 degrees, 05 minutes East, 110.65 feet to the place of beginning.

Parcel Number: 16-00-22852-00-1.

Location of property: 226 Prospect Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Richard T. Dulis and United States of America** at the suit of Pottstown School District. Debt: \$7,912.80.

**Robert P. Daday**, 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.

15-08663

ALL THAT CERTAIN Lot or piece of ground, with the buildings and improvements thereon erected, situate in the Village of Swedeland, **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Certain Plan of a Portion of Swedeland, dated April 18, 1953, revised November 11, 1953, by Donald H. Schurr, Registered Surveyor, Norristown, Pennsylvania, as follows, to wit:

BEGINNING at a point a corner on the Southeast side of B Street West (40.0 feet wide) said point being at a distance of 655.23 feet measured Southwestwardly along said street from the Southwest side of X Street (40.0 feet wide); thence by Lot 72 passing through the center of the partition wall dividing the dwelling erected on this lot and Lot 72 South 21 degrees, 44 minutes, 25 seconds East, 110.0 feet to a point a corner in the center of an alley (20.0 feet wide); thence along the center of said alley South 68 degrees, 15 minutes, 35 seconds West, 40.24 feet to a point a corner on the Northeast side of M Street (40.0 feet wide); thence along the said side of W Street North 27 degrees, 32 minutes, 55 seconds West, 101.53 feet to a point a corner marking an angle in said street; thence still along the Northeast side of H Street North 21 degrees, 44 minutes, 25 seconds West, 8.99 feet to a point a corner said point being the East corner of W Street and B Street West; thence along the Southeast side of B Street North 68 degrees, 15 minutes, 35 seconds East, 50.50 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Albert P. Keehn Jr. and Girard J. Keehn, his wife, by Deed from Thomas P. Cahill and Verna Mae Cahill, his wife, dated May 6, 1977 and recorded on May 9, 1977 in the Montgomery County Recorder of Deeds in Book 4198, Page 40.

Parcel Number: 58-00-00865-00-4.

Location of property: 529 B Street, King of Prussia, PA 19406.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of at the suit of **Girard June Keehnaka a/k/a Girard J. Keehn and Albert P. Keehn, Jr., Deceased** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, National Association. Debt: \$35,772.17.

**Roger Fay**, Attorney.

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

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

15-08988

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Minor Subdivision for Albert S. and Kathleen L. Yoder, made by Urwiler & Walter Inc., dated 3-15-2007 and last revised 6-20-2007 and recorded in Plan Book 29, Page 44, bounded and described, as follows, to wit:

BEING at a point in the bed of Yoder Road, a corner of Parcel A as shown on said plan; thence extending along said side of Parcel A North 43 degrees, 75 minutes, 40 seconds East, 366.44 feet to a point and corner of lands N/L of Albert S. and Kathleen L. Yoder; thence extending along said side of lands N/L of Albert S. and Kathleen L. Yoder South 46 degrees, 16 minutes, 07 seconds East, 542.70 feet to a point in the bed of Harleysville-Souderton Pike; thence extending along and through said Harleysville-Souderton Pike South 69 degrees, 27 minutes, 33 seconds West, 410.46 feet to a point in the bed of Yoder Road; thence extending along and through said Yoder Road North 45 degrees, 44 minutes, 20 seconds West, 345.38 feet to the first mentioned point and place of beginning.

BEING Lot #1 on said plan.

Parcel Number: 34-00-02335-00-7.

Location of property: 601 Yoder Road, Franconia Township, PA.

The improvements thereon are: Commercial.

Seized and taken in execution as the property of **David Valaika and United States of America** at the suit of Souderton Area School District. Debt: \$10,521.87.

**Robert P. Daday**, 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.

15-09371

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

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

BEING Lot No. 23 as shown on said plan.

BEING the same premises which Heritage-Evansbrooke, L.P. by Deed dated 11/23/05 and recorded 2/27/05 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5584, Page 1321, granted and conveyed unto David F. Todd, Jr.

Parcel Number: 37-00-00741-05-9 (Map #37016-074).

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

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **David F. Todd, Jr. and United States of America, Department of the Treasury - Internal Revenue Service** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital I, Inc. Trust 2006-NC2, Mortgage Pass-Through Certificates, Series 2006-NC2. Debt: \$414,520.17.

**Samantha Gable**, Attorney.

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

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

15-10428

ALL THAT CERTAIN lot or piece of land, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan for Hunters Run made by Bursich Associates, Inc. dated April 23, 1986, last revised August 27, 1986, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Pheasant Lane (52 feet wide) which point is measured the 2 following courses and distance from a point of curve on the Southeasterly side of Romig Road: (1) on the arc of a circle curving to the right having a radius of 17.00 feet the arc distance of 26.418 feet to a point of tangent; and (2) South 48 degrees, 36 minutes, 45 seconds East, 166.271 feet to the point of beginning; thence extending from said point of beginning along the said Southwesterly side of Pheasant Lane South 48 degrees, 36 minutes, 45 seconds East, 80.00 feet to a point a corner of Lot #4 on said plan; thence extending along said lot South 41 degrees, 23 minutes, 15 seconds West, 140.00 feet to a point, a corner in line of land now or late of Martin J. and Margaret Weller; thence extending along said land North 48 degrees, 36 minutes, 45 seconds West, 80.00 feet to a point a corner of Lot #2 on said plan; thence extending along said lot North 41 degrees, 23 minutes, 15 seconds East, 140.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said plan.

BEING the same premises which Keith E. Dunlap and Luann W. Dunlap, his wife, by their Deed dated March 30, 1989 and recorded on April 6, 1989 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4906, Page 2092, granted and conveyed unto Howard J. Algeo and Fay C. Algeo, his wife.

Parcel Number: 47-00-05630-04-7.

Location of property: 2170 Pheasant Lane, Gilbertsville, PA 19525.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Howard J. Algeo, Fay C. Algeo and The United States of America** at the suit of Eastern Savings Bank, FSB. Debt: \$195,975.07.

**Kathryn L. Mason**, Attorney. I.D. #306779

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

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

15-10524

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

BEGINNING at an iron pin, a corner in Main Street, formerly the Green Lane and Goshenhoppen Turnpike Road, a corner in the line of land formerly of John P. Kline; thence along said Main Street North fourteen degrees, ten minutes West, twenty-seven feet and seven and one-quarter inches to an iron pin, a corner in said Main Street, in line of land formerly of John E. Kline, now or late of Carl J. Daugherty; thence along the same, the line for a portion of the distance passing through the middle of the partition wall on the house hereby conveyed and the house of said Carl J. Daugherty North seventy-six degrees, twenty-five minutes East, one hundred and ninety-eight and one-half feet to a stake, a corner in the Westerly line of Biting Alley; thence along the Westerly line of said Alley South sixteen and three-quarters degrees East, twenty-seven feet, seven inches and one quarter of an inch to a stake, a corner in line formerly of John P. Kline; thence along the same South seventy-six degrees, twenty-five minutes West, two hundred and one foot and two inches to the place of beginning.

BEING the same premises which Joann L. Folk, by Indenture bearing date 09/26/1982 and recorded 12/03/1982 in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 4696, Page 2138 and Instrument Number 13062 granted and conveyed unto Dennis W. Porter and Janet B. Porter, his wife, in fee.

Parcel Number: 17-00-00331-00-3.

Location of property: 438 Main Street, Red Hill, PA 18076.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Janet B. Porter and Dennis W. Porter** at the suit of The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A. Debt: \$121,330.77.

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

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

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

15-10709

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 survey and plan thereof made by Oliver L. King, Registered Professional Engineer, on February 9, 1946, as follows, to wit:

BEGINNING at a point in the centerline of Montgomery Avenue (44 feet wide) at the distance of 100 feet North of the intersection of the said center line with the center line of Ashbourne Road (as originally opened 33 feet wide) (but now widened to a width of 41 feet by the addition of 8 feet on the Northerly side thereof); thence along the said center line of Montgomery Avenue North 03 degrees, 34 minutes West, 90 feet to a point; thence North 86 degrees, 26 minutes East, 22 feet to a point on the Easterly side of Montgomery Avenue; thence along the said Easterly side of Montgomery Avenue North 03 degrees, 34 minutes West, 11.24 feet to a corner marked by a drill hole in the pavement; thence North 87 degrees, 05 minutes East partly along the Northerly side of a stone retaining wall 62.91 feet to a point marked by a nail in top of said wall; thence still along said wall North 66 degrees, 45 minutes East, 19.98 feet to a point marked by a nail in top of said wall; thence still along said wall South 87 degrees, 41 minutes East, 7.95 feet to a point marked by an iron pipe; thence North 85 degrees, 37 minutes East, 48.08 feet to a corner marked by an iron pipe; thence South 04 degrees, 23 minutes East, 17.09 feet to a corner marked by an iron pin; thence South 19 degrees, 47 minutes West, 98.03 feet to a corner marked by an iron pin; thence South 86 degrees, 26 minutes West passing over an iron pin on the Easterly side of Montgomery Avenue 121.12 feet to a point in the aforesaid center line of Montgomery Avenue, the first mentioned point and place of beginning.

Parcel Number: 31-00-19210-00-1.

Location of property: 7803 Montgomery Avenue, Cheltenham, PA.

The improvements thereon are: Commercial - Repair Shop or Garage.

Seized and taken in execution as the property of **Montgomery Court Realty Co. L.P.** at the suit of School District of Cheltenham Township. Debt: \$5,617.47.

**Robert P. Daday**, 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.

15-21823

ALL THAT CERTAIN dwelling and tracts, pieces or parcels of land, situate in the Seventh Ward of **Pottstown Borough**, Montgomery County, PA, bounded, limited and described, as follows, to wit:

BEGINNING at a stake in the Westerly line of Rosedale Drive distant 100 feet, 7-1/2 inches Northerly from the Northerly line of Jackson Road; thence along said Rosedale Drive Northerly 87 feet, 6 inches to a corner of land conveyed to Myron G. Littlefield; thence along said land, at right angles to Rosedale Drive, Westerly 120 feet to a 10 foot wide alley; thence along said alley Southerly 87 feet, 6 inches to a corner of Lot No. 14; thence along said lot and along line of land of E. Frank Fink, Easterly 120 feet to the place of beginning.

BEING Lot No. 13, the greater portion of Lot No. 12 on a plan of lots known as Rosedale Terrace and being further known as No. 317 Rosedale Drive.

AND ALSO ALL THAT CERTAIN lot of land, situate in the Seventh Ward of **Pottstown Borough**, Montgomery County, PA, bounded, limited and described, as follows, to wit:

BEGINNING at a point corner in line of land owned by Ellington B. Heck and Ada, his wife; said point being 120 feet Westerly from the West side of Rosedale Drive; thence along land owned by Walter R. Krause Southerly 87 feet, 6 inches to a point a corner in line of land of John L. Schulz; thence Westerly 10 feet along said line of land to a point a corner in line of land of Paul Brooke, et al; thence Northerly 87 feet, 6 inches along said line of land to a point, a corner in line of land of the aforesaid Ellington B. Heck, et ux.; thence along said line of land Easterly 10 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cynthia A. Purcell by Deed from Brenda Smith Peterman also known as Brenda S. Peterman dated June 14, 2004 and recorded June 22, 2004 in Deed Book 05512, Page 2267.

Parcel Number: 16-00-25100-00-3.

Location of property: 317 Rosedale Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cynthia A. Purcell** at the suit of MTGLQ Investors, L.P. Debt: \$135,819.58.

**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.

15-22510

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

BEGINNING at a point at the intersection of the Southwest side of Brown Street with the Northwest side of Morgan Alley; thence extending along the Northwest side of Morgan Alley Southwest 121 feet, 10 inches to the Northeast side of an alley laid out 20 feet wide; thence extending Northwest along the same, 20 feet to a corner of land of Julia N. and Flora Welsh; thence extending by the same, Northeast the line passing through the partition wall dividing the house erected on this lot from that on the adjoining lot, 121 feet, 10 inches to the side of Brown Street; thence along said side of said Brown Street, Southeast 20 feet to the first mentioned point and place of beginning.

BEING the same premises which Homestar Properties, LLC by Deed dated 4-28-2005 and recorded 5-6-2005 in Montgomery County in Deed Book 05553, Page 0777, as Instrument No. 2005063453 conveyed onto George Grudberg, in fee.

Parcel Number: 13-00-04888-00-4.

Location of property: 222 East Brown Street, Norristown, PA 19401.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **George Grudberg** at the suit of TD Bank, N.A., Successor by Merger to Commerce Bank, N.A. Debt: \$126,209.00.

**Paul J. Fanelli**, Attorney. I.D. #313157

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

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

15-24516

ALL THAT CERTAIN unit in the property known, named and identified as Heritage Park Condominium, located in **Trappe Borough**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 PA, C.S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated April 8, 1996 and recorded on April 9, 1996 in Deed Book 5144. Page 1226, being and designated as Unit No. 205 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 8.33%.

TITLE TO SAID PREMISES IS VESTED IN Nicol A. Dunham, by Deed from Ronald S. Coulton, dated 12/14/2012, recorded 12/28/2012, in Book 5859, Page 01147.

Parcel Number: 23-00-00880-22-2.

Location of property: 609 Muhlenberg Drive, Unit 205 a/k/a 609 Muhlenberg Drive Condominium 205, Trappe, PA 19426-2257.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nicol A. Dunham** at the suit of Branch Banking and Trust Company. Debt: \$194,069.37.

**Abigail Brunner**, Attorney. I.D. #319034

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

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

15-25080

ALL THAT CERTAIN lot or piece of ground, situate in **Hatboro Borough**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the center line of Warminster Street (33 feet wide) a rear corner of Lot 1 on a plan of lots made for Roth-Lentz Realty Company dated 5/5/1919, said point being at the distance of 23.66 feet measured North 36 degrees, 45 minutes, 30 seconds East from an angle point in the said center line, said angle point being at the distance of 128.79 feet measured North 50 degrees, 38 minutes East from the intersection which the said center line of Warminster Street makes with the center line of Mill Road (formerly Mill Avenue) (33 feet wide); thence by a line parallel to Mill Road and along the rear line of Lots 1 to 9 inclusive on the above mentioned plan fronting on Mill Road, North 50 degrees, 30 minutes West, 479.95 feet to a point, a rear corner of Lot 9; thence along the Northwesterly line of Lot 9, South 39 degrees, 30 minutes West, 150.00 feet to a point on the center line of Mill Road; thence along the said center line of Mill Road, North 50 degrees, 30 minutes West, 7.00 feet to a point, a corner of Lot 10; thence along the Southeasterly line of Lot 10; thence by a line parallel to Mill Road and along the rear of Lots 10 to 18 inclusive, fronting on Mill Road, North 50 degrees, 30 minutes West, 444.00 feet to a point, a rear corner of Lot 18; thence through land now or late of Walter Rothwell and Margaret Lentz Rothwell, his wife, and W. Lentz Rothwell, North 39 degrees, 30 minutes East, 502.71 feet to a point, in line of land of the Hatboro Cemetery Company; thence along land of the Hatboro Cemetery Company the following five (5) courses and distances: 1) South 52 degrees, 47 minutes, 39 seconds East, 317.01 feet to a stone; thence 2) South 8 degrees, 32 minutes, 38 seconds East, 23.00 feet to a stone; thence 3) South 23 degrees, 41 minutes, 51 seconds East, 228.40 feet to a stone; thence 4) South 42 degrees, 14 minutes, 26 seconds East, 287.14 feet to a stone; thence 5) South 9 degrees, 34 minutes, 58 seconds West and passing over a stone set near the Northwesterly side of Warminster Street, 201.26 feet to a point on the aforementioned center line of Warminster Street; thence along the said center line of Warminster Street, South 36 degrees, 45 minutes, 30 seconds West, 181.54 feet to a point the place of beginning.

Parcel Number: 08-00-05719-00-6.

Location of property: 500 South Warminster Road, Hatboro, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Renaissance Trust** at the suit of Upper Moreland-Hatboro Joint Sewer Authority. Debt: \$2,150.38.

**David D. Dugan**, 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.

15-25371

ALL THAT CERTAIN unit in the property known, named and identified as 'Woodhollow Condominium' located in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act by the Recording in the Montgomery County Recorder of Deeds; a Declaration dated 7/12/1983 and recorded 7/13/1983 in Deed Book 4712, Page 83 and the Plats and Plans attached thereto; a First Amendment dated 8/30/1983 and recorded 9/19/1983 in Deed Book 4718, Page 580; a Second Amendment dated 9/28/1983 and recorded 9/29/1983 in Deed Book 4719, Page 462; a Third Amendment dated 10/31/1983 and recorded 11/7/1983 in Deed 4722, Page 791; a Fourth Amendment dated 12/7/1983 and recorded 1/13/1984 in Deed Book 4726, Page 2147; a Fifth Amendment dated 2/23/1983 and recorded 2/28/1984 in Deed Book 4730, Page 1126; a Sixth Amendment thereto dated 6/28/1984 and recorded 7/10/1984 in Deed Book 4741, Page 867; a Seventh Amendment dated 8/28/1984 and recorded 9/24/1984 in Deed Book 4748, Page 1389; an Eighth Amendment dated 8/28/1984 and recorded 11/8/1984 in Deed Book 4752, Page 338; a Ninth Amendment dated acknowledged 11/29/1984 and recorded 12/5/1984 in Deed Book 4754, Page 512; a Tenth Amendment dated 12/3/1984 and recorded 1/4/1985 in Deed Book 4756, Page 1897; an Eleventh Amendment dated 3/28/1985 and recorded 4/9/1985 in Deed Book 4763, Page 1614; a Twelfth Amendment dated 6/10/1985 and recorded 6/28/1985 in Deed Book 4770, Page 1695; a Thirteenth Amendment dated 7/26/1985 and recorded 8/1/1985 in Deed Book 4774, Page 27; and a Fourteenth Amendment dated 8/16/1985 and recorded 9/19/1985 in Deed Book 4779, Page 90; being designated as Building Number 600 Unit Number 601 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration and Amendment thereto) of 1.3368.

TITLE TO SAID PREMISES IS VESTED IN John W. Martin and Gwen F. Dubois, by Deed from Barbara Ann Sharkey, dated 07/07/1990, recorded 07/25/1990, in Book 4952, Page 2069. Gwen F. Dubois a/k/a Gwen Florence Dubois a/k/a Gwen Dubois was a co-record owner of the mortgaged premises as a Joint Tenant With the Right of Survivorship. By virtue of Gwen F. Dubois a/k/a Gwen Florence Dubois a/k/a Gwen Dubois's death on or about 03/19/2014, her ownership interest was automatically vested in the Surviving Joint Tenant(s).

MORTGAGOR John W. Martin died on 05/30/2015, and upon information and belief, his surviving heirs are David Martin, Richard Martin, Terry Martin, Judy Martin, Paul D. Ashway, Robert L. Ashway, Chris D. Ashway, Nathan Blair, Alice Blair, Jackson Matthews, Vonita Bair, and Kimberly S. Reed.

BY EXECUTED WAIVERS, David Martin, Richard Martin, Paul D. Ashway, Robert L. Ashway, Chris D. Ashway, Alice Blair, Jackson Matthews, Vonita Bair, and Kimberly S. Reed waived their rights to be named as defendants in the foreclosure action.

Parcel Number: 46-00-03872-00-6.

Location of property: 601 Thornton Court a/k/a 601 Thornton Court, Unit 601, North Wales, PA 19454-1043.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Terry Martin, in His Capacity as Heir of John W. Martin, Deceased, Judy Martin, in Her Capacity as Heir of John W. Martin, Deceased, Nathan Blair, in His Capacity as Heir of John W. Martin, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John W. Martin, Deceased** at the suit of Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$62,497.43.

**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.

15-25844

ALL THAT CERTAIN lot or piece of land, situate in **Hatfield Township**, in the County of Montgomery and State of Pennsylvania, and more particularly bounded and described according to a survey made thereof by Herbert H. Metz, Registered Engineer and Land Surveyor, Lansdale, Pennsylvania, on August 18, 1924, as follows, to wit:

BEGINNING at a point a corner on the Southwest side of Bethlehem Pike, as laid out sixty feet wide, being a corner of land now or late of John B. Lenhart thence extending along the Southwest side of said Bethlehem Pike South 19 degrees and 8 East, 36.09 feet to a stone a corner; thence still along the Southwest side of said Bethlehem Pike, South 17 degrees, East 43.01 feet to a point a corner of other land now or late of the said Thomas S. Wynne and Lillian M., his wife; thence extending along land now or late of the said Thomas S. Wynne and Lillian M., his wife, South 76 degrees and 18 minutes West, 222.01 feet to a point a corner of land now or late of the said John B. Lenhart; thence extending along the same North 17 degrees, West 43.01 feet to a point a corner, and North 19 degrees, 8 minutes West 36.09 feet to a point a corner of land now or late of the said John B. Lenhart thence extending along the same, North 76 degrees, 18 minutes East, 222.01 feet to the place of beginning.

BEING the same premises which Andres M. Garay and Marta N. Duran, son and mother, by Deed dated 6/15/2004, recorded 7/7/2004 in Deed Book 5515 page 543 conveyed unto Andres M. Garay, in fee.

Parcel Number: 35-00-00586-00-9, Map #35043A001.

Location of property: 150 Bethlehem Pike, Colmar, PA 18915.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Andres M. Garay** at the suit of PROF-2013-S3 Legal Title Trust II, by U.S. Bank National Association, as Legal Title Trustee. Debt: \$36,648.61 plus interest to sale date.

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

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

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

15-26033

ALL THAT CERTAIN building unit in the property known, named and identified in the declaration of Condominium referred to below as Towamencin Condominium Sections 1 and 2 located on the Bustard Road, **Towamencin Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit property act of Pennsylvania Act of July 3, 1963 P.L. 196 by the recorded in the Office of the Recorder of Deeds of Montgomery County, a Declaration dated February 8, 1984 and recorded March 4, 1984 in Deed Book 3925, Page 308, and an amendment thereto dated March 21, 1974 and recorded March 2, 1974 in Deed Book 3929, Page 387 and further amendment thereto dated May 9, 1974 and recorded May 15, 1974 in Deed Book 3942, Page 64 and further amendment thereto dated October 11, 1974 and recorded October 17, 1974 in Deed Book 3983, Page 412 and further amendment thereto dated February 28, 1975 and recorded March 3, 1975 in Deed Book 4009, Page 192 and further amendment thereto dated July 1, 1975 and recorded August 5, 1975 in Deed Book 4045, Page 215 and further amendment thereto dated November 2, 1977 and recorded March 10, 1983 in Deed Book 4703, Page 883 and further amendment thereto dated March 17, 1987 and recorded April 1, 1987 in Deed Book 4833, Page 823 and corrective amendment thereto recorded October 17, 2005 in miscellaneous Book 20, Page 1266 and the Declaration Plan of Towamencin Condominium dated February 8, 1974 and recorded March 4, 1974 in Condominium Plan Book 2, Page 48 and amendment thereto dated February 6, 1974 in Condominium Plan Book 2, Page 48 and amendment thereto dated February 6, 1974 and recorded May 14, 1974 in Condominium Plan Book 3, Page 8 and as amended by amendment to Declaration Plan thereto dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942, Page 55 and declaration site Plan "Towamencin Condominium Section 1 and 2" dated October 11, 1974 and recorded October 17, 1974 in Deed Book dated October 11, 1974 and recorded October 17, 1974 in Condominium Plan Book 3, Page 72 and an Amended Declaration Site Plan of "Towamencin Condominium Section 1 and 2" dated June 9, 1980 and recorded Jun 21, 1981 in Condominium Plan Book 8, Pages 65 and corrective amendment to Declaration Plan dated September 9, 1982 and recorded January 7, 1983 in Deed Book 4699, Page 1204 and the code of regulations of Towamencin Condominium dated February 8, 1974 and recorded March 4, 1974 in Deed Book 3925, Page 273 and amendment there to dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942, Page 83 and further amendment thereto dated March 3, 1975, recorded March 3, 1975 in Deed Book 4009 Page 197; amendment thereto as in Deed Book 5630, Page 2036; being designated in such Declaration Plan as Building 31, Unit 332 as described in such Declaration Plan and Declaration.

TOGETHER with an undivided interest in the common elements (as defined in such declaration of Condominium) which interest may be reduced to not less than an undivided interest within seven years from the date of recordation of the declaration of Condominium, by the execution and recording by grantor of one or more amendments to the declaration of Condominium pursuant to and in accordance with provisions of Section 7 of Declaration of Condominium.

Michele Ford and Christian D. Ford, by Deed from Ronald T. Waigenfeld and Marielle J. Waigenfeld, dated November 6, 2007, recorded November 21, 2007 in the Montgomery County Clerk's/Register's Office in Deed Book 5672, Page 2449.

Parcel Number: 53-00-03253-36-6.

Location of property: 705 Freedom Circle, Condominium #332, Harleysville, PA 19438.

The improvements thereon are: Residential - Condominium/Townhouse.

Seized and taken in execution as the property of **Christian Ford and Michele Ford** at the suit of U.S. Bank National Association. Debt: \$229,608.39.

**Meredith H. Wooters**, Attorney.

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

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

15-26869

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Lots of DeKalb Homes Company, by Damon and Foster, Civil Engineer, Sharon Hill, PA, on July 31, 1952 and last revised November 12, 1953, as recorded in the Office for the Recording of Deeds of Montgomery County in Deed Book 2331, Page 601, as follows, to wit:

BEGINNING at a point on the Northwest side of Springview Road (50.00 feet wide), measured the two following courses and distances from a point of reverse curve on the Southwest side of Colonial Drive (60.00 feet wide), viz: (1) on the arc of a circle, curving to the right, having a radius of 25.00 feet the arc distance of 37.72 feet to a point of tangent on the Northwest side of Springview Road; and (2) South 43 degrees, 41 minutes West along the Northwest side of Springview Road 524.75 feet to the point and place of beginning.

CONTAINING in front or breadth on the said Springview Road 62.00 feet measured South 43 degrees, 41 minutes West from the said beginning point, and extending of that width in length or depth, North 46 degrees, 19 minutes West between parallel lines, at right angles to the said Springview Road, 125.00 feet.

BEING Lot No. 48 on said plan.

TITLE TO SAID PREMISES IS VESTED IN George R. Thorson Family Trust, by Deed from George R. Thorson, dated 05/05/1997, recorded 11/05/1997, in Book 5205, Page 1022. George R. Thorson, Trustee of The George R. Thorson Family Trust died on 02/14/2011, leaving a Last Will and Testament dated 05/05/1997. Letters Testamentary were granted to Karen L. Penna on 03/10/2011 in Montgomery County, No. 46-2011-0878. The George R. Thorson Family Trust Names Karen L. Penna and John C. Thorson as Successor Co-Trustees. The named Beneficiaries of the trust are Karen L. Penna, John C. Thorson and Robert G. Thorson.

Parcel Number: 33-00-08059-00-8.

Location of property: 2515 Springview Road, Norristown, PA 19401-1810.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George R. Thorson Family Trust, Karen L. Penna, in Her Capacity as Executrix and Co-Trustee of The Estate and Beneficiary of The Estate of George R. Thorson, John C. Thorson, in His Capacity as Co-Trustee and Beneficiary of The Estate of George R. Thorson and Robert G. Thorson, in His Capacity as Beneficiary of The Estate of George R. Thorson** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$35,385.39.

**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.

15-27775

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record plan Hillside Estates Subdivision prepared by Ralph E. Shaner & Son Engineering Company dated 3/23/1993, last revised 10/22/1999 and recorded in Plan Book A 59, Page 242, as follows, to wit:

BEGINNING at a point on the Southeasterly side of DiPrinzio Drive (50 feet wide) a corner of this and Lot No. 17 on said plan; thence extending from said point of beginning and along the Southeasterly side of DiPrinzio Drive, aforesaid, the three following courses and distances, viz: (1) North 35 degrees, 11 minutes East, 21.38 feet to a point of curve therein; (2) along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 44.90 feet to a point of tangent therein; and (3) North 20 degrees, 29 minutes East, 30.02 feet to a point, a corner of Lot No. 15 on said plan; thence extending along the same South 69 degrees, 31 minutes East, 179.21 feet to a point in line of Lot No. 21 on said plan; thence extending along the same, and crossing a drainage easement South 35 degrees, 11 minutes West, 140.30 feet to a point a corner of Lot No. 17 aforesaid; thence extending along the same North 54 degrees, 49 minutes West, 160.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 16 on said plan.

BEING the same premises which Highpoint Estates, Inc. in Deed dated 05/13/2002 and recorded 05/29/2002 in Montgomery County in Book 5409 on Page 2489 then granted and conveyed to Todd S. Klapotsky and Christiana J. Klapotsky in fee.

Parcel Number: 42-00-01257-14-1.

Location of property: 5 DiPrinzio Drive, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Christiana J. Klapotsky and Todd S. Klapotsky** at the suit of U.S. Bank National Association, as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-3. Debt: \$261,166.71.

**Samantha Gable**, Attorney.

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

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

15-30253

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Green Willow Run, located in **Upper Moreland Township**, in the County of Montgomery, in Pennsylvania, which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, PL 196 by the recording in the Office of the Recording of Deeds of Montgomery County, Declaration dated August 1, 1979, and recorded on August 2, 1979, in Deed Book 4437, Page 310, and Declaration Plan dated May 9, 1979, last revised July 16, 1979, and recorded on August 2, 1979, in Condominium Plan Book 6, Page 52 and 53, and a Code of Regulations dated August 1, 1979, and recorded August 2, 1979, in Deed Book 4437, Page 332, being and designated on Declaration Plan as Unit 10-E, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 1.35 17%.

BEING the same premises which Valton A. Lamb by Deed dated February 24, 2006 and recorded March 6, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book DE 05592, Page 1097, granted and conveyed unto Michael Lamb.

Parcel Number: 59-00-19898-91-4.

Location of property: 515 North York Road, Unit 10B, Willow Grove, PA 19090.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Michael Lamb** at the suit of U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-5 c/o Ocwen Loan Servicing, LLC. Debt: \$84,844.84.

**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.

15-31809

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, described according to a Plan of Lots, Section 1, Springbourne, made by H. Gilroy Damon Associates, Inc., Civil Engineers, Sharon Hill, Pennsylvania, dated December 17, 1975 and last revised August 4, 1977, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Anselm Road (100.00 feet wide), which point is measured the three following courses and distances from a point of curve on the Northeasterly side of Dixon Road, (variable width): (1) leaving Dixon Road on the arc of a circle, curving to the right, having a radius of 25.65 feet, the arc distance of 48.17 feet to a point of compound curve on the said Southwesterly side of Anselm Road, (50 feet wide); (2) on the arc of a circle, curving to the right, having a radius of 810.06 feet, the arc distance of 220.47 feet to a point of tangent; (3) South 76 degrees, 26 minutes, 30 seconds East, 125.00 feet to the place of beginning; thence extending from same and along Anselm Road South 76 degrees, 26 minutes, 30 seconds East, crossing a 20.00 feet wide drainage easement, 100.00 feet to a point in line of land of Lot #41 on said plan; thence extending from said Anselm Road along said Lot #41 and along said 20.00 feet wide drainage easement, South 13 degrees, 33 minutes, 30 seconds West, 118.52 feet to a point on the Northeasterly side of Spring Avenue, (variable width); thence along same, North 76 degrees, 26 minutes, 30 seconds West, recrossing said 20.00 feet wide drainage easement, 100.00 feet to a corner of Lot #43 on said plan; thence along same North 13 degrees, 33 minutes, 30 seconds East, 118.52 feet to a point on the said Southwesterly side of Anselm Road being the first mentioned point and place of beginning.

SUBJECT TO restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

BEING the same premises which Kenneth J. Rubin and Arlene R. K. Rubin, husband and wife, by Deed dated August 31, 2010 and recorded September 13, 2010 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5779, Page 494, as Instrument Number 2010078253, granted and conveyed unto Angela Renee Dean, in fee.

Parcel Number: 31-00-00165-06-5.

Location of property: 7907 Anselm Road, Elkins Park, PA 19027.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Angela Renee Dean by Deed from Kenneth J. Rubin and Arlene R. K. Rubin, husband and wife, by Deed dated 8/31/2010, recorded 9/13/2010, in the Montgomery County Recorder of Deeds in Deed Book 5779, Page 494, as Instrument No. 2010078253** at the suit of The Money Source, Inc. Debt: \$310,669.98.

**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.

15-32782

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, according to a Survey of Properties made for the C. Bailey Company, by Reedor and Hagarity, Professional Engineers, Upper Darby, PA, dated 10/18/1954 bounded and described, as follows, to wit:

BEGINNING at a point on the Northeast side of Mill Road (60 feet wide) the distance of 450 feet measured along same, South 48 degrees, 08 minutes East from its point of intersection with the Southeast side of Orchard Way (50 feet wide), both lines produced.

CONTAINING in front or breadth on the said Mill Road 70 feet measured along the same, South 48 degrees, 08 minutes East from the said beginning point and extending of that width in length or depth North 40 degrees, 52 minutes East between parallel lines at right angles to the said Mill Road 135 feet.

BEING Lot #651.

TITLE TO SAID PREMISES IS VESTED IN David A. Kniese, Jr. and Jennifer C. Kniese, by Deed from Jeffrey Drulis and Christine Schied Drulis, dated 05/19/2006, recorded 06/21/2006, in Book 5605, Page 1118.

Parcel Number: 59-00-12550-00-9.

Location of property: 3405 West Mill Road a/k/a 3405 Mill Road, Hatboro, PA 19040-4536.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David A. Kniese, Jr. and Jennifer C. Kniese** at the suit of JP Morgan Chase Bank, N.A. Debt: \$237,587.88.

**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.

16-00352

ALL THAT CERTAIN lot or piece of ground, with the tenement thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania being part of Lot #21 on a certain plan of lots made for Rachel H. Johns from a survey made 2/1/1887 by John S. Garrigues, Civil Engineer and recorded at Norristown in Deed Book 307, Page 99 bounded and described, as follows, to wit:

BEGINNING at a point in the middle of Prospect Avenue, a corner of Lot #19 at the distance of 520 feet Southwestwardly from the intersection of the middle line of Prospect Avenue with the Southwest side line of Lancaster Avenue; thence by Lot #19 North 41 degrees, 30 minutes West, 102 feet to a point in line of land late of Timothy Quinlan; thence by said Quinlan's Land South 48 degrees, 30 minutes West, 26.9 feet to a point; thence by a line dividing Lot #21 South 41 degrees, 30 minutes East passing through the middle of the partition wall separating the house on the premises hereby granted from the house adjoining on the Southwest 102 feet to the middle of Prospect Avenue; and thence along the middle line of Prospect Avenue North 48 degrees, 30 minutes East, 26.9 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ardell Kindred a/k/a Ardell L. Kindred by Deed from The Estate of Florence Henry Brown, Executor of the Estate Ardell Kindred dated January 15, 2008 and recorded February 1, 2008 in Deed Book 5680, Page 02971 Instrument Number 2008010722.

The said Ardell Kindred a/k/a Ardell L. Kindred died on June 28, 2016 without a will or appointment of an Administrator.

Parcel Number: 40-00-47960-00-6.

Location of property: 44 Prospect Avenue, Bryn Mawr, PA 19010.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Evelyn D. Graves, Known Surviving Heir of Ardell Kindred a/k/a Ardell L. Kindred and Unknown Surviving Heirs of Ardell Kindred a/k/a Ardell L. Kindred** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$161,862.42.

**Jacob M. Ötley**, Attorney.

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

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

16-01435

ALL THAT CERTAIN lot or piece of land, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to an "As Built" Land Subdivision Plan made for BPG, Inc. by John L Dzedzy, Inc., Civil Engineer and Land Surveyor, Norristown, Pennsylvania dated 2/9/1989 and recorded in Plan Book B-41, Page 220, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Oak Street (50 feet wide) a corner of lands of Community Day Care Association, Inc. which point is measured along the said side of Oak Street, Southeasterly 285 feet from its point of intersection with the Southeasterly side of High Street (50 feet wide); thence from said point of beginning extending along the said Southwesterly side of Oak Street South 60 degrees, 47 minutes, 30.43 feet to a point, a corner of Lot No. 2 on said plan; thence extending along the same South 29 degrees, 13 minutes West, 111.79 feet to a point, a corner in line of lands of Patrick J. Early and Deborah Hansell; thence extending along the same North 69 degrees, 30 minutes, 30.9 feet to a point a corner of lands of Community Day Care Association, Inc. aforesaid; thence extending along the same North 29 degrees, 13 minutes East, 116.46 feet to this first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Bradley Dale Weldon by Deed from John Tyson Richardson and Roberta Josphine Richardson dated 12/21/2005 recorded 01/04/2006 in Deed Book 05585. Page 1513.

Parcel Number: 13-00-28929-30-8.

Location of property: 626 East Oak Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bradley Dale Weldon** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as Successor to JP Morgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS1. Debt: \$147,393.05.

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

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

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

16-02373

ALL THAT CERTAIN message and lot of land, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Highland Avenue, at the distance of 438.34 feet Northeasterly from the Northeasterly side of the Ridge Turnpike Road, it being a corner of this and land conveyed to Saylor L. Cresswell and Gladys H., his wife; thence extending along said land, North 45 degrees, 25 minutes West, 232.23 feet to a point in line of land now or late of Frank R Shearer; thence extending along said land, North 40 degrees, 35 minutes East, 50.00 feet to a point in line of land now of David Cullen and Naomi, his wife; thence extending along said land, South 49 degrees, 25 minutes East, 232.07 feet to a point on the Northwesterly side of Highland Avenue aforesaid; thence extending along said side of said avenue, South 40 degrees, 24 minutes West, 50.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Donald L. Mininger, by Deed from Donald L. Mininger and Donald W. Martin, dated 12/05/2005, recorded 01/27/2006, in Book 5588, Page 1279.

MORTGAGOR Donald L. Mininger a/k/a Donald Lee Mininger died on 12/14/2016, and upon information and belief, his surviving heir is Virginia Mininger. By executed waivers, Virginia Mininger waived her right to be named as a defendant in the foreclosure action.

Parcel Number: 63-00-03091-00-5.

Location of property: 25 North Highland Avenue a/k/a 25 Highland Avenue, Norristown, PA 19403-3207.

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 Donald L. Mininger a/k/a Donald Lee Mininger, Deceased** at the suit of Santander Bank, N.A. Debt: \$189,894.77.

**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.

16-02629

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Salford Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a survey and plot plan thereof made by F. Richard Urwiler, Registered Surveyor, Souderton, Pennsylvania on 12/17/1961 bounded and described, as follows, to wit:

BEGINNING at an iron pin, the intersection of the centerline of King Road (33 feet wide) and Ridge Road (33 feet wide); thence along the centerline of Ridge Road, North 53 degrees, 51 minutes, 127.35 feet East to a point; thence South 36 degrees, 6 minutes, 13 seconds East, 113.23 feet to a point; thence South 40 degrees, 0 minutes, 15 seconds West, 97.87 feet to a point; thence North 49 degrees, 25 minutes West through an old iron pin 161.02 feet to the point and place of beginning.

CONTAINING 14,400 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN John J. Yoder and Tiffany M. Steglik, Joint Tenants With Right of Survivorship by Deed from Mary E. Rotondi dated 07/27/2006 recorded 08/04/2006 in Deed Book 5611, Page 208.

Parcel Number: 44-00-01252-00-9.

Location of property: 582 Ridge Road, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tiffany M. Steglik and John J. Yoder** at the suit of PNC Bank, National Association. Debt: \$185,259.37.

**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.

16-02992

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

BEGINNING at a point of curve on the Southwesterly side of Mallard Drive West (50 feet wide) said point being measured the 2 following courses and distances from a point of curve on the Southeasterly side of Swallow Court (50 feet wide): (1) leaving Swallow Court on the arc of a circle curving to the right having a radius of 25.00 feet and the arc distance of 36.14 feet to a point of reverse curve on the Southwesterly side of Mallard Drive West; and (2) on the arc of a circle curving to the left having a radius 375.00 feet and the arc distance of 90.01 feet to the point of beginning, said point of beginning being a point a corner of Lot No. 78 as shown on the above mentioned plan; thence extending from said point of beginning along the Southwesterly side of Mallard Drive West on the arc of a circle curving to the left having a radius of 375.00 feet and crossing a certain 20 feet wide Access Easement and also crossing a 20 feet wide Drainage Easement the arc distance of 111.82 feet to a point a corner of Lot No. 80 as shown on the above mentioned plan; thence extending along the aforesaid Lot No. 80 as shown on the above mentioned plan; thence extending along the aforesaid Lot No. 80 as shown on the above mentioned plan South 00 degrees, 09 minutes, 47 seconds West and again recrossing the aforementioned Drainage Easement 240.27 feet to a point a corner of Lot No. 175 as shown on the above mentioned plan; thence extending along the aforesaid lot South 75 degrees, 10 minutes, 00 seconds West and again recrossing the aforementioned Access Easement 148.00 feet to a point a corner of Lot No. 77 as shown on the above mentioned plan; thence extending along the aforesaid lot North 17 degrees, 12 minutes, 40 seconds West, 144.49 feet to a point a corner of Lot No. 78 as shown on the above mentioned plan; thence extending along the aforesaid lot North 24 degrees, 53 minutes, 55 seconds East, 189.09 feet the first mentioned point and place of beginning.

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

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

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

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

The improvements thereon are: A single family residential dwelling.

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

**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.

16-03066

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery, State of Pennsylvania, and described according to a Plan of Lots of DeKalb Manor, made by Damon and Foster Civil Engineers of Sharon Hill, Pennsylvania, on July 31, 1952 and last revised July 18, 1953, as follows, to wit:

BEGINNING at a point on the Northwest side of Valley View Road (50 feet wide) at the distance of thirty-nine feet and twenty-seven one-hundredths of a foot measured on the arc of a circle curving to the right having a radius of twenty-five feet from a point of compound curve on the Southwest side of Colonial Drive (60 feet wide); thence extending from the said beginning point South sixty-six degrees, twenty-three minutes West, along the Northwest side of Valley View Road ninety feet to a point; thence extending North twenty-three degrees, thirty-seven minutes West, one hundred feet to a point; thence extending North sixty-six degrees, twenty-three minutes East, one hundred five feet and ninety-nine one-hundredths feet to a point on the Southwest side of Colonial Drive; thence extending in a general Southeastwardly direction along the said side of Colonial Drive on the arc of a circle curving to the right having a radius of three hundred seventeen feet, the arc distance of seventy-five feet and seventy-two one-hundredths of a foot to a point of compound curve; thence extending on the arc of a circle curving to the right having a radius of twenty-five feet the arc distance of thirty-nine feet and twenty-seven one-hundredths feet to the point and place of beginning.

BEING Lot 141 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Kathleen Bowe, as Sole Owner by Deed from Carl Smith, Thomas Jamison and Alan Halteman dated 08/23/2005 recorded 09/14/2005 in Deed Book 05570, Page 2720.

Parcel Number: 33-00-10168-00-5.

Location of property: 101 Valley View Road, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kathleen Bowe** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$138,617.97.

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

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

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

16-03521

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Cianciulli Tract, prepared for Heritage Construction Company, by Stout, Tacconelli & Associates, Inc., Kulpsville, Pennsylvania, dated 6/30/2000 and last revised 10/22/2001 and recorded in Plan Book A-60, Page 285, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Anneto Drive, said point being a corner of Lot No. 117 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 117, South 24 degrees, 30 minutes, 00 seconds East, 110.00 feet to a point in line of Lot No. 110 as shown on said plan; thence extending along same and partly along Lot No. 109, South 65 degrees, 30 minutes, 00 seconds West, 72.00 feet to a point, a corner of Lot No. 119 as shown on said plan; thence extending along same, North 24 degrees, 30 minutes, 00 seconds West, 110.00 feet to a point of on the Southeasterly side of Anneto Drive aforesaid; thence extending along same, North 65 degrees, 30 minutes, 00 seconds East, 72.00 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot No. 118 as shown on the above mentioned plan.

BEING the same premises conveyed to Matthew J. Durante by Deed from Timothy Desmarais and Julie Desmarais, dated 5/18/2013 and recorded 5/23/2013 in Book 5874, Page 469.

Parcel Number: 47-00-00001-19-4.

Location of property: 2418 Anneto Drive, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Matthew J. Durante** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$328,560.75.

**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.

16-04394

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Salford Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made for North Wales Motor Company by David Meixner Registered Surveyor dated June 9, 1967 and described, as follows, to wit:

BEGINNING at a spike in the center line of Shelly Road (thirty-three feet wide) which spike is located North forty-three degrees, fifteen minutes East, two hundred fourteen and sixty-five one-hundredths feet measured along the said center line of Shelly Road from the intersection of said center line with the center line of Skippack Road L.R. #46023 (thirty-three feet wide); thence along the said center line of Shelly Road North forty-three degrees, fifteen minutes East, two hundred fifty feet to an iron pin; thence along lands of now or late Samuel Kulp South forty-six degrees, thirty minutes East, one thousand three hundred eighty and thirty-four one-hundredths feet to a stake; thence South forty-three degrees, thirty-five minutes West, two hundred fifty feet to a point; thence along other lands of Warren W. Long (of which this was a part) North forty-six degrees, twenty-eight minutes West, one thousand two hundred thirteen and twenty-six one-hundredths feet to a monument; thence along lands of now or late Philadelphia Electric Company North forty-six degrees, forty-five minutes West, one hundred sixty-five and sixty-three one-hundredths feet to the point and place of beginning.

CONTAINING 7.90646 acres.

Parcel Number: 62-00-01627-00-3.

Location of property: 2210 Shelly Road, Harleysville, PA 19438.

The improvements thereon are: Industrial - 1 Story Warehouse/Manufacturing.

Seized and taken in execution as the property of **Fuling Management, L.L.C.** at the suit of Souderton Area School District. Debt: \$17,130.93.

**Robert P. Daday**, 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.

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 Geissing; 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: \$75,442.14.

**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.

16-06417

ALL THOSE THREE CERTAIN lots or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan of Evergreen Manor made by Weir and Thieme, Civil Engineers dated July, 1923 and revised August, 1923, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Deed Book 782, Page 600, as one lot, as follows, to wit:

BEGINNING at a point formed by the intersection of the Southeasterly side of Coolidge Avenue (50 feet wide) and the Northeasterly side of Miriam Avenue (40 feet wide); thence extending from said point of beginning North 42 degrees, 05 minutes East along the Southeasterly side of Coolidge Avenue 7500 feet to a point a corner of Lot Number 3, Block 23 on said plan; thence extending along Lot No. 3 South 47 degrees, 55 minutes East, 100.32 feet to a point; thence extending South 42 degrees, 00 minutes West, 75.00 feet to a point on the Northeasterly side of Miriam Avenue aforesaid; thence extending North 47 degrees, 55 minutes West, along the Northeasterly side of Miriam Avenue 100.42 feet to the first mentioned point of intersection and place of beginning.

BEING Lots Numbers 4, 5 and 6, Block 23, as shown on the above-mentioned plan.

LESS AND EXCEPT all oil, gas and minerals, on and under the above-described property owned by Grantors' if any, which are reserved by Grantors.

SUBJECT TO all easements, rights of way, protective covenants and mineral reservations of record, if any.

TITLE TO SAID PREMISES IS VESTED IN Esteban Vera, Jr. and Catrina D. Vera, h/w, by Deed from Shelley Raglin, dated 05/31/2012, recorded 06/04/2012, in Book 5837, Page 402.

Parcel Number: 30-00-10280-00-4.

Location of property: 1583 Coolidge Avenue, Willow Grove, PA 19090-4401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Esteban Vera, Jr. and Catrina D. Vera** at the suit of Wells Fargo Bank, N.A. Debt: \$254,678.00.

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

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

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

16-06511

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the 9th Ward of **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania.

BEING designated and known as Lot #48 on plan of Pottsgrove Manor made by Ralph E. Shaner and Son dated 1/16/1941 and recorded at Norristown, PA in Deed Book 1424, Page 601 and described according thereto, as follows:

BEGINNING at a point formed by the intersection of the Northeast side of King Street (70 feet wide) with the Northwest side of Gabel Avenue (as laid out 50 feet wide).

CONTAINING in front or breadth along the said side of King Street measured North 63 degrees, 39 minutes West the distance of 50 feet and extending of that width in length or depth measured North 26 degrees, 21 minutes East, the Southeast line extending along the Northwest side of Gabel Avenue, the distance of 150 feet.

BEING the same premises which Julie L. Harp, by Deed dated 6/27/2008 and recorded 7/9/2008, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5699, Page 960, granted and conveyed unto Raymond E. Stine and Marie Louise Hellmann.

Parcel Number: 16-00-18248-00-6.

Location of property: 301 West King Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Raymond E. Stine and Marie Louise Hellmann** at the suit of Selene Finance, L.P. Debt: \$148,532.84.

**Samantha Gable**, Attorney.

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

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

16-06600

ALL THAT CERTAIN lot or piece of ground, with one-half of a twin dwelling house thereon erected, situate in the Village of Cheltenham and **Cheltenham Township**, in the County of Montgomery and State of PA, being one-half of Lot No. 91 on a certain plan of lots laid out by Hunter and Evans and recorded in the Office for the Recording of Deeds, etc., in and for the County of Montgomery in Deed Book No. 330, Page 111 etc., and situate on the Southwesterly side of Beecher Avenue at the distance of 50 feet Southeastwardly from the Southeastwardly side of Elm Avenue.

CONTAINING in front or breadth on the said side of Beecher Avenue 25 feet and extending of that width in length or depth Southwestwardly 150 feet. The Southeasterly line passing through the middle of the partition wall of the house on this lot and the house erected on the adjoining lot.

BEING the same premises which Donna Custer and Barbara Duffy, Co-Executrices of the Estate of Michael Duffy, by Deed dated 10/4/2011 and recorded 10/31/2011 in Book 5817, Page 2368.

Parcel Number: 31-00-02080-00-4.

Location of property: 334 Beecher Avenue, Cheltenham, PA 19012.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Christine Copestake** at the suit of U.S. Bank National Association Not in its Individual Capacity but Solely as Trustee for the RMAC Trust, Series 2016-CTT. Debt: \$176,019.71.

**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.

16-07688

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record plan "The Woods at Sprogels Run" made for Sprogel Run Associates by Yerkes Associates, Inc. dated 1/18/1991 and revised 12/15/1992 and recorded in Plan Book A-54, Page 362, as follows, to wit:

BEGINNING at a point of terminus on the Northeasterly side cul-de-sac of Fox Hollow Circle (of variable width) at a corner of this and land now or late of open space as shown on the above mentioned plan; thence extending from said point of beginning and along land now or late of open space the two (2) following courses and distances, as follows, to wit: (1) North 60 degrees, 58 minutes, 00 seconds East, 180.34 feet to a point a corner; and (2) North 05 degrees, 00 minutes, 00 seconds East, 214.52 feet to a point a corner in line of Lot No. 41; thence extending along the same North 60 degrees, 50 minutes, 52 seconds West, 159.20 feet to a point a corner on the Southeasterly side cul-de-sac of Fox Hollow Circle; thence extending partly along the same and partly along the Northeasterly side cul-de-sac of Fox Hollow Circle on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 40.4 feet to a point being the first mentioned point and place of beginning.

BEING Lot No. 40 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN James P. McKenna, Jr., by Deed from James P. McKenna, Jr. and Amy Hollowell, dated 05/28/2004, recorded 06/18/2004, in Book 5512, Page 1031.

Parcel Number: 42-00-01324-13-7.

Location of property: 87 Fox Hollow Circle, Pottstown, PA 19464-2164.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James P. McKenna, Jr. a/k/a James P. Mc Kenna, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$357,190.29.

**Elizabeth M. Bennett**, Attorney. I.D. #316681

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

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

16-07741

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan prepared for Quaker Construction Company called Canterbury Section II, made by James H. Strothers Associates, Professional Engineers and Surveyors, Sellersville, Pennsylvania, dated April 11, 1986 and last revised January 7, 1987 and recorded in the Office for the Recording of Deeds in Plan Book A-48, Page126, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Canterbury Lane (50 feet wide) measure the 3 following courses and distances from a point of curve on the Southeasterly side of Twining Road (50 feet wide): (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 44.08 feet to a point of tangent; (2) North 87 degrees, 36 minutes, 35 seconds East, 75.76 feet to a point of curve; and (3) on the arc of a circle curving to the right having a radius of 355 feet the arc distance of 54.10 feet to a point; thence extending from said point and place of beginning along said side of Canterbury Lane on the arc of a circle curving to the right having a radius of 355 feet the arc distance of 155.41 feet to a point, a corner of Lot No. 109; thence extending along said lot South 31 degrees, 25 minutes, 25 seconds West, 184.88 feet to a point, a corner of Lot No. 113; thence extending along said lot and also along Lots 112 and 111 North 13 degrees 24 minutes, 14 seconds West, 213.47 feet to the first mentioned point and place of beginning.

BEING Lot No. 110 on said plan.

UNDER AND SUBJECT to any restrictions and easements of record.

TITLE TO SAID PREMISES IS VESTED IN Joseph Ungurean and Christine Ungurean, husband and wife, by Deed from Kevin R. Davis and Jennifer M. Davis, husband and wife, dated 08/01/2003, recorded 11/12/2003, in Book 5481, Page 375.

Parcel Number: 46-00-00542-85-2.

Location of property: 114 Canterbury Lane, Lansdale, PA 19446-6306.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Ungrean and Christine Ungrean** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as Successor to JP Morgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS4. Debt: \$288,845.11.

**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.

16-08249

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, being Lot No. 77 on a Plan of Lots of Whitehall Park, surveyed by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania on August 3 and October 5, 1950 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southwest side of Prospect Avenue fifty feet wide, a corner Lot No. 76 on said plan; thence extending along the Southwest side of Prospect Avenue South forty-seven degrees, seventeen minutes East, fifty-five feet to a point in line of land of George Kemner; thence along land of George Kemner, South forty-two degrees, forty-three minutes West, one hundred twenty-one feet and twenty one-hundredths of a foot to a point, a corner of Lot No. 75; thence along Lot No. 75, North forty-seven degrees, seventeen minutes West, fifty-five feet to a point a corner of Lot No. 76; thence along Lot No. 76, North forty-two degrees, forty-three minutes East, one hundred twenty-one feet and twenty one hundredths of a foot to the place of beginning.

KNOWN as Lot No. 77.

TITLE TO SAID PREMISES IS VESTED IN Wilbur L. Hubbell and Dorothy M. Hubbell by Deed from Whitehall Park, Inc. dated November 9, 1951 and recorded December 7, 1951 in Deed Book 2236, Page 12. The said Wilbur L. Hubbell died on June 19, 2007, thereby vesting title into Dorothy M. Hubbell by operation of law. The said Dorothy M. Hubbell died on November 24, 2015, without a will or appointment of an Administrator.

Parcel Number: 63-00-06538-00-5.

Location of property: 128 North Prospect Avenue a/k/a 128 Prospect Avenue, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christy Hubbell, Known Surviving Heir of Dorothy M. Hubbell, Brian S. Gilroy, Known Surviving Heir of Dorothy M. Hubbell, and Unknown Surviving Heirs of Dorothy M. Hubbell** at the suit of CIT Bank, N.A. Debt: \$253,511.75.

**Lauren M. Moyer**, Attorney.

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

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

16-08424

ALL THAT CERTAIN tract of land, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit according to a Plan of Survey made for Streeper Karr, III by Urwiler and Walter, Inc., dated 12/17/1971, as follows:

BEGINNING at a point on the Southwesterly side of Skippack Pike (as widened to 40 feet from its center line) said point being located the following two courses and distance from the intersection of the center line of Skippack Pike with the center line of Valley Road: (1) South 51°, 43' East, 253.55 feet to a point; (2) South 37°, 5' West, 40 feet to the first mentioned point and place of beginning; thence extending along the aforementioned side line of Skippack Pike, South 51°, 43' East, 118.96 feet to a point in the line of other lands of Streeper Karr, III; thence extending along the same the following two courses and distances: (1) South 38°, 17' West, 277.72 feet to an iron pin; (2) North 52°, 55' West, 113.12 feet to an iron pin in line of lands of Nonna W. Diddle, now or late; thence extending along the same and along lands of Jerome J. Trefaller, now or late, North 37°, 5' East, 280.15 feet to the point and place of beginning.

CONTAINING 0.743 acres of land, more or less.

UNDER AND SUBJECT to certain conditions and restrictions that may appear of record.

BEING the same premises which Kenneth M. Williams, by Deed dated 8/19/2003 and recorded 10/7/2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5476, Page 1582, granted and conveyed unto Kenneth M. Williams.

Parcel Number: 66-00-06256-00-5.

Location of property: 950 Skippack Pike, Blue Bell, PA 19422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tammy Williams, Personal Representative of the Estate of Kenneth M. Williams, Deceased** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$100,567.62.

**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.

16-08871

ALL THAT CERTAIN tract or parcel of ground, situate in **Collegetown Borough**, Montgomery County, Pennsylvania, being shown as Unit 36 on a Plan of Survey prepared for Provident National Bank by Stout, Tacconelli and Associates, Inc. dated May 7, 1992, as last revised May 14, 1992, and being more fully described, as follows:

BEGINNING at an iron pin on the Northeast sideline of Chestnut Street (40.00 feet wide) said point being located as measured in a Southeasterly direction, 107.05 feet from the Southeast sideline of Fourth Avenue (40.00 feet wide); thence from said beginning point and extending along the Southeast line of lands of John and Jane P. Stewart, North 65 degrees, 52', 04" East, 200.90 feet to a p.k. nail in the Southwest sideline of Walnut Street (30.00 feet wide); thence extending along the said sideline, South 24 degrees, 27', 57" East, 102.89 feet to a point, a corner in the Northwest line of lands of Major Materials Company; thence extending along the said Materials Company Lands, South 65 degrees, 52', 04" West, 200.90 feet to a point on the Northeast sideline of Chesnut Street, aforesaid; thence extending along the said sideline, North 24 degrees, 27', 57" West, 102.89 feet to the point of beginning.

CONTAINING 20,670+/- S.F. of land, be the same, more or less.

Parcel Number: 04-00-00025-00-7.

Location of property: 349 Chestnut Street, Collegetown, PA.

The improvements thereon are: Commercial - Taxable Misc.

Seized and taken in execution as the property of **Harleysville National Bank & Trust Company** at the suit of Perkiomen Valley School District. Debt: \$3,304.60.

**Robert P. Daday**, 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.

16-08909

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, and described according to a plan thereof known as "Whitemarsh Downs, Inc., Section No. 2", made by George B. Mebus, Registered Professional Engineer, dated 6/20/1935, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Wistar Drive (50 feet wide) at the distance of 113.01 feet measured on a bearing of North 48 degrees, 50 minutes, 10 seconds West along the said side of Wistar Drive from a point of tangent in the same, said point of tangent being at the distance of 107.21 feet Northwestwardly measured still along the said side of Wistar Drive on the arc of a circle curving to the right having a radius of 525 feet from a point of curve in the same, said point of curve being at the distance of 81.28 feet measured on a bearing of North 60 degrees, 32 minutes, 10 seconds West still along the said side of Wistar Drive from a point tangent in the same, said point of tangent being at the distance of 124.11 feet Northwestwardly measured still along the said side of Wistar Drive on the arc of a circle curving to the left having a radius of 575 feet from a point of curve in the same, said point of curve being at the distance of 309.99 feet measured on a bearing of North 48 degrees, 10 minutes, 10 seconds West still along the said side of Wistar Drive from a point of tangent in the same, said point of tangent being at the distance of 39.27 feet measured on the arc of a circle curving to the left having a radius of 25 feet from a point of curve on the Northwesterly side of Washington Lane (90 feet wide); thence extending from said point of beginning South 41 degrees, 09 minutes, 50 seconds West, 168.80 feet to a point; thence extending North 48 degrees, 49 minutes, 53 seconds West, 76 feet to a point; thence extending North 48 degrees, 09 minutes, 50 seconds West, 168.79 feet to a point on the Southwesterly side of Wistar Drive aforesaid; thence extending South 48 degrees, 50 minutes, 10 seconds East along the said side of Wistar Drive 76 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Laksancha Sphabmixay and Malivone Sphabmixay by Deed from Merele Properties, LLC, properly known as Merle Properties, LLC dated August 3, 2007 and recorded on August 21, 2007 in the Montgomery County Recorder of Deeds in Book 5661, Page 880 as Instrument No. 2007101940.

Parcel Number: 31-00-29446-00-7.

Location of property: 1456 Wistar Drive, Wyncote, PA 19095.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Laksancha Sphabmixay and Malivone Sphabmixay** at the suit of Federal National Mortgage Association. Debt: \$376,037.45.

**Bernadette Irace**, Attorney.

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

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

16-09594

ALL THAT CERTAIN four lots or pieces of ground, situate in **Abington Township**, County of Montgomery, State of Pennsylvania, on the Southeast side of Maple Avenue at the distance of four hundred feet Southwest side of Summit Avenue.

CONTAINING together in front or breadth on the said Maple Avenue one hundred feet (each lot twenty-five feet deep) and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said Maple Avenue one hundred and fifty feet.

BEING known as Lots Number 253, 254, 255 and 256 on Plan of Burholme Terrace as recorded at Norristown in Deed Book No. 460, Page 500.

TITLE TO SAID PREMISES VESTED IN Curtis Levin and Veronica Levin by Deed from David Russell Snyder Executor Under Will of Maurice Monroe Snyder, Deceased dated May 28, 2003 and recorded on June 30, 2003 in the Montgomery County Recorder of Deeds in Book 5462, Page 1187 as Instrument No. 013037.

Parcel Number: 30-00-74964-00-3.

Location of property: 117 Zane Avenue, Jenkintown, PA 19046-5123.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Curtis Levin and Veronica Levin** at the suit of Wells Fargo Bank, N.A. Debt: \$222,589.64.

**Roger Fay**, Attorney.

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

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

16-09921

ALL THAT CERTAIN lot or piece of land, with dwelling erected thereon, situate on the South side of Walnut Street, East of Franklin Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point in the Division Line of this and Lot 410 on a Plan of Lots of The Pottstown Iron Company on file at the Recorder's Office at Norristown; thence Southwardly by said Division Line 140 feet to an alley; thence Eastwardly by the same alley, 18 feet, 1/2 inch to a point in the Division Line of this and Lot No. 414 on said plan; thence Northwardly by said Division Line 140 feet to the Southerly Line of said Walnut Street; thence Westwardly by said Walnut Street, 18 feet, 1/2 inch to the place of beginning.

Parcel Number: 16-00-30028-00-7.

Location of property: 412 Walnut Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Donna Ray** at the suit of Pottstown School District. Debt: \$3,168.47.

**Robert P. Daday**, 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.

16-09983

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania and described according to a certain plan thereof known as Plan of Section Number 1 Upper Merion Gardens made by Koehler Engineering Civil Engineers and Surveyors dated September 1957 and last revised January 14, 1959, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Henderson Road (60 feet wide) said point being the 2 following courses and distances from a point of curve on the Northeasterly side of Henderson Road (60 feet wide): (1) leaving Anderson Road on the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the Northwesterly side of Anderson Road; and (2) North 65 degrees, 21 minutes, 10 seconds East along the Northwesterly side of Anderson Road 68.50 feet to the place of beginning; thence extending from said point of beginning North 24 degrees, 38 minutes, 50 seconds West, 123.94 feet to a point; thence extending North 40 degrees, 11 minutes East crossing a certain 10.00 feet wide easement 81.76 feet to a point; thence extending South 24 degrees, 38 minutes, 50 seconds East crossing a certain 15.00 feet wide easement for drainage swail slope crossing the Northeasterly side of the aforesaid 10.00 feet wide easement and partly passing through the bed of the same 158.71 feet to a point on the Northwesterly side of Anderson Road aforesaid; thence extending South 65 degrees, 21 minutes, 10 seconds West along the Northwesterly side of Anderson Road recrossing the Southwesterly side of the aforesaid 10.00 feet wide easement 74.00 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN **Maribeth A. Tancini** and **George M. Tancini** by Deed from **John J. Abbott** and **Antoinette M. Abbott** dated June 27, 2001 and recorded August 2, 2001 in Deed Book 5369, Page 2321.

Parcel Number: 58-00-00412-00-7.

Location of property: 116 Anderson Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Maribeth A. Tancini** and **George M. Tancini** at the suit of 360 Mortgage Group, LLC. Debt: \$476,127.90.

**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.

16-10644

ALL THAT CERTAIN Lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Sycamore Gardens made for Roger Construction Company by **George B. Mebus**, Registered Professional Engineer, Glenside, Pennsylvania, dated September 2, 1952 said plan being recorded at Norristown, Pennsylvania in the Office for the Recording of Deed etc., in and for the said County in Deed Book 2002, Page 601, as follows, to wit:

BEGINNING at a point on the Southeast side of Sycamore Avenue (50 feet wide) at the distance of 384.21 feet measured along the same North 42 degrees, 1 minute, 10 seconds East from its point of intersection with the Northeast side of Vesper Lane (50 feet wide) (both lines produced).

CONTAINING in front or breadth on the said Sycamore Avenue 60 feet measured North 42 degrees, 1 minute, 10 seconds East from the said beginning point and extending of that width in length or depth South 47 degrees, 58 minutes, 50 seconds East between parallel lines at right angles to the said Sycamore Avenue crossing in the rear thereof a certain 15 feet wide right-of-way for storm drainage and surface watercourse 161.64 feet.

BEING Lot No. 40 on said plan.

BEING the same premises which Benjamin Beck, Gary Horowitz, Edward Pressman and Gerald Blum by Deed dated 8/31/1989 and recorded 9/11/1989 in Montgomery County in Deed Book 4922, Page 2352 conveyed unto Thomas E. Mayrant and Sharon A. Mayrant, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED in Laura Creedon and Anthony Mann, as Tenants With the Right of Survivorship by Deed from Thomas E. Mayrant and Sharon A. Mayrant, husband and wife dated 09/17/2010 recorded 02/24/2011 in Deed Book 5794, Page 00437.

Parcel Number: 59-00-16810-00-6.

Location of property: 1511 Sycamore Avenue (Upper Moreland Township), Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Laura Creedon a/k/a Laura M. Creedon and Anthony Mann a/k/a Anthony G. Mann** at the suit of Ocwen Loan Servicing, LLC. Debt: \$138,841.08.

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

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

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

16-11262

ALL THAT CERTAIN unit located in the property known, named and identified as Biltmore Estates Condominium, located in **Skippack Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq., by the recording in the Montgomery County Department of Records of a Declaration dated July 3, 2007 and recorded on July 3, 2007 in Deed Book 5653, Page 2336 and amended by Amendment recorded in Deed Book 5666, Page 1079 and Second Amendment recorded in Deed Book 5677, Page 376 and Deed Book 5687, Page 2466; Fourth Amendment thereto recorded in Deed Book 5790, Page 1458; and any other amendments thereto.

BEING designated as Unit Q36, Building 2, Suite 237.

TOGETHER with a proportionate undivided percentage interest in the Common Elements assigned to said Unit in the Declaration of Condominium for Biltmore Estates Condominium which as heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A, Section 3101, et seq., same being recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania as Deed Book 5653, Page 2336, and any Amendments thereto as the same may change from time to time.

Parcel Number: 51-00-02908-25-4.

Location of property: 3930 Ashland Drive, Unit Q36, Building 2, Suite 237, Skippack Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Christina Halter and Vincenzo Corradi** at the suit of Perkiomen Valley School District. Debt: \$4,640.75.

**Robert P. Daday**, 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.

16-11438

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision "Doe Run Estates" made for Macintosh Builders, Inc. by Horizon Engineering Associates, LLC, Engineering and Land Development Facilitation, dated 6/1/2001 and last revised on 7/1/2003 and recorded in Plan Book A-61, Page 367, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Doe Run Lane (50.00 feet wide), at a corner of this and Lot No. 9 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 9 the (3) following courses and distance, as follows, to wit: thence (1) North 43 degrees, 39 minutes, 25 seconds East, 234.79 feet to a point of angle; thence (2) North 62 degrees, 04 minutes, 46 seconds East, 47.46 feet to a point of angle; thence (3) North 82 degrees, 46 minutes, 44 seconds East, 157.42 feet to a point, a corner on the Southwesterly side of Bleim Road (SR 4027) (variable width); thence extending along the same the two (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 418.06 feet the arc distance of 125.95 feet to a point of tangent; thence (2) South 08 degrees, 55 minutes, 13 seconds East, 36.75 feet to a point, a corner in line of Lot No. 6; thence extending along the same South 82 degrees, 46 minutes, 44 seconds West, 146.00 feet to a point, a corner in line of Lot No. 7; thence extending along the same the two (2) following courses and distances, as follows, to wit: thence (1) North 47 degrees, 46 minutes, 11 seconds West, 146.40 feet to a point, a corner; thence (2) South 43 degrees, 39 minutes, 25 seconds West, 201.75 feet to a point, a corner on the Northeasterly side of Doe Run Lane; thence extending along the same on the arc of a circle curving to the right having a radius of 500.00 feet the arc distance of 15.01 feet to the first mentioned point and place of beginning.

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

TOGETHER with and subject to the use of a certain 30 feet wide shared access and utility easement in common with the adjoining owners entitled to the use thereof subject however to the proportionate part of the expense of keeping same in good order and repair.

BEING the same premises conveyed to Eric M. Gidney and Stephanie Gidney, husband and wife by Deed from MacIntosh Builders, Inc., dated 2/15/2005 and recorded 2/23/2005 in Book 5544, Page 1994.

Parcel Number: 42-00-00254-08-2.

Location of property: 51 Doe Run Lane, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Stephanie Gidney and Eric M. Gidney** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$386,031.95.

**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.

16-11446

ALL THAT CERTAIN lot or piece of ground, situate in **Souderton Borough**, County of Montgomery, Commonwealth of Pennsylvania described according to a Final Plan of Subdivision prepared for Park Place (Phase I) made by Urwiler & Walter Inc., Sumneytown, PA dated 9/24/199 last revised 1/14/1993 recorded in Plan Book A-54, Page 103, described, as follows:

BEGINNING at a point on the Northeasterly side of Parkview Drive (formerly known as Horse Shoe Drive) (50 feet wide) a corner of this lot and Lot 40 on said plan; thence along side of said road North 38 degrees, 09 minutes, 06 seconds West, 20.00 feet to a point a corner of Lot 42; thence along Lot 42 North 51 degrees, 50 minutes, 54 seconds East, 126.11 feet to a point in line of Lot 74; thence along Lots 74 and 75 South 35 degrees, 58 minutes, 32 seconds East, 20.02 feet to a point, a corner of Lot 40; thence along Lot 40 South 51 degrees, 50 minutes, 54 seconds West, 125.35 feet to the point and place of beginning.

BEING Lot 41 on said plan.

TITLE TO SAID PREMISES IS VESTED IN David P. Swarter and Brenda K. Swarter, h/w, by Deed from David Swarter, a/k/a David P. Swarter and Brenda Myers, a/k/a Brenda K. Myers, n/k/a Brenda K. Swarter, h/w, dated 02/09/1998, recorded 02/17/1998, in Book 5216, Page 1204.

Parcel Number: 21-00-04318-76-4.

Location of property: 286 Parkview Drive, Souderton, PA 18964-1765.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David P. Swarter and Brenda K. Swarter** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC5. Debt: \$217,675.67.

**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.

16-11683

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 Courthouse 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' wide); which point is measured South 13 degrees, 12 minutes, 32 seconds East, 215.70 feet, more or less, from a being the intersection of Salem Road and Concord Road (50' 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 breadth 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 breadth or front of Lot No. 9), to the point and place of beginning.

BEING known as 47 Salem Road, or 1,288.89 square feet.

CONTAINING 0.029589 acres.

Parcel Number: 48-00-01418-73-9.

Location of property: 47 Salem Road, Perkiomen Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Russell A. Panzarella and Elizabeth M. Panzarella** at the suit of Perkiomen Valley School District. Debt: \$3,378.05.

**Robert P. Daday**, 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.

16-11928

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

BEGINNING at a point on the Northwest side of Stanbridge Street at the distance of one hundred eighty feet Southwest from Washington Street; thence along land of John J. Derr and parallel with said Washington Street Northwesterly one hundred and five-tenths feet to a twenty feet wide alley; thence along the Southeast side of said alley Southwestwardly twenty feet to a point; thence parallel with the first line along other land late of Frances Nace and through the middle of the partition wall between this house and the house on the adjoining lot one hundred twenty and five-tenths feet Southeastwardly to Stanbridge Street aforesaid; and thence along the Southeast side thereof Northeastwardly twenty feet to the place of beginning.

Parcel Number: 13-00-35180-00-6.

Location of property: 11 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: Residential single family.

Seized and taken in execution as the property of **Anthony Moore, Andrew Tomlinson, and Unknown Heirs, Successors, Assigns and all Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael Tomlinson, Deceased** at the suit of U.S. Bank National Association as Trustee of American Homeowner Preservation Trust Series 2013C. Debt: \$110,020.93.

**Michael Boland**, Attorney. I.D. #319999

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

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

16-12000

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, and described according to a certain plan thereof known as "Evergreen Manor" made by Charles E. Shoemaker, Registered Professional Engineer, dated October 25, 1957 and revised April 5, 1959, as follows, to wit:

BEGINNING at the point of intersection of the Southwesterly side of Galloway (formerly West) Avenue (40 feet wide) with the Northwesterly side of Osbourne Avenue (40 feet wide); thence extending from said point of beginning South 42 degrees, 05 minutes West along the Northwesterly side of Osbourne Avenue 57 feet to a point; thence extending North 47 degrees, 55 minutes West, 89.76 feet to a point; thence extending North 43 degrees, 35 minutes, 34 seconds East, 57.06 feet to a point on the Southwesterly side of Galloway Avenue; thence extending Southeastwardly along the Southwesterly side of Galloway Avenue on the arc of a circle curving to the left having a radius of 123.74 feet, the arc distance of 3.26 feet to a point of tangent on the same; thence extending South 47 degrees, 55 minutes East along the Southwesterly side of Galloway Avenue 85 feet to the first mentioned point and place of beginning.

BEING the same premises which Diane S. Benedict, by Deed dated 4/28/2008 and recorded 5/28/2008, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5693, Page 2830, Instrument #2008055098, granted and conveyed unto Jamine Jesse and Tosha Herder.

Parcel Number: 30-00-50428-00-5.

Location of property: 1552 Osbourne Avenue, Abington, PA 19001.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jamine Jesse and Tosha Herder** at the suit of U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee. Debt: \$380,274.25.

**Samantha Gable**, Attorney.

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

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

16-12354

ALL THOSE TWO CERTAIN lots or pieces of ground, situate on Jefferson Street, South of Sixth Street, in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania; being Lots Nos. 1 and 2, described according to a survey prepared by Stanley F. Moyer, Registered Surveyor and Engineer, dated May 2, 1949, as follows, to wit:

BEGINNING at a bolt a corner of Lots Nos. 2 and 3 in the center line of Jefferson Street 50 feet wide, said corner being 186.37 feet Southeast of an iron pipe at the intersection of the center line of Jefferson Street and Sixth Street 50 feet wide; thence along Lot No. 3, other land of grantors of which this was part, North 61 degrees, 22 minutes East, the distance of the 227 feet to an iron pin a corner in the center line of School Alley, 20 feet wide; thence along the center line of School Alley South 28 degrees, 38 minutes East, the distance of 100 feet to a corner; thence along land of Violet Sterman South 61 degrees, 22 minutes West, the distance of 227 feet to a corner in the center line of Jefferson Street; thence along the center line of Jefferson Street North 28 degrees, 38 minutes West the distance of 100 feet to the place of beginning.

BEING the same premises which Suzanne M. Burns and Thomas L. Burns, Jr. and Marsha D. Burns, by Deed dated 9/15/2011 and recorded 9/30/2011, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5814, Page 2444, granted and conveyed unto Suzanne M. Burns and Robert P. Burns, husband and wife.

Parcel Number: 06-00-01616-00-7.

Location of property: 527 Jefferson Street, East Greenville, PA 18041.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Suzanne M. Burns and Robert P. Burns** at the suit of Nationstar Mortgage, LLC. Debt: \$206,064.48.

**Samantha Gable**, Attorney.

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

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

16-12437

ALL THAT CERTAIN tract of land, situated in **Marlborough Township**, Montgomery County, State of Pennsylvania, bounded and described according to a survey and plan dated June 22nd, A.D., 1964, by George R. Nevells, Registered Surveyor, Quakertown, Pennsylvania, as follows, to wit:

BEGINNING at a spike in the centerline of Campbell Road (33 feet wide) (which extends from Garyville Pike to Upper Ridge Road LR46032) a corner of lands of Paul H. Kline, et ux.; thence along said lands the following three courses and distances: (1) South forty-nine degrees, thirty-five minutes East crossing the Southeasterly side of Campbell Road and passing over a pipe set nineteen and twenty-two hundredths feet from the beginning of this line, the distance of one thousand one hundred eight and eighty-hundredths feet to a pipe, a corner; thence (2) North forty-six degrees, thirty-four minutes East the distance of two hundred sixty-four feet to a pipe found, a corner; thence (3) South fifty-one degrees, twenty minutes East the distance of three hundred fifty-seven and forty-two hundredths feet to a pipe found in a dead cedar tree, a corner in line of lands of Samuel R. Barndt, et ux.; thence along said lands and lands of John L. Pendlebury, et ux., South forty degrees, fifty-four minutes West the distance of one thousand two hundred forty-eight and fifty-seven hundredths feet to a pipe, a corner of other lands of the Grantors in the centerline of the Pennsylvania Power and Light Company Right-of-Way; thence along the centerline of said Right-of-Way and other lands of the Grantors North twenty-one degrees, fifty-four minutes West and passing over a pipe set twenty-two and sixty-five hundredths feet from the terminus of this line recrossing the Southeasterly side of Campbell Road the distance of one thousand six hundred eighty and fifty-eight hundredths feet to a spike, a corner in the centerline of Campbell Road; thence along said centerline North forty-one degrees, forty-four minutes East the distance of one hundred ninety-four and thirty-two hundredths feet to the place of beginning.

CONTAINING 22.3335 acres.

Parcel Number: 45-00-00205-00-2.

Location of property: 4115 East Campbell Road, Marlborough Township, PA.

The improvements thereon are: Residential vacant land 20.00-29.99 acres.

Seized and taken in execution as the property of **Wayne K. Griffing** at the suit of Upper Perkiomen School District.  
Debt: \$4,250.29.

**Robert P. Daday**, 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.

16-12841

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 and described according to a Plan of Wyncote Hills, made for Evans Construction Company by George W. Mebus, Inc., Engineers, Glenside, Pennsylvania, on January 17, 1956 and last revised August 28, 1956, as follows:

BEGINNING at a point on the Southeasterly side of Redwood Lane (fifty feet wide) measured the three following courses and distances from a point of reverse curve on the Southeasterly side of Gribbel Road (fifty feet wide): (1) extending from said point of reverse curve on a line curving to the left having a radius of twenty feet the arc distance of twenty-nine and twenty-two one-hundredths feet to a point of tangent; (2) South six degrees, thirty-one minutes East, seven and forty-eight one-hundredths feet to a point of curve; and (3) on a line curving to the right having a radius of one hundred ninety-three and ninety-seven one-hundredths feet the arc distance of one hundred thirteen and eighteen one-hundredths feet to the point and place of beginning; thence extending from said beginning point South sixty-three degrees, five minutes East, one hundred fifty-five and fifty-six one-hundredths feet to a point; thence extending South forty degrees, fifty-five minutes, twenty-seven seconds West, eighty-four and ninety-three one-hundredths feet to a point; thence extending South twenty-six degrees, fifty-five minutes West, seventy-four and fifty one-hundredths feet to a point; thence extending North sixty-three degrees, five minutes West, one hundred thirty-five feet to a point on the Southeasterly side of Redwood Lane, aforesaid; thence extending along the same North twenty-six degrees, fifty-five minutes East, one hundred fifty-six and ninety one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 12 as shown on said plan.

Parcel Number: 31-00-22807-00-4.

Location of property: 1405 Redwood Lane, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Miriam Y. Baker** at the suit of School District of Cheltenham Township.  
Debt: \$10,817.94.

**Robert P. Daday**, 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.

16-13942

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision of property of Colony Homes, Inc., prepared by Yerkes Associates, Inc., dated March 30, 1976, last revised July 14, 1976 recorded in the Office for the Recording of Deeds. in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-27, Page 30, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Walker Lane (50.00 feet wide), a corner of Lot Number 29, as shown on said plan, which point is measured the 6 following courses and distances from a point of curve on the Southeasterly side of Church Road (60.00 feet wide), viz: (1) leaving the said Southeasterly side of Church Road, on the arc of a curve, curving to the left, having a radius of 25.00 feet the arc distance of 39.67 feet to a point of tangent on the Northeasterly side of Walker Lane, aforesaid; (2) thence extending South 50 degrees, 24 minutes, 10 seconds East, along the said Northeasterly side of Walker Lane, the distance of 666.40 feet to a point of curve on the same; (3) thence extending partly along the said Northeasterly side and partly along the Easterly and said Southeasterly sides of Walker Lane, on the arc of a curve, curving to the right, in a Southeastwardly to Southwestwardly direction, having a radius of 235.00 feet the arc distance of 374.60 feet to a point of tangent on the said Southeasterly side of Walker Lane; (4) thence extending South 40 degrees, 55 minutes, 40 seconds West, along the said side of Walker Lane, the distance of 51.29 feet to a point of curve on the same; (5) thence extending along the said Southeasterly side of Walker Lane, on the arc of a curve curving to the right, having a radius of 275.00 feet the arc distance of 110.07 feet to a point of tangent on the same; and (6) thence extending South 63 degrees, 51 minutes, 40 seconds West, along the said side of Walker Lane, the distance of 159.12 feet to the point of beginning; thence extending from said point of beginning South 49 degrees, 04 minutes, 20 seconds East, along Lot Number 29, aforesaid, the distance of 283.44 feet to a point, a corner in line of lands now or late of Herr, as shown on said plan; thence extending South 40 degrees, 55 minutes, 40 seconds West, along said lands of Herr, and also along lands now or late of Madison, as shown on said plan. The distance of 90.00 feet to a point, a corner of Lot Number 31, as shown on said plan; thence extending North 49 degrees, 04 minutes, 20 seconds West, along Lot Number 31, the distance of 306.02 feet to a point on the said Southeasterly side of Walker Lane; thence extending along the said side of Walker Lane, the 2 following courses and distances, viz: (1) extending on the arc of a curve, curving to the right, having a radius of 275.00 feet the arc distance of 88.99 feet to a point of tangent; and (2) thence extending North 63 degrees, 51 minutes, 40 seconds East, the distance of 4.24 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard A. DeFalco, an unmarried man by Deed from Richard A. DeFalco, surviving spouse of Yvonne A. DeFalco.

Deceased 08/22/2002 dated 08/15/2012 recorded 09/13/2012 in Deed Book 5848, Page 00725.

Parcel Number: 43-00-15585-37-4.

Location of property: 3007 Walker Lane, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard A. DeFalco** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$283,582.73.

**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.

16-14186

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon, erected, situate, lying and being in **Ambler Borough**, County of Montgomery, Commonwealth of Pennsylvania, and described according to a Plot Plan thereof made by C. Raymond Weir, Registered Engineer dated April 2, 1954 and revised April 20, 1955, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Southern Avenue (42 feet wide) at the distance of 498.87 feet on a bearing South 86 degrees, 39 minutes East along the said side of Southern Avenue from a point of tangent in the same, said point of tangent being at the distance of 23.56 feet measured on the arc of a circle curving to the left having a radius of 15 feet from a point of curve on the Southeasterly side of South Spring Garden Street (40 feet wide); thence extending from said point of beginning North 03 degrees, 21 minutes East partly through the party wall crossing a certain 10 feet wide drainage right-of-way and also crossing a certain 20 feet wide driveway 116.08 feet to a point in line of land now or late of John E. Turner, said 20 feet wide driveway extending Southeasterly from South Spring Garden Street to Park Avenue; thence extending South 86 degrees, 42 minutes, 30 seconds East along the said Turner's land 16.20 feet to a point; thence extending South 03 degrees, 21 minutes West re-crossing the aforesaid 20 feet wide driveway re-crossing the aforesaid 10 feet wide drainage right-of-way and partly through the party wall 116.10 feet to a point on the said side of Southerly Avenue 16.20 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Reagan Walton who acquired title by virtue of a Deed from Merle Properties, LLC, dated August 15, 2006, recorded September 18, 2006, at Document ID 2006116632, and recorded in Book 05616, Page 2181, Montgomery County, Pennsylvania records.

Parcel Number: 01-00-04609-00-7.

Location of property: 263 Southern Street, Ambler, PA 19002 a/k/a 263 Southern Avenue, Ambler, PA 19002.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Reagan Walton a/k/a Reagan A. Walton** at the suit of LSF9 Master Participation Trust. Debt: \$213,261.73.

**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.

16-15624

ALL THAT CERTAIN lot or parcel of land, situate in **Montgomery Township**, Montgomery County, Commonwealth of Pennsylvania, more particularly described, as follows:

BEGINNING at a point in the division line between Lots 405 and 406 on Plan hereinafter mentioned said beginning point also in the Southwesterly corner of Lot 405 and running thence; (1) North 43°, East, along said division line a distance of 59.00 feet to a point; thence (2) North 47°, West perpendicular to said division line a distance of 18.00 feet to a point in the division line between Lots 406 and 407; thence (3) South 43°, West, partly along last mentioned division line and parallel to the line of an existing sanitary sewer easement a distance of 59.00 feet to a point; thence (4) South 47°, East perpendicular to last mentioned division line a distance of 18.00 feet to the point and place of beginning.

BEING known as Lot 406 Franklin Court, Phase V, filed in the Office for Recording of Deeds in and for Montgomery County at Norristown, Pennsylvania, in Plan Book A-29, Pages 88A and 888.

TOGETHER with the free and common use, right, liberty and privilege of a fifty feet wide right-of-way extending Southwestwardly to Horsham Road (Route 463), as and for a right-of-way, 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.

Parcel Number: 46-00-00944-42-3.

Location of property: 406 Franklin Court, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jessica L. Akers** at the suit of Montgomery Glen Association, Inc. Debt: \$11,838.86.

**Gavin R. Laboski**, Attorney, I.D. #78302

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.

16-22402

ALL THAT CERTAIN lot or piece of land, situate in **Telford Borough**, County of Montgomery, and Commonwealth of Pennsylvania and described according to a plan of Section #4 Telford Gardens made on 11/13/58 and last revised on 8/5/59 by Herbert H. Metz, Inc., Registered Engineers of Lansdale, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southwesterly side of North View Avenue (50 feet wide) a corner of Lot #74 on said plan, which point is measured the four following courses and distances along the said side of North View Avenue from a point on the Southeasterly side of North View Avenue from a point on the Southeasterly side of Church Road (41.5) feet wide, viz: (1) leaving Church Road along a line curving to the right having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent; (2) South twenty-seven degrees, one minute East, fifty and eight one-hundredths feet to a point of curve; (3) along a line curving to the left having a radius of two hundred forty feet the arc distance of thirty-three and twenty-six one-hundredths feet to a point of tangent; and (4) South thirty-four degrees, fifty-seven minutes, thirty seconds East, sixty-three and thirty one-hundredths feet to a point of beginning; thence continuing along the said side of North View Avenue, South thirty-four degrees, fifty-seven minutes, thirty seconds East, eighty-five and eight one-hundredths feet to a point a corner of Lot No. 76 on said plan; thence extending along the same South fifty-two degrees, thirty-three minutes West, one hundred eight and five one-hundredths feet to a point a corner of Lot No. 70 on said plan; thence extending along the same North thirty-seven degrees, twenty-seven minutes West, eighty-five feet to a point, a corner of Lot No. 74 on said plan; thence extending along the same North fifty-two degrees, thirty-three minutes East, one hundred eleven and seventy-five one-hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot No. 75 North View Avenue of aforementioned plan.

TITLE TO SAID PREMISES IS VESTED IN Candice L. Strong, by Deed from Candice L. Strong and Stacy E. Strong, dated 05/04/2004, recorded 06/15/2004, in Book 5511, Page 2123.

Parcel Number: 22-02-01693-00-2.

Location of property: 324 Northview Avenue, Telford, PA 18969-1961.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Candice L. Strong a/k/a Candice Strong** at the suit of U.S. Bank National Association, as Trustee for Adjustable Rate Mortgage Trust 2004-1, Adjustable Rate Mortgage Backed Pass Through Certificates, Series 2004-1. Debt: \$123,539.53.

**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.

16-22750

ALL THAT CERTAIN 2-1/2 story brick message or tenement and tract or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being No. 62 South Adams Street, bounded and described, as follows, to wit:

BEGINNING at the Northwest corner of Adams and Queen Streets, fronting 15 feet, 8-1/2 inches on the Westerly side of said Adams Street 92 feet, more or less, to Lot No. 20, the Northerly boundary line being the middle of the partition wall between this and the adjacent message, now or late of Thomas S. Fleming.

TITLE TO SAID PREMISES IS VESTED IN Terry J. Nihart and Tina M. Nihart, h/w, as Tenants by the Entireties with the Right of Survivorship, by Deed from W. Michael Ullman and Connie M. Ullman, h/w and Thomas E. Lord and Barbara Lord, h/w, dated 03/29/1990, recorded 04/18/1990, in Book 4943, Page 2159.

Tina M. Nihart was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Tina M. Nihart's death on or about 05/27/2015, her ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 16-00-00396-00-2.

Location of property: 62 South Adams Street a/k/a 63 South Adams Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Terry J. Nihart a/k/a Terry J. Nihart** at the suit of Ditech Financial, LLC. Debt: \$75,034.14.

**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.

16-23257

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania bounded and described according to a Final Plan of Section 1-B Sawmill Valley made by Tri-State Engineers and Land Surveyors, Inc., dated August 12, 1976 and last revised October 6, 1978, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Log Pond Drive (50 feet wide) said point being measured the 9 following courses and distances from a point of curve on the Southeasterly side of Jack Ladder Circle, (40 feet wide): (1) leaving Jack Ladder Circle 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 Northeasterly side of Log Pond Drive (50 feet wide); (2) South 53 degrees, 10 minutes, 45 seconds East, 106.25 feet to a point of curve; (3) along the arc of a circle curving to the left having a radius of 125 feet the arc distance of 121.87 feet to a point of tangent; (4) North 72 degrees, 40 minutes, 38 seconds East, 104.39 feet to a point of curve; (5) Northeastwardly along the arc of a circle curving to the left having a radius of 110 feet the arc distance of 13.11 feet to a point of compound curve; (6) along the arc of a circle curving to the left having a radius of 30 feet the arc distance of 46.66 feet to a point of reverse curve; (7) along the arc of a circle curving to the right having a radius of 50 feet the arc distance of 209.27 feet to a point of tangent; (8) South 36 degrees, 33 minutes, 8 seconds West, 30 feet to a point of curve; and (9) Southwestwardly along the arc of a circle curving to the left having a radius of 160 feet the arc distance of 45.85 feet to the point of beginning, said point of beginning also being a corner of Lot 175 as shown on the above mentioned plan; thence extending along the last mentioned lot and through the bed of a certain access easement the (2) following courses and distances: (1) South 37 degrees, 1 minute, 40 seconds East, 78.35 feet to a point; and (2) South 53 degrees, 26 minutes, 52 seconds East, 55 feet to a point on the Westerly legal right-of-way line of Sawmill Lane; thence extending along the same, South 40 degrees, 33 minutes, 8 seconds West crossing the Southwesterly side of said access easement 24.23 feet to a point; thence extending South 72 degrees, 40 minutes, 38 seconds East, 70.27 feet to a point, a corner of Lot 177 as shown on the above mentioned plan; thence extending along the same North 17 degrees, 19 minutes, 22 seconds East, 123.23 feet to a point on the Southeasterly side of Log Pond Drive; thence extending along the same, along the arc of a circle curving to the left having a radius of 160 feet recrossing the Southwesterly side of said easement the arc distance of 32.96 feet to the first mentioned point and place of beginning.

CONTAINING in area 7.537,87 square feet.

BEING Lot 176 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Christopher J. Dubil and Bonnie E. Dubil, husband and wife, as Tenants by the Entireties, by Deed from Christopher J. Dubil, dated 03/22/2000, recorded 04/06/2000, in Book 5312, Page 1793.

Parcel Number: 36-00-06987-23-1.

Location of property: 19 Log Pond Drive, Horsham, PA 19044-1905.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher J. Dubil and Bonnie E. Dubil** at the suit of U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2. Debt: \$233,310.21.

**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.

16-24336

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County, Commonwealth of Pennsylvania and described according to a certain plan thereof, known as Revised Plan of "Idle Dell Acres", Section #2, made for David Marcourse, by Russell S. Lyman, Registered Professional Engineer, dated July 10, 1961, said plan being recorded in the Office of the Recorder of Deeds, for Montgomery County for Montgomery County at Norristown, Pennsylvania in Plan Book C-1, Page 97, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Norristown Road (56.50 feet wide), said point being the two (2) following courses and distances, from a point of curve on the Westerly side of Whitmer Road (60 feet wide), to wit: (1) leaving Whitmer Road, on the arc of a circle, curving to the left having a radius of 25.00 feet the arc distance of 41.84 feet to a point of tangent, on the Southeasterly side of Norristown Road; and (2) South 76 degrees, 55 minutes West, along the Southeasterly side of Norristown Road, 881.60 feet, to the point of beginning.

CONTAINING in front or breadth, Southwestwardly along the Southeasterly side of Norristown Road, 140.00 feet and extending, of that width, in length or depth, Southeastwardly, between parallel lines, at right angles to Norristown Road 190.00 feet.

BEING Lot No. 7, as shown on the above mentioned plan.

BEING the same premises which James H. Rowland and Susanna K. Rowland, by Deed dated May 30, 2001 and recorded on June 1, 2001, in Montgomery County, in Deed Book 5364, Page 412, granted and conveyed unto Mariya Vorobyeva.

Parcel Number: 36-00-09181-00-8.

Location of property: 613 Norristown Road, Horsham, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mariya Vorobeyeva a/k/a Mariya Vorobeyeva a/k/a Mariya Vorobyeva** 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 2005-06CB, Mortgage Pass-Through Certificates, Series 2005-06CB. Debt: \$329,010.25.

**Robert W. Williams**, Attorney. I.D. #315501

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

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

16-25712

ALL THAT CERTAIN tract or parcel of land, situate in **Cheltenham Township**, the County of Montgomery and Commonwealth of Pennsylvania on a plan of property prepared for Roy L. Hollinger, by C. L. Moore, Licensed Surveyor and dated February 10, 1986, bounded and described, as follows:

BEGINNING at a point of intersection of the middle line of Old Soldiers Road (33 feet wide) with the Northwesterly side of Spring Avenue (unopened); thence along the middle line of said Old Soldiers Road, North 17 degrees, 56 minutes West, 228.52 feet to a point in said line of Old Soldiers Road; thence North 72 degrees, 04 minutes East, 16.5 feet to a point in the Northeasterly line of said Old Soldiers Road; thence by the arc of a circle curving Northwesterly to Northeasterly having a radius of 40 feet, the arc distances of 48.22 feet to a point in the Southeasterly line of Ryers Avenue (40 feet wide); thence along the Southeasterly side of said Ryers Avenue North 51 degrees, 08 minutes East, 249.86 feet to a point a corner of this and Lot 41; thence along said Lot 41 South 38 degrees, 52 minutes East, 75.00 feet to a point; thence still along Lot No. 41, North 51 degrees, 08 minutes East, 66.14 feet to a point in line of Lot No. 29; thence along said Lot No. 29 South 50 degrees, 59 minutes East, 73.07 feet to a point; thence still along Lot No. 29 North 46 degrees, 33 minutes East, 5.66 feet to a point, a corner of this and Lot No. 38; thence along Lot No. 38, South 50 degrees, 59 minutes East, 151.07 feet to a point in the bed of stream, in the Northwesterly line of Spring Avenue aforementioned; thence along the Northwesterly side of said Spring Avenue South 57 degrees, 59 minutes West, 506.73 feet to the first mentioned point and place of beginning.

CONTAINING an area 2.460 acres more or less.

TITLE TO SAID PREMISES IS VESTED IN Matthew Laychock and Melanie Sibre, as Joint Tenants With the Right of Survivorship, by Deed from Matthew Laychock and Melanie Sibre, dated 02/07/2012, recorded 02/23/2012, in Book 5828, Page 401.

BY VIRTUE of Melanie Sibre's death on or about 07/02/2013, her ownership interest was automatically vested in the Surviving Joint Tenant(s).

Parcel Number: 31-00-24016-00-1.

Location of property: 525 Ryers Avenue, Cheltenham, PA 19012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew Laychock** at the suit of Pennymac Loan Services, LLC. Debt: \$299,387.37.

**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.

16-25937

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision made for Sylvio Corporation made by Urwiler & Walter, Inc., Sumneytown, PA dated October 15, 1976 and last revised June 14, 1979, as follows, to wit:

BEGINNING at a point on the Northwesterly side or Grimley Road (50 feet wide) said point being measured the two following courses and distances from a point of curve on the Northeasterly side of Schwenk Road (50 feet wide): (1) leaving Schwenk Road on the arc of a circle curving left having a radius of 20.00 feet, the arc distance of 31.42 feet to a point of tangent on the Northwesterly side of Grimley Road; and (2) North 41 degrees, 03 minutes, 24 seconds East, 96.00 feet to point of beginning, said point of beginning being a point, a corner of Lot No. 240 as shown on the above mentioned plan; thence extending along the aforesaid lot North 48 degrees, 56 minutes, 36 seconds West, 125.00 feet to a point a corner of Lot No. 302 as shown on the above mentioned plan; thence extending along the aforesaid lot North 41 degrees, 03 minutes, 24 seconds East, 24.00 feet to a point a corner of Lot No. 238 as shown on the above mentioned plan; thence extending along the same South 48 degrees, 56 minutes, 36 seconds East, 125.00 feet to a point on the Northwesterly side of Grimley Road; thence extending along the same South 41 degrees, 03 minutes, 24 seconds West, 24.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 239 as shown on the above mentioned plan.

BEING the same premises which James J. Stone and Jaime A. Stone, husband and wife, by Deed dated January 4, 2002 and recorded on January 8, 2002, in Montgomery County, in Deed Book 5391, Page 1849, Instrument Number 000839, granted and conveyed unto Jeremy B. Krieg and Kristin Krieg, husband and wife.

Parcel Number: 38-00-00902-73-4.

Location of property: 262 Grimley Road, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeremy B. Krieg and Kristin E. Krieg** 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 2005-86CB, Mortgage Pass Through Certificates, Series 2005-86CB. Debt: \$289,982.81.

**Robert W. Williams**, Attorney, I.D. #315501

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

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

16-25984

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 Southeasterly side line of Detwiler Drive (50 feet wide), said point being located the three following dimensions from the terminus of an arc of a circle having a radius of 25.00 feet, connecting said side line with the Southwesterly side line of Kibblehouse Drive (50 feet wide): (1) South 64 degrees, 46 minutes, 58 seconds West, 46.80 feet to a point of curvature; (2) along the arc of a circle curving to the left having a radius of 175.00 feet, the arc distance of 112.55 feet to a point; (3) South 27 degrees, 56 minutes West, 180.00 feet to a point; thence leaving said side line of Detwiler Drive and extending along Lot 19, South 71 degrees, 32 minutes, 36 seconds East, 382.56 feet to a point in line of Lot 20; thence extending along said lot, South 16 degrees, 37 minutes, 20 seconds West, 328.74 feet to a point in line of lands of A. Edward Wells; thence extending along said lands and along lands of Edward J. Moruskovic, South 88 degrees, 46 minutes, 06 seconds West, 118.00 feet to a point; thence continuing along lands of Edward Moruskovic, North 72 degrees, 35 minutes, 34 seconds West, 303.70 feet to a point; thence extending North 17 degrees, 24 minutes, 26 seconds East, 5.46 feet to a point on the Southeasterly side of Detwiler Drive cul-de-sac; thence extending along said cul-de-sac, along the arc of a circle curving to the left having a radius of 60.00 feet, the arc distance of 115.48 feet to a point of reverse curvature; thence extending along the arc of a circle curving to the right having a radius of 60.00 feet, the arc distance of 47.02 feet to a point of tangency on the Southeasterly side line of Detwiler Road; thence extending along said side line the three following dimensions: (1) North 17 degrees, 24 minutes, 26 seconds East, 45.33 feet to a point of curvature; (2) along the arc of a circle curving to the right having a radius of 325.00 feet, the arc distance of 59.71 feet to a point of tangency; (3) North 27 degrees, 56 minutes East, 126.14 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David W. March, by Deed from David W. March and Deborah Maffei, as h/w, dated 07/21/2016, recorded 08/10/2016, in Book 6010, Page 2807.

Parcel Number: 37-00-00656-63-9.

Location of property: 19 Detwiler Road a/k/a 19 Detwiler Drive, Schwenksville, PA 19473-1672.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David W. March 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: \$309,817.72.

**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.

16-26083

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Narberth Borough**, County of Montgomery and State of Pennsylvania.

BEGINNING at a point on the Northwest side of Windsor Avenue at the distance of 370.01 feet Northwestward from the middle line of Wynnewood Road.

CONTAINING in front or breadth on the Windsor Avenue 50 feet and extending of that width in length or depth Northwestward between parallel lines at right angles to the said Windsor Avenue 125 feet.

TITLE TO SAID PREMISES IS VESTED IN Thomas Grady and Theresa Grady, his wife, by Deed from Charlotte E. Hayden, dated 05/06/1992, recorded 05/20/1992, in Book 5007, Page 434.

Parcel Number: 12-00-03526-00-8.

Location of property: 23 Windsor Avenue, Narberth, PA 19072-2128.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas F. Grady a/k/a Thomas Grady a/k/a Thomas F. Grady, Jr., Theresa M. Grady a/k/a Theresa Grady and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of PHH Mortgage Corporation, f/k/a PHH U.S. Mortgage Corporation. Debt: \$159,091.09.

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

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

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

16-26116

Premises "A"

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate on the Southwesterly side of Fornance Street at the distance of one hundred twenty-seven feet Northwestwardly from the Northwestly side of Markley Street, in **Norristown Borough**, containing in front or breadth on Fornance Street thirty-five feet and of that width extending in length or depth Southwesterly between parallel lines at right angles to Fornance Street one hundred twenty-eight feet and eighty-three hundredths of a foot.

Premises "B"

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

BEGINNING at a point on the Southwesterly side of Fornance Street, at the distance of one hundred sixty-two feet Northwestwardly from the Westerly corner of Markley Street and West Fornance Street; thence Southwesterly at right angles to said Fornance Street by land of George Sinclair, the line passing through the middle of the partition wall between the house upon this lot and that of George Sinclair upon the adjoining lot, one hundred twenty-eight and eighty-three one-hundredths feet to a point a corner; thence by land formerly of Amos W. Barnes, Northwestly parallel with Fornance Street; thirty-five feet to a point a corner of this and land now or late of Dillwyn P. Blakley; thence by land now or late of said Blakley Northeastwardly parallel with the first course, one hundred twenty-eight and eighty-three one-hundredths feet to the Southwesterly side of Fornance Street; thence along the said side of Fornance Street Southeastwardly thirty-five feet to the place of beginning.

BEING the same property conveyed to Mary E. Smith, no marital status shown who acquired title by virtue of a Deed from The Mary Elizabeth Smith Trust, and Mary E. Smith, Trustee under Trust Agreement of March 29, 2000, dated August 25, 2005, recorded August 26, 2005, at Instrument Number 2005121445, and recorded in Book 05568, Page 1287, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Numbers: 13-00-12084-00-8; 13-00-12088-00-4.

Location of property: 312 West Fornance Street, Norristown, PA 19401 and 314 West Fornance Street, Norristown, PA 19401.

The improvements thereon are: Residential - Triplex and Residential - Duplex.

Seized and taken in execution as the property of **Scott E. Smith, as Co-Administrator to the Estate of Mary E. Smith and Cheryl A. Melville, as Co-Administrator to the Estate of Mary E. Smith and Mary E. Smith, Deceased** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$136,316.86.

**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.

16-26137

ALL THAT CERTAIN lot or piece of ground, situate in of **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Subdivision of Soco/Skardek Properties, made by Bursich Associates, Inc., dated January 23, 2002, last revised November 1, 2005, and recorded in Plan Book 27, Pages 412 to 415, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeastly side of Green View Drive (50 feet wide), said point being a corner of Lot No. 115 as shown on said plan; thence, extending from said point of beginning along the Northeastly side of Green View Drive, North 41°, 26', 13" West, 24.00 feet to a point, a corner of Lot No. 117 as shown on said plan; thence, extending along the same, North 48°, 33', 47" East, 115.84 feet to a point in line of Open Space 'B' as shown on said plan; thence, extending along the same, South 34°, 30', 05" East, 24.18 feet to a point, a corner of Lot No. 115 as shown on said plan; thence, extending along the same, South 48°, 33', 47" West, 112.92 feet to the first mentioned point and place of beginning.

BEING Lot No. 116 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Rachid J. Bessny, by Deed from T.H. Properties, a PA Limited Partnership, dated 04/28/2008, recorded 05/16/2008, in Book 5692, Page 2760

Parcel Number: 60-00-02596-43-6.

Location of property: 58 Green View Drive, Pottstown, PA 19464-7501.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rachid J. Bessny** at the suit of Wells Fargo Bank, N.A. Debt: \$289,699.38.

**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.

16-26410

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania.

BEING the same premises which Selma Richter, by Deed dated December 30, 1986, and recorded on January 7, 1987 in the Montgomery County Clerk's/Register's Office in Deed Book 4825, Page 1635, conveyed unto Robert W. Baumann and Tracy L. Baumann. On or about March 3, 2015, Robert W. Baumann departed this life, leaving Tracy L. Baumann as sole owner of the property by operation of law.

Parcel Number: 11-00-04620-00-4.

Location of property: 415 West 8th Street, Lansdale, PA 19446 (Lansdale Borough).

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tracy L. Bauman a/k/a Tracy L. Baumann** at the suit of **Bayview Loan Servicing, LLC**, a Delaware Limited Liability Company. Debt: \$198,013.22.

**Robert W. Williams**, Attorney. I.D. #315501

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

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

16-27130

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision prepared for Whitney Associates, by Urwiler & Walter, Inc., dated August 8, 1980, last revised December 24, 1980, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-42, Page 22, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Whitney Place (50.00 feet wide), at a corner of Lot Number 17, as shown on said plan, which point is measured the 9 following courses and distances from a point of curve on the Southeastly side of Girard Avenue (50.00 feet wide at this point), viz: (1) leaving the said Southeastly side of Girard Avenue, on the arc of a curve, curving to the right, having a radius of 10.00 feet the arc distance of 15.71 feet to a point of tangent on the Southwestly side of Whitney Place, aforesaid; (2) thence extending South 70 degrees, 30 minutes, 53 seconds East, along the said Southwestly side of Whitney Place, the distance of 63.69 feet to a point of curve on the same; (3) thence extending Southeastwardly along the said side of Whitney Place on the arc of a curve, curving to the right, having a radius of 225.00 feet the arc distance of 75.07 feet to a point of tangent on the same; (4) thence extending South 51 degrees, 23 minutes, 53 seconds East, along said side of Whitney Place, the distance of 135.00 feet to a point of curve on the same, and also marking the beginning of a cul-de-sac (of irregular width), located at the end of Whitney Place; (5) thence extending completely around the aforesaid cul-de-sac, on the arc of a curve, curving to the left, having a radius of 50.00 feet, the arc distance of 218.63 feet to a point of reverse curve on the Northerly side of the said cul-de-sac; (6) thence extending Westwardly and Northwestwardly along the Northerly and Northeasterly sides of the said cul-de-sac, on the arc of a curve, curving to the right, having a radius of 25.00 feet the arc distance of 30.77 feet to a point of tangent on the said Northeasterly side of Whitney Place; (7) thence extending North 51 degrees, 23 minutes, 53 seconds West, along the said Northeasterly side of Whitney Place, the distance of 64.29 feet to a point of curve on the same; and (8) thence extending Northwestwardly along the said side of Whitney Place, on the arc of a curve, curving to the left, having a radius of 275.00 feet, the arc distance of 91.75 feet to a point of tangent on the same; and (9) thence extending North 70 degrees, 30 minutes, 53 seconds West, along said side of Whitney Place, the distance of 31.83 feet to the point of beginning; thence extending from said point of beginning North 70 degrees, 30 minutes, 53 seconds West, along the said Northeasterly side of Whitney Place, the distance of 52.59 feet to a point, a corner of Lot Number 19, as shown on said plan; thence extending along Lot Number 19, the 2 following courses and distances, viz: (1) extending North 3 7 degrees, 33 minutes, 30 seconds East, the distance of 85.79 feet to a point, a corner; and (2) thence extending South 52 degrees, 26 minutes, 30 seconds East, the distance of 50.00 feet to a point, a corner of Lot Number 17, aforesaid; thence extending South 37 degrees, 33 minutes, 30 seconds West, along Lot Number 17, the distance of 69.48 feet to a point on the said Northeasterly side of Whitney Place, being the first mentioned point and place of beginning.

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

UNDER AND SUBJECT to Agreements of Record.

DEED, dated 9/13/83, Conveying from Regent Valley Builders, Inc., a Pennsylvania Corporation, Remaining Partner of Whitney Associates, a Partnership to Marlene E. DiValentino, recorded 9/19/83, in Book 4718, Page 703.

Parcel Number: 56-00-09933-26-2.

Location of property: 115 Whitney Place, Lansdale, PA 19446.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Marlene E. Hangey, an Unmarried Woman, as Her Sole and Separate Property** at the suit of U.S. Bank National Association. Debt: \$145,469.55.

**Meredith H. Wooters**, Attorney. I.D. #307207

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

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

16-27468

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and the Commonwealth of Pennsylvania, and more particularly as follows:

BEGINNING at a point on the North side of King Street in the division line of this and land now late of A. Weitgenkorn; thence Northwardly along said division line 140 feet to Leاهر Alley; thence Westwardly along said Alley 30 feet to a point in a line dividing this and land now or late of George B. M. Amole; thence Southwardly along said line 140 feet to King Street aforesaid; thence Eastwardly along the North side of King Street 30 feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas W. and Monica J. Feely, his wife, by Deed from A&S Insurance Associates, a Partnership, dated 06/28/2002, recorded 09/13/2002, in Book 5419, Page 2175.

Parcel Number: 16-00-17632-00-1.

Location of property: 51 King Street, Pottstown, PA 19464-9507.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas W. Feeley and Monica J. Feeley** at the suit of Wells Fargo Bank, N.A. as Trustee for Harborview Mortgage Loan Trust 2007-3. Debt: \$182,251.38.

**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.

16-27500

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery, Commonwealth of Pennsylvania described in accordance with a Subdivision of Property of Geraldine D. Fox - 'Coldspring Crossing' made by Yerkes Associates, Inc., Bryn Mawr, PA dated 4/30/75, last revised 1/11/80, recorded in the Office for the Recording of Deeds of Montgomery County on 4/2/80 in Plan Book A-39, Page 51, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Stoughton Road (50 feet wide) said point being measured on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 39.27 feet from a point of curve on the Northwesterly side of Winthrop Road (50 feet wide); thence extending along the said side of Stoughton Road the two following courses and distances, viz: (1) North 63 degrees, West 62.26 feet to a point of curve; and (2) on the arc of a circle curving to the left, having a radius of 885 feet, the arc distance of 35.53 feet to a corner of Lot No. 112 on said plan; thence along said lot North 24 degrees, 42 minutes East, 182.44 feet to a point in line of area offered for dedication to Lower Providence Township; thence partly along said land South 63 degrees, East 130.10 feet to a point on the Northwesterly side of Winthrop Road; thence along the said of same the two following courses and distances: (1) South 27 degrees, West 156.58 feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 39.27 feet to the first mentioned point and place of beginning.

BEING Lot No. 11 on said plan.

TITLE TO SAID PREMISES IS VESTED IN John C. Geary and Ruth D. Geary, husband and wife, as to a 50% Interest and Joy Mealey as to a 50% Interest, by Deed from R. Brian Kanapaux and Jennifer Kanapaux, husband and wife, by their Attorney-In-Fact, John S. Kerdock, Esquire by Power of Attorney being recorded simultaneously with this Deed, dated 03/17/1999, recorded 03/23/1999, in Book 5264, Page 731.

John C. Geary was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of John C. Geary's death on or about 05/08/2005, his ownership interest was automatically vested in the Surviving Tenant by the Entirety, Ruth D. Geary was a co-record owner of the mortgaged premises as a Joint Tenant With the Right of Survivorship. By virtue of Ruth D. Geary's death on or about 08/31/2014, her ownership interest was automatically vested in the Surviving Joint Tenant(s).

Parcel Number: 43-00-13849-61-6.

Location of property: 3719 Stoughton Road, Collegeville, PA 19426-3485.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joy Mealey** at the suit of Wells Fargo Bank, N.A. Debt: \$94,298.44.

**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.

16-28018

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Hatboro Borough**, County of Montgomery State of Pennsylvania, described according to a survey and plan thereof made by Franklin & Lindsey, C.E., dated May 22, 1944, as follows, to wit:

BEGINNING at a point on the Northwest side of Evergreen Avenue, said point being at the arc distance of thirty-nine and fifteen one-hundredths feet from a point of reverse curve measured on the arc of a circle with a radius of forty feet, said point being at the arc distance of ninety-four and ninety-eight one-hundredths feet from a point of reverse curve measured on the arc of a circle with a radius of one hundred seventy-five feet and point of reverse curve being at the distance of fifty-six and seventy-five one-hundredths feet from a point of curve in the north side of Madison Avenue, measured along the arc of a circle with a radius of fifty feet said point of curve being at the distance of one hundred eighty-one and four one-hundredths feet measured South seventy-nine degrees, twenty-seven minutes East, from a point of tangent at the arc distance of forty-seven and twelve one-hundredths feet from a point of curve on the East said of York Road, said arc distance being measured on the arc of a circle with a radius of thirty feet; thence North ten degrees, thirty-three minutes East, along the Northwest side of Evergreen Avenue the distance of fifty-one and sixteen one-hundredths feet to a point; thence North seventy-nine degrees, twenty-seven minutes West passing through the center of the party wall between thus and the message adjoining on the Northeast the distance of one hundred fifty-five feet; thence South ten degrees, thirty-three minutes West, sixteen feet to a point; thence South sixty-six degrees, forty minutes, ten seconds East, one hundred fifty-eight and ninety-four one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 15 on said Plan of Brewster Park.

NOTE: Being Lot(s) 19, Block 31, Parcel No. 08-00-01777-00-6, Tax Map of the Borough of Hatboro, County of Montgomery.

TITLE TO SAID PREMISES IS VESTED IN Alison Hamilton and Daniel R. Hamilton, by Deed from Glenn E. Flynn and Sandra M. Sloan, dated 06/25/2004, recorded 09/20/2004, in Book 5525, Page 2492.

Parcel Number: 08-00-01777-00-6.

Location of property: 411 Evergreen Avenue, Hatboro, PA 19040-2119.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel R. Hamilton and Alison Hamilton** at the suit of JP Morgan Chase Bank, National Association. Debt: \$199,200.73.

**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.

16-28179

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, shown as Lot No. 5 on a Subdivision Plan of West-Forty, recorded in Montgomery County Plan Book A-19, Page 93, bounded and described, as follows, to wit:

BEGINNING at a point in the bed of Fruitville Road, said point marking the Southerly side corner of Lot No. 4; thence by the bed of Fruitville Road and by lands now or late of Oaude R. Bieler, South 44 degrees, 34 minutes, 40 seconds West, 150.05 feet to a point; thence by Lot No. 6 and passing through a pin on the Northwesterly side of Fruitville Road, North 47 degrees, West 365.25 feet to a pin; thence by Lot No. 9, North 42 degrees, 46 minutes, 40 seconds East, 150 feet to a pin; thence by Lot No. 4 and passing through a pin on the Northwesterly side of Fruitville Road, South 47 degrees, East 169.97 feet to the place of beginning.

BEING the same premises which Michael W. Young and Donna M. Young, his wife, by Deed dated 4/30/2003 and recorded 6/4/2003, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5458, Page 0402, Instrument #010440, granted and conveyed unto Eric H. Fiorito and Rebecca M. Fiorito, husband and wife.

Parcel Number: 57-00-00773-54-7.

Location of property: 2067 Fruitville Road, East Greenville, PA 18041.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Eric H. Fiorito and Rebecca M. Fiorito** at the suit of Selene Finance, L.P. Debt: \$246,664.66.

**Samantha Gable**, Attorney.

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

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

16-28636

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania and described according to a Certain Plan thereof known as Map made for Centennial Development Corporation by Yerkes Engineering Company, Civil Engineers and Surveyors, dated the Sixth Day of August A.D. 1962, as follows, to wit:

BEGINNING at a point on the title line in the bed of Centennial Road (fifty feet wide) said point being the three following courses and distance measured along the title line through the bed of Centennial Road from its point of intersection with the center line of Conshohocken State Road (50 feet wide): (1) leaving Conshohocken State Road Northeastwardly 1,241.09 feet to a point; (2) North 77 degrees, 04 minutes East, 322.20 feet to a point, an angle; and (3) North 41 degrees, 30 minutes East, 105.00 feet to the point of beginning; thence extending from said point of beginning North 31 degrees, 55 minutes, 20 seconds West crossing the Northwesterly side of Centennial Road 228.11 feet to a point; thence extending North 76 degrees, 32 minutes, 30 seconds East, 85.34 feet to a point; thence; extending North 55 degrees, 31 minutes East, 218.33 feet to a point; thence, South 29 degrees, 03 minutes, 30 seconds, re-crossing the Northwesterly side of Centennial Road 123.82 feet to a point on the title line in the bed of same; thence extending South 41 degrees, 30 minutes West along the title line through the bed of Centennial Road 305.75 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.116 acres.

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

Parcel Number: 40-00-09684-00-5.

Location of property: 1226 Centennial Road, Narberth, PA 19072.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **Kiandokht Malekniazi** at the suit of Morgan Stanley Mortgage Loan Trust, et al. Debt: \$972,689.73.

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

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

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

16-29166

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Salford Township**, County of Montgomery, Pennsylvania, bounded and described according to a survey and plan thereof made by John Albert Berger, Registered Surveyor, Horsham, Pennsylvania, on July 27, 1964, as follows, to wit:

BEGINNING at a point, a corner, in line of lands now or late of Hiram W. Schwenk and in the center line of Pennsylvania Route No. 63; thence North thirty degrees, forty-seven minutes, sixteen seconds West, one hundred forty-seven and ninety-nine one-hundredths feet to a point; thence North twenty-five degrees, forty-five minutes East, two hundred sixty-nine and thirty-five one-hundredths feet to a point; thence South seventy-three degrees, fifteen minutes East, one hundred twenty-five feet to a point; thence South twenty-five degrees, forty-five minutes West, three hundred seventy and fifty one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard Kramer and Stacy Kramer, h/w, by Deed from Russell A. Steigewalt, dated 07/27/2001, recorded 08/29/2001, in Book 5373, Page 1504.

Parcel Number: 62-00-02056-00-6.

Location of property: 2050 Summeytown Pike, Harleysville, PA 19438-1163.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard Kramer and Stacy Kramer** at the suit of Bank of America, N.A. Debt: \$140,996.17.

**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.

16-29192

ALL THAT CERTAIN tract or parcel of land, situate in the Village of Swedeland, **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a certain plan No. 6610 prepared on September 8, 1954 and last revised August 26, 1971 by the Engineering Department of Alan Wood Steel Company, as follows, to wit:

BEGINNING at a point said point being located the following 3 courses and distances from the intersection of the title centerline of Summit Street West (26.5 feet wide) with the centerline of Flint Hill Road (40 feet wide): (1) South 66°, 22', 35" West, 533.67 feet along said title line of Summit Street West; (2) North 30°, 24', 25" West, 30.68 feet along the same; (3) South 68°, 15', 35" West, 61.38 feet still along same; thence from said beginning point along the title centerline of Summit Street West, South 68°, 15', 35" West, 55 feet to a point, a corner of this land and Lot No. 150; thence along line of Lot No. 150, North 21°, 44', 25" West, 139.5 feet to a point, a corner of this land and said Lot No. 150, also in line of Lot No. 36; thence partly along Lot No. 36 partly along Lot No. 35 and partly along Lot No. 34 North 68°, 15', 35" East, 55 feet to a point a corner of this and Lot No. 148; thence along line of Lot No. 148 South 21°, 44', 25" East, 139.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 149 on said plan.

BEING the same premises which Stephen J. Hartman and Rebecca N. Hartman, by Deed dated 4/15/2002 and recorded 4/23/2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5404, Page 1280, granted and conveyed unto Melissa R. Gant and Dorothy L. Rhoads.

Parcel Number: 58-00-18244-01-3.

Location of property: 560 Summit Street, King of Prussia, PA 19406.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Melissa R. Gant and Dorothy L. Rhoads** at the suit of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. Debt: \$164,051.06.

**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.

16-29274

ALL THAT CERTAIN parcel of land, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of PA being bounded and described according to a survey and plan by Hiltner and Hitchcock, C.E., Norristown, PA, dated 6/26/1918 entitled Lansdale Annex Heights which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 716, Page 600 and being more fully described, as follows:

LOTS NUMBERED 22, 23, 25 and 26 (there being no Lot 24) of Section 'FF' of the above referenced plan of Lansdale Annex Heights located at the Northerly corner of the intersection of Line Street (formerly Township Line Road) and Baker Avenue being 80 feet in width along Line Street by 120.61 feet in depth along Baker Avenue as per plan.

TITLE TO SAID PREMISES IS VESTED IN Barry M. Schultz and Lee Schultz, h/w, by Deed from Judith A. Nash, dated 06/23/2006, recorded 06/27/2006, in Book 5606, Page 310.

LEE SCHULTZ was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Lee Schultz's death on or about 03/12/2007, her ownership interest was automatically vested in the Surviving Tenant by the Entirety. Mortgagor Barry M. Schultz a/k/a Barry Martin Schultz died on 06/22/2016, and upon information and belief, his surviving heirs are Debra L. Conigliaro, Sheila Marie Deltoro, Barry Scott Schultz, Daniel Schultz, Debra Schultz, Mike Schultz, and Randy Schultz.

BY EXECUTED WAIVERS, Sheila Marie Deltoro, Daniel Schultz, and Debra Schultz waived their rights to be named as defendants in the foreclosure action.

Parcel Numbers: 35-00-05902-00-3, 35-00-05899-00-6.

Location of property: 1606 North Line Street, Lansdale, PA 19446-1211.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Debra L. Conigliaro, in Her Capacity as Heir of Barry M. Schultz a/k/a Barry Martin Schultz, Deceased, Barry Scott Schultz, in His Capacity as Heir of Barry M. Schultz a/k/a Barry Martin Schultz, Deceased, Mike Schultz a/k/a Don Michael Schultz, in His Capacity as Heir of Barry M. Schultz a/k/a Barry Martin Schultz, Deceased, Randy Schultz, in His Capacity as Heir of Barry M. Schultz a/k/a Barry Martin Schultz, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Barry M. Schultz a/k/a Barry Martin Schultz, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$208,269.57.

**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.

16-29312

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Greenville Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a certain plan thereof known as Section II, "Colonial Village", As-Built Plan, made for Axelrod Construction Company, by Urwiler and Walter, Inc., Registered Professional Engineers, Sunneytown, Pennsylvania dated July 25, 1973, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hamilton Road (eighty-two feet wide) said point being at the distance of two hundred ninety-five and seven one-hundredths feet measured South sixty-five degrees, fifty-three minutes, thirty seconds West from its point of intersect with the Southwesterly side of Blaker Drive (seventy-two feet wide); thence extending from said beginning point South twenty-four degrees, six minutes, ten seconds East and crossing a certain sanitary sewer easement one hundred two and seventy one-hundredths feet to a point, thence extending South sixty-five degrees, forty minutes, fifty-one seconds West, twenty and zero one-hundredths feet to a point; thence extending North twenty-four degrees, six minutes, ten seconds West and recrossing the aforesaid sanitary sewer easement one hundred two and seventy-eight one-hundredths feet to a point on the Southeasterly side of Hamilton Road; thence extending along the same North sixty-five degrees, fifty-three minutes, thirty seconds East, twenty and zero one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot Number 54 as shown on the above mentioned plan.

BEING the same premises which Kathleen A. Zehner, widow by Deed dated May 18, 2004 and recorded October 28, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5530, Page 2777, granted and conveyed unto Kathleen A. Zehner, as sole owner.

Parcel Number: 06001A134/06-00-01556-00-4.

Location of property: 708 Hamilton Road, East Greenville, PA 18041.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Dawn M. Zehner Ricardo, as Known Heir to the Estate of Kathleen A. Zehner a/k/a Kathleen Zehner and The Unknown Heirs, Executors, and Devises to the Estate of Kathleen A. Zehner a/k/a Kathleen Zehner and Kathleen A. Zehner, Deceased** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset- Backed Pass-Through Certificates Series 2005-R7 c/o Ocwen Loan Servicing, LLC. Debt: \$92,145.54.

**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.

16-29623

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a plan of Alpine Village made for Berman Development Corporation, by Bursich Associates, Consulting Engineers, dated 5/13/1987 and last revised 2/10/1992 and recorded 6/10/1992 in Plan Book A-53, Page 291.

BEING known as Lot No. 114 on the above mentioned plan.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain declaration of easements, conditions and restrictions by Alpine Village Homeowners Association dated 4/15/1988 recorded 5/12/1988 in Deed Book 4812, Page 2206 and all Amendment recorded in Deed Book 4894, Page 1245 and a second Amendment recorded in Deed Book 4964, Page 403, and any Amendments to the said Declaration, as the same may be made from time to time.

BEING the same premises conveyed to Geoffrey J. Baxindine by Deed from Jaclyn N. Calvert, dated 5/17/2013 and recorded 5/22/2013 in Book 5874, Page 380.

UNDER AND SUBJECT to certain conditions and restrictions that may appear of record.

Parcel Number: 38-00-02856-26-5.

Location of property: 93 Village Drive, Schwenksville, PA 19473.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Geoffrey J. Baxindine** at the suit of Pennsylvania Housing Finance Agency. Debt: \$186,456.39.

**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.

16-30238

ALL THAT CERTAIN building unit in the property known, named and identified in the Declaration Plan referred to below as Towamencin Condominium, Section No. 1 and No. 2, located on the Bustard Road, **Towamencin Township**, Montgomery County, PA, which has heretofore been submitted to the provisions of the Unit Property Act of PA, Act of 7/3/1963, P.L. 196, by the Recording in the Office of the Recording of Deeds of Montgomery County, a Declaration dated 2/8/1974 and recorded 3/2/1974 in Deed Book 3925, Page 308 and Amendments thereto recorded in Deed Book 3929, Page 387, Deed Book 3942, Page 64, Deed Book 3983, Page 412, Deed Book 4009, Page 192, Deed Book 4045, Page 215, Deed Book 4703, Page 882 and Deed Book 4833 page 823 and the Declaration Plan of Towamencin Condominium recorded in Condominium Plan Book 2, Page 48 as amended by Amended Plan

thereto recorded in Condominium Plan Book 3, Page 8 and as amended in Deed Book 3942, Page 55 and Declaration Site Plan Towamencin Condominium Section 1 and 2 thereto recorded in Condominium Plan Book 3, Page 72 and amended Declaration Site Plan recorded in Condominium Plan Book 8, Page 65 and Corrective Amendment thereto recorded in Deed Book 4699, Page 1204 and the Code of Regulations thereto recorded in Deed Book 3925, Page 273 and as amended in Deed Book 3942, Page 83, further amended in Deed Book 4009, Page 197, being designated in such Declaration Plan as building 18, Unit 223 as more described in such Declaration Plan and Declaration.

TOGETHER with an undivided interest in the Common Elements as defined in such Declaration of Condominium of .51198% which interest may be reduced to not less than an undivided .19797% interest, within 10 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 provision of Section 7, of Declaration of Condominium, as amended.

BEING the same premises which Sherrill Alexander, by Deed dated 1/11/2012 and recorded 1/13/2012, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5825, Page 00023, Instrument #2012004561, granted and conveyed unto Emily M. Frost, as Sole Owner.

Parcel Number: 53-00-02025-26-2 (Map: 53003A200).

Location of property: 906 Continental Drive, Unit 223, Harleysville, PA 19438.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Emily M. Frost** at the suit of J.P. Morgan Mortgage Acquisition Corporation. Debt: \$196,783.16.

**Samantha Gable**, Attorney.

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

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

17-00618

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, bounded and described according to a survey and plan thereof made for John W. Cullen by H. D. Herbert, Registered Engineer on the 18th day of June A.D. 1947, as follows, to wit:

SITUATE on the Southeasterly side of Buttonwood Street (66 feet wide) at the distance of sixty-nine feet, six inches Southwestwardly from the Southwesterly side of Elm Street (66 feet wide) in **Norristown Borough**, County of Montgomery Pennsylvania.

CONTAINING in front or breadth on the said side of Buttonwood Street twenty-eight feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said side of Buttonwood Street the Southwesterly line thereof passing through the center of the party wall dividing these premises from the premises adjoining to the Southwest one hundred seventy feet, eight and three eight inches to the Northwesterly side of a certain twenty feet wide alley extending northeastwardly from Oak Street to Elm Street.

TITLE TO SAID PREMISES VESTED IN Tina Spitko by Deed from William McMurtry and Donna McMurtry dated May 20, 2005 and recorded on May 31, 2005 in the Montgomery County Recorder of Deeds in Book 05555, Page 2688 as Instrument No. 2005074646.

Parcel Number: 13-00-05436-00-5.

Location of property: 740 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Tina Bruni a/k/a Tina L. Bruni a/k/a Tina Spitko** at the suit of Wells Fargo Bank, N.A. as Trustee f/b/o Holders of Structured Asset Mortgage Investments II Trust 2007-AR4, Mortgage Pass-Through Certificates, Series 2007-AR4. Debt: \$187,834.31.

**Roger Fay**, Attorney.

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

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

17-00628

ALL THAT CERTAIN message or tenement and lot or piece of ground, situate in **Narberth Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Milton R. Yerkes, Civil Engineer, October 12, 1908, as follows, to wit:

BEGINNING at a point on the Northerly side of Wayne Avenue as shown on said plan at the distance of 350 feet Southwestly from the Southwesterly side of Narberth Avenue, it being a corner of this and land now or late of Samuel Alcott, of which this was a part; thence extending along said land South 70 degrees, 14 minutes West, 50 feet to a point in line of land now or late of Edward Forsythe; thence extending along said land South 19 degrees, 46 minutes East, 100 feet to a point on the Northerly side of Wayne Avenue aforesaid; thence extending along said side of said avenue North 70 degrees, 14 minutes East, 50 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Dennis J. Manning, III and Rebecca A. Churilla by Deed from Kathleen M. Kelly, Christine M. Salley and James F. Salley dated January 14, 2005 and recorded on January 19, 2005 in the Montgomery County Recorder of Deeds in Book 05541, Page 1073 as Instrument No. 2005012698.

Parcel Number: 12-00-03403-00-5.

Location of property: 211 Wayne Avenue, Narberth, PA 19072.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Dennis J. Manning, III, Rebecca A. Churilla a/k/a Rebecca A. Manning and The United States of America c/o the U.S. Attorney for the Eastern District of Pennsylvania** at the suit of Wells Fargo Bank, N.A. Debt: \$218,337.14.

**Roger Fay**, Attorney.

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

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

17-01331

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a subdivision plan prepared for BSA Montgomery Joint Venture c/o Strouse Greenburg Company, Inc. (Welsh Village) made by D.S. Winokus Associates, Inc., Engineers, Planners and Surveyors, Philadelphia, PA dated March 28, 1988 and last revised October 27, 1988 and recorded in Plan Book A-50, Page 308 through 312, described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Union Court (on said plan) a corner of Lot 103 on said plan; thence extending from said point of beginning and along Union Court North 50 degrees, 51 minutes, 30 seconds East, 28.61 feet to a corner of Lot 105 on said plan; thence extending from Union Court and along Lot 105 on said plan South 47 degrees, 08 minutes, 30 seconds East, 93.98 feet to a point in line of Open Space Area; thence along the same South 42 degrees, 51 minutes, 30 seconds West, 28.33 feet to a corner of Lot 103 on said plan; thence along the same North 47 degrees, 08 minutes, 30 seconds West, 97.96 feet to a point on the Southeasterly side of Union Court being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Eric Gebhardt by Deed from Alfredo Linares and Paula Medio-Moral dated August 27, 2007 and recorded on August 27, 2007 in the Montgomery County Recorder of Deeds in Book 5662, Page 02745 as Instrument No. 2007107102.

Parcel Number: 46-00-03875-33-6.

Location of property: 7302 Union Court, North Wales, PA 19454-3764.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Eric Gebhardt** at the suit of Wells Fargo Bank, N.A. Debt: \$228,498.84.

**Roger Fay**, Attorney.

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

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

17-01791

ALL THAT CERTAIN message and lot of land, situate in **Plymouth Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Northeast side of Fairfield Avenue at the corner of this and a fifty foot wide road running Northeasterly and at right angles to said Fairfield Avenue; thence North seventy-eight degrees, thirty-one minutes East, along the Southeasterly side of said road, one hundred and fifty feet to a corner; thence parallel to said Fairfield Avenue, seventy-one and seventy-eight one-hundredths feet to a corner of this and other land of said Carmine DeStefano; thence South seventy-nine degrees, thirty-one minutes West, the line passing through the middle of the partition wall between this and the adjoining property, one hundred and fifty feet to the Northeast side of Fairfield Avenue, aforesaid; thence along said side of said Avenue, North eleven degrees, twenty-nine minutes West, seventy-one and seventy-eight one-hundredths feet to the place of beginning.

BEING the same premises conveyed by Deed, dated 7/17/13, from Robert John Mancini to Lauren Cione and Charles Moore, as Joint Tenants With the Right of Survivorship, recorded 7/31/13, in Book 5883, Page 303, Instrument #2013081614.

Parcel Number: 49-00-03418-00-7.

Location of property: 356 Fairfield Road, Plymouth Meeting, PA 19462.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Lauren Cione and Charles Moore** at the suit of Pacific Union Financial, LLC. Debt: \$226,951.25.

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

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

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

17-03438

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Certain Plan of a portion of 'Wedgewood Park' for Mason-McDowell Corporation, made by Damon and Foster, Civil Engineers, dated January 22, 1962 and revised March 16, 1962, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Wedgewood Drive (60 feet wide) said point being the 5 following courses and distances from a point of curve on the Northeasterly 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 (80 feet wide); (2) North 43 degrees, 33 minutes, 30 seconds West along the Southwesterly side of Wedgewood Drive (80 feet wide) 146.95 feet to a point of curve on the same; (3) on the arc of a circle curving to the left having a radius of 30 feet, the arc distance of 38.33 feet to a point of reverse curve on the Southeasterly side of Wedgewood Drive (60 feet wide); (4) Southwestwardly and Northwestwardly partly along the Southeasterly and partly along the Southwesterly sides of Wedgewood Drive (60 feet wide) on the arc of a circle curving to the right having a radius of 200 feet, the arc distance of 258.04 feet to a point of tangent on the Southwesterly side of same; and (5) North 42 degrees, 50 minutes West along the Southwesterly side of Wedgewood Drive 231.18 feet to the point of beginning; thence extending from said point of beginning South 47 degrees, 10 minutes West crossing the bed of a certain 15 feet wide driveway (which extends Southeastwardly connecting with a certain 15 feet wide driveway and sewer easement extending Northeastwardly connecting with another certain 15 feet wide driveway extending Southeastwardly into Moyers Road and Northwestwardly into Wedgewood Drive) 136.06 feet to a point on the Southwesterly side of the first above mentioned 15 feet wide driveway; thence extending North 42 degrees, 50 minutes West along the Southwesterly side of said driveway 39.71 feet to a point; thence extending North 51 degrees, 57 minutes, 46 seconds East recrossing the bed of the aforesaid first above mentioned 15 feet wide driveway partly through a party wall between these premises and premises adjoining to the Northwest 136.90 feet to a point on the Southwesterly side of Wedgewood Drive (60 feet wide); thence extending along the Southwesterly side of Wedgewood Drive (60 feet wide) the 2 following courses and distances: (1) Southeastwardly on the arc of a circle curving to the left having a radius of 395 feet, the arc distance of 16.89 feet to a point of tangent on the same; and (2) South 42 degrees, 50 minutes East, 11.38 feet to the first mentioned point and place of beginning.

BEING Lot No. 35. House No. 866 Wedgewood Drive.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned driveways and sanitary sewer easements as and for a 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. Subject to the proportionate part of the expense of keeping the same in the good order and repair.

UNDER AND SUBJECT to certain conditions and restrictions that may appear of record.

TITLE TO SAID PREMISES IS VESTED IN Amanda Venezia and John Venezia, by Deed from William D. Bedford, Jr. and Rachel A. Stockett, husband and wife, dated 12/14/2007, recorded 12/28/2007, in Book 5677, Page 25. Parcel Number: 11-00-18676-00-6.

Location of property: 866 Wedgewood Drive, Lansdale, PA 19446-1833.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Amanda Venezia and John Venezia** at the suit of JP Morgan Chase Bank, N.A. Debt: \$189,656.92.

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

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

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

17-03858

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Minor Subdivision made for Jack B. Gorman and Beverly S. Gorman, by Carroll Engineering Corporation, dated 08/11/1981 last revised 12/14/1981 and recorded in Plan Book A-44, Page 133, as follows, to wit:

BEGINNING at a point on the Northeasterly ultimate Right-of-Way line of Byberry Road (56.50 feet wide), a corner of this and Lot No. 3 on said plan; thence extending from said point of beginning and along Lot No. 3 aforesaid, North 41 degrees, 18 minutes, 00 seconds East, 321.87 feet to a point, a corner of Lot No. 6 on said plan; thence extending along the same, South 48 degrees, 46 minutes, 00 seconds East, 124.97 feet to a point to line of lands now or late of Howard O. and Marian W. Pell; thence extending along the same, South 41 degrees, 18 minutes, 00 seconds West, 149.43 feet to a point, a corner of Lot No. 2 on said plan; thence extending along the same the two following courses and distances, viz: (1) North 50 degrees, 00 minutes, 00 seconds West, 112.50 feet to a point, a corner; and (2) South 41 degrees, 18 minutes, 00 seconds West, 169.75 feet to a point on the Northeasterly ultimate Right-of-Way line of Byberry Road, aforesaid; thence extending along the same, North 50 degrees, 00 minutes, 00 seconds West, 12.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ilya Vasserman and Elena Atochina, h/w, by Deed from Frederick G. Betz, Jr., Trustee of the "Frederick G. Betz 1992 Family Trust", Richard B. Betz, Trustee of the "Frederick G. Betz 1992 Family Trust" and Theodore Betz, Trustee of the "Frederick G. Betz 1992 Family Trust", dated 09/10/1998, recorded 11/24/1998, in Book 5249, Page 2272.

Parcel Number: 41-00-01479-00-1.

Location of property: 1427 Byberry Road, Huntingdon Valley, PA 19006-3603.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ilya Vasserman and Elena Atochina** at the suit of 21st Mortgage Corporation as Master Servicer for Christiana Trust, a Division of Wilmington Savings Fund Society, FSB as Trustee for Knoxville 2012 Trust. Debt: \$654,063.91.

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

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

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

17-03952

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a plan dated January 18, 1956, revised September 17, 1956, made by George F. Shaner, Registered Engineer, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Windsor Court (50 feet wide), which point of beginning is measured on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 83.29 feet from a point of curve on the Northeasterly side of Hanover Drive (60 feet wide); thence extending from said point of beginning along the said side of Windsor Court North 2 degrees, 00 minutes East, 141.93 feet to a point in line of Lot No. 53; thence extending along line of Lot No. 53, North 85 degrees, 39 minutes, 45 seconds East, 126.40 feet to a point in line of Lot No. 54; thence along line of Lot No. 54, South 2 degrees, 00 minutes West, 198.91 feet to a point on the Northeasterly side of Hanover Drive; thence along the said side of Hanover Drive, South 86 degrees, 33 minutes, 37 seconds West, 71.20 feet to a point of curve; thence on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 83.29 feet to the first mentioned point and place of beginning.

BEING Lot No. 55 on a plan of lots known as Gary Heights as recorded in Plan Book A-4, Page 16.

TITLE TO SAID PREMISES IS VESTED IN Shannon L. McGough and Joseph B. Ivanowicz by Deed from Michael J. Smolenski, Jr. and Christa L. Smolenski dated December 5, 2014 and recorded December 9, 2014 in Deed Book 5937, Page 1600.

Parcel Number: 60-00-03173-05-2.

Location of property: 1314 Windsor Court, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Shannon L. McGough and Joseph B. Ivanowicz** at the suit of Flagstar Bank, FSB. Debt: \$191,327.21.

**Jacob M. Ottley**, Attorney.

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

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

17-04311

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

BEGINNING at an iron pin in line of other land of Marvin B. Godshall and Florence R. Godshall; thence along other land of said Marvin B. Godshall and Florence R. Godshall South 25 degrees, West 15.35 feet to a point a corner in line of land of now or late Arthur Harpel; thence along said Arthur Harpel's Land South 69 degrees, 30 minutes East, 21.25 feet to a point in the center line of Bitting Alley; thence along the center line of Bitting Alley South 11 degrees, 15 minutes West, 60.25 feet to a point a corner of other land of the said Monroe J. Walter and Sallie Walter of which this was a part; thence along other land of the said Monroe J. Walter and Sallie Walter, the following two courses and distances: South 74 degrees, 20 minutes East, 210.75 feet to an iron pin; thence North 45 degrees, 48 minutes East, 104.4 feet to an iron pin a corner in now or late Ellamanda Schwenk's Land; thence along said Ellamanda Schwenk's Land North 77 degrees, 50 minutes West, 286 feet (said line crossing Bitting Alley) to the place of beginning.

BEING the same premises which Shirley Godshall and Kim Balsic, Co-Executrices of the Estate of Marvin B. Godshall, a/k/a Marvin B. Godshall, Sr., Deceased by Deed dated 12/15/2006, recorded 1/2/2007 in Deed Book 5629, Page 1785 conveyed unto Edward L. Hillegas and Elva R. Hillegas, his wife, in fee.

THE SAID Edward L. Hillegas departed this life on 12/13/2016, whereby title vested solely in Elva R. Hillegas, his wife, by operation of law.

Parcel Number: 17-00-00083-00-8, Map #17011 051.

Location of property: 316 Bitting Alley, Red Hill, PA 18076.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Edward L. Hillegas and Elva R. Hillegas** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$188,076.01 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.

17-04326

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan 1 of 3, Phase 1 of 'Dawesfield' prepared for Dawesfield Joint Venture, by Alon Engineering Associates, Inc. dated March 22, 1988, last revised February 17, 1989, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A 50, Page 444, as follows, to wit:

BEGINNING at a point on the Southeastly side of Devonshire Road (50.00 feet wide) at a corner of Lot No. 9, as shown on said plan and which point is measured the 3 following courses and distances from a point of curve on the Northeasterly side of Saint George's Road (50.00 feet wide), viz: (1) leaving the said Northeasterly side of Saint George's Road on the arc of a curve, curving to the right having a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangent on the said Southeastly side of Devonshire Road; (2) thence extending North 11 degrees, 00 minutes, 00 seconds East, along the said side of Devonshire Road the distance of 224.89 feet to a point of curve on the same; and (3) thence extending Northeastwardly along the said side of Devonshire Road on the arc of a curve curving to the left having a radius of 225.00 feet the arc distance of 20.93 feet to the point of beginning; thence extending

from said point of beginning in a Northeastwardly to northwardly direction, partly along the said Southeasterly side of Devonshire Road and also along the Easterly side of Devonshire Road on the arc of a curve, curving to the left, having a radius of 225.00 feet the arc distance of 98.44 feet to a point, a corner of Lot No. 7, as shown on said plan; thence extending North 70 degrees, 36 minutes, 13 seconds East, along Lot Number 7, the distance of 277.27 feet to a point on the Westerly side of Relocated Dreshertown Road (80.00 feet wide); thence extending Southwardly along the said Westerly side of Relocated Dreshertown Road on the arc of a curve, curving to the left, having a radius of 765.00 feet, the arc distance of 218.38 feet to a point, a corner of Lot No. 9 aforesaid; thence extending North 84 degrees, 19 minutes, 45 seconds West, along Lot Number 9, the distance of 184.33 feet to the first mentioned point on the said Southeasterly side of Devonshire Road and place of beginning. The Southerly 20.00 feet thereof, adjacent to the said Westerly side of Relocated Dreshertown Road, being the bed of a certain 20.00 feet wide easement for construction, as shown on said plan.

BEING Lot No. 8 as shown on the above mentioned plan. House No. 1720 Devonshire Road.

TITLE TO SAID PREMISES IS VESTED IN Kab S. Hong and Connie K. Hong, his wife, by Deed from Kab S. Hong and Connie K. Hong, his wife, dated 05/03/1998, recorded 07/02/1998, in Book 5231, Page 1136.

CONNIE K. HONG was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Connie K. Hong's death on or about 03/12/2017, her ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 54-00-04706-04-6.

Location of property: 1720 Devonshire Road, Dresher, PA 19025-1316.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kab S. Hong** at the suit of Wells Fargo Bank, N.A. as Successor by Merger to Wachovia Bank, N.A. Debt: \$306,320.62.

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

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

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

17-04329

ALL THAT CERTAIN Southeasterly half of a double brick dwelling house known as No. 8 North Sixth Avenue and lot or piece of land thereunto belonging, situate upon the Northeastly side of Sixth Avenue between Main Street and Church Street in the Third Ward of **Royersford Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made December 20, 1947 by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at a point in the center line of North Sixth Avenue at the distance of one hundred fifty-nine and nine tenths feet Northwestly from the point of intersection of the center line of Main Street with the center line of Sixth Avenue; thence on the center line of North Sixth Avenue, North forty-one degrees, West twenty-nine and nine hundred seventy-five thousandths feet to a point, a corner of this and lands now or late of Lora V. Orwig and Virginia J. Welsh; thence by said lands North forty-nine degrees, east eighty-eight feet passing in part of said course and distance on the center line of the middle of a party wall dividing the said double brick dwelling house to an iron pin in line of lands now or late of David E. Finkbinder; thence by said premises South forty-one degrees, East twenty-nine and nine hundred seventy-five thousandths feet to an iron pin, a corner of this and lands now or late of Samuel W. Fox; thence by said lands South forty-nine degrees, West eighty-eight feet to the place of beginning.

BEING the same premises which Alphonso Jacksin, Secretary of Housing and Urban Development, of Washington D.C., by Deed dated 12/8/2006 and recorded 12/27/2006, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5629, Page 552, granted and conveyed unto Joseph Sadowniczak and Cassandra Sadowniczak.

Parcel Number: 19-00-03412-00-7.

Location of property: 8 North 6th Avenue, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joseph Sadowniczak and Cassandra Sadowniczak** at the suit of JP Morgan Chase Bank, National Association. Debt: \$133,296.59.

**Samantha Gable**, Attorney.

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

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

17-04347

ALL THAT CERTAIN tract or piece of land, situate in **Lower Frederick Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey and subdivision plan by Meixner Engineers and Surveyors, Inc., Professional Land Surveyors, Collegeville, Pennsylvania, being Lot #1 as shown on Plan No. B1661-1A, dated February 4, 1987, and revised March 27, 1987, as follows, to wit:

BEGINNING at a spike in the centerline of Cepp Road (50 feet wide), a corner of this and lands of the now or late John T. Cuddy; thence continuing along the lands of the now or late John T. Cuddy; thence continuing along the lands of the now or late John T. Cuddy the two following courses and distances, to wit, South 42 degrees, 39 minutes, 08 seconds East, 52.50 feet to a point, and North 50 degrees, 24 minutes, 40 seconds East, 270.80 feet to an iron pin; thence along the lands of Lot #2 South 44 degrees, 15 minutes, 32 Seconds East, 334.64 feet to a point; thence along the lands of the now or late Robert J. Morris, South 61 degrees, 21 minutes, 32 seconds West, 191.25 feet to a monument; thence along the lands of the now or late Gregory A. Long, South 46 degrees, 40 minutes, 09 seconds West, 197.96 feet to an iron pin; thence along other lands of John Rynhart, North 50 degrees, 01 minutes, 30 seconds West, 360.76 feet to a point in the centerline of the aforesaid Cepp Road; thence continuing along the centerline of Cepp Road, North 47 degrees, 26 minutes, 37 seconds East, 150.00 feet to the point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Scott F. Rynhart and E. Lorraine Rynhart by Deed from John S. Rynhart and Nancy M. Rynhart dated June 4, 1987 and recorded on June 22, 1987 in the Montgomery County Recorder of Deeds in Book 4841, Page 1270.

Parcel Number: 38-00-00142-50-4.

Location of property: 17 Cepp Road, Perkiomenville, PA 18074.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Scott F. Rynhart and E. Lorraine Rynhart, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$307,527.39.

**Roger Fay**, Attorney.

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

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

17-05879

ALL THAT CERTAIN message and lot or piece of ground, being the Southwesterly half of Lot No. 333 on the Plan of Lots of the North Wales Land Association, of **North Wales Borough**, County of Montgomery and State of Pennsylvania, situate on the Southeasterly side of Elm Avenue at the distance of four hundred twenty-five feet Southwesterly from the Southwesterly side of Swartley Street, being Premises No. 335 Elm Avenue in the Borough of North Wales, Pennsylvania; thence Southeasterly through the center wall dividing Houses No. 335 and 333 on said Elm Avenue, and in a line parallel with said Swartley Street, a distance of two hundred four and sixty-seven one-hundredths feet to a twenty feet wide alley; thence Southwesterly along the line of the Northwesterly side of said alley, a distance of twenty-five feet; thence Northwesterly in a line parallel with said Swartley Street, a distance of two hundred four and sixty-seven one-hundredths feet to the Southeasterly side of Elm Avenue; thence Northeasterly along the Southeasterly side of said Elm Avenue, a distance of twenty-five feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN David J. Abbagnaro and Michele Abbagnaro by Deed from Stephan Leshner by Marian E. Leshner, his Attorney-in-Fact, by Power-of-Attorney dated September 26, 2003 and recorded on November 7, 2003 in the Montgomery County Recorder of Deeds in Book 05480, Page 1319 as Instrument No. 2003618000.

Parcel Number: 14-00-00468-00-4.

Location of property: 335 Elm Avenue, North Wales, PA 19454.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **David J. Abbagnaro and Michele Abbagnaro** at the suit of Wells Fargo Bank, N.A. Debt: \$211,825.69.

**Roger Fay**, Attorney.

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

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

17-07162

ALL THAT CERTAIN tract of land, with the buildings and improvements thereon erected, situate in **Souderton Borough**, County of Montgomery, Commonwealth of Pennsylvania, being Lot No. 9, as shown on plan of subdivision made for Kenneth Grosse, Jr. by Urwiler & Walter, Inc., dated June 29, 1971 and last revised September 22, 1971, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side line of Valley Lane (forty feet wide) said point being located the three (3) following courses and distances from the point of intersection of the Northwesterly sideline of Valley Lane with the centerline of Fifth Street (thirty feet curb to curb): (1) North seventy-three degrees, twenty-three minutes East, three hundred sixty-eight and thirty one-hundredths feet to a point of curvature; (2) along an arc curving to the left, having a radius of fifty feet, the arc distance of thirty-nine and seventy one-hundredths feet to a point of reverse curvature; and (3) along an arc curving to the right, having a radius of fifty feet, the arc distance of twenty-four and forty-six one-hundredths feet to the point of beginning; thence from said point and along Lot No. 8, North sixteen degrees, thirty-seven minutes West, one hundred twenty-two and twenty one-hundredths feet to a point in line of lands now or late of Warren S. Hunsberger; thence extending along the same North seventy-three degrees, twenty-four minutes East, thirty feet to a point, a corner of Lot No. 10; thence extending along the same South sixteen degrees, thirty-seven minutes East, one hundred twenty-two and sixteen one-hundredths feet to a point on the Northwesterly sideline of Valley Lane; thence extending along the same on the arc curving to the left having a radius of fifty feet, the arc distance of thirty and forty-seven one-hundredths feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark J. Teller, Trustee of the Mark J. Teller Revocable Living Trust Agreement, dated October 28, 2013, by Deed from Mark J. Teller, single person, dated 03/25/2016, recorded 04/11/2016, in Book 5994, Page 2158.

Parcel Number: 21-00-07328-00-4.

Location of property: 545 Valley Lane, Souderton, PA 18964-1162.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark J. Teller, Individually and in his Capacity as Trustee of the Mark J. Teller Revocable Living Trust Agreement, dated October 28, 2013** at the suit of Wells Fargo Bank, N.A. Debt: \$173,805.82.

**Abigail Brunner**, Attorney. I.D. #319034

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

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

17-07173

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Schwenksville Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Survey for Andrew Lewis, made by F. Richard Urwiler, Registered Surveyor, dated June 11th, 1962, as follows, to wit:

BEGINNING at a point in the center line of Schwenksville Road (formerly called Shelly Road) (33 feet wide) at the distance of seven hundred ten feet and fifty-eight one-hundredths feet Northeast from line of lands now or late of Frank Wolford; thence extending from said point or place of beginning along line of lands now or late of said Andrew Lewis, the 3 following courses and distances, to wit: (1) South forty-seven degrees, thirteen minutes East, six hundred twenty and seventy-two one-hundredths feet to a set iron pin; (2) North forty degrees, East four hundred eighteen and fourteen one-hundredths feet to a set iron pin; (3) North fifty degrees, West, six hundred twenty feet to a point in said center line of Schwenksville Road; thence extending along the same, South forty degrees, West three hundred eighty-eight feet to the first mentioned point and place of beginning.

BEING the same premises which John W. H. Ribble, Jr. admin D.B.N.C.T.A. Estate of John W. H. Ribble a/k/a John W. H. Ribble, Sr., deceased by Deed dated September 22, 2005 and recorded October 20, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05576, Page 0185, granted and conveyed unto Dennis R. Williams and Tara O'Donnell, as Joint Tenants With Right of Survivorship.

Parcel Number: 62-00-01522-00-9.

Location of property: 1810 Schwenksville Road, Schwenksville, PA 19473-1942.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Dennis R. Williams and Tara O'Donnell by Deed dated September 22, 2005, recorded October 20, 2005, in the Montgomery County Recorder of Deeds in Deed Book 05576, Page 0185** at the suit of Wells Fargo Bank, N.A. as Indenture Trustee for GMACM Home Equity Notes 2004 Variable Funding Trust c/o Ocwen Loan Servicing, LLC. Debt: \$59,312.97.

**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.

17-07329

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, Montgomery County, Pennsylvania bounded and described according to a Plan of Subdivision prepared for "Cherry Heights" made by Urwiler & Walter, Inc. dated 11/18/1997 last revised 06/15/1999 and recorded in Montgomery County in Plan Book A-58, Page 445, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cherry Street said point being a corner of Lot 3 as shown on the above mentioned plan; thence extending from said point of beginning along the Southwesterly side of Cherry Street South 28 degrees, 54 minutes, 09 seconds East, 42.69 feet to a point a corner Lot 5 as shown on the above-mentioned plan; thence extending along the same South 61 degrees, 05 minutes, 51 seconds West, 114.32 feet to a point in line of Lot 20 as shown on the above mentioned plan North 32 degrees, 01 minutes, 40 seconds West, 42.75 feet to a point a corner of Lot 3 as shown on the above mentioned plan; thence extending along the same North 61 degrees, 05 minutes, 51 seconds East, 116.65 feet to the first mentioned point and place of beginning.

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

BEING the same which Jason L. Kulp and Corinne S. Kulp, by Deed dated 07/24/2014 and recorded 07/29/2014 in the County of Montgomery in Deed Book 5921, Page 02333 to 02338, and as Instrument No. 2014048677, conveyed unto Eric A. Kotz.

Parcel Number: 15-00-00002-03-7.

Location of property: 241 Cherry Street, Pennsburg, PA 18073.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Eric A. Kotz** at the suit of JP Morgan Chase Bank, National Association. Debt: \$274,368.64.

**Samantha Gable**, Attorney.

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

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

17-07357

ALL THAT CERTAIN tract or piece of land, with the buildings thereon erected, situate in **Perkiomen Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Carrol Engineering Corporation, Trappe, Pennsylvania, on April 19, 1999, and described therein as Lot No. 1, as follows, to wit:

BEGINNING at a point in the center line of State Highway (Route 113) in line with land of Reading Railroad; thence extending along said, North 3 degrees, 15 minutes East, 416.27 feet to a concrete monument; thence extending along lands of Stanley J. Stefanski South 71 degrees, 25 minutes, 41 seconds East, 121.93 feet to a point; thence South 18 degrees, 34 minutes, 19 seconds West, 397.6 feet to a point in the center line of said Highway (Route 113) aforesaid; thence extending along the center line of said State Highway North 89 degrees, 26 minutes and 32 seconds West, 12.55 feet to the place of beginning.

CONTAINING 0.5997 acres of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Thomas W. McCarthy by Deed from Stanley J. Stefanski dated June 30, 2004 and recorded July 1, 2004 in Deed Book 05514, Page 1964.

Parcel Number: 48-00-00235-00-5.

Location of property: 433 Rahms Road a/k/a 433 Bridge Street, Perkiomen, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas W. McCarthy** at the suit of Nationstar Mortgage, LLC. Debt: \$146,123.83.

**Lauren M. Moyer**, Attorney.

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

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

17-07468

ALL THAT CERTAIN brick message and lot of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, known as 230 East Spruce Street, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Spruce Street at the distance of 59 feet Northwesterly from the Northwest side of Arch Street, a corner of this and other land late of Horace A. Thomas Estate, known as 232 East Spruce Street; thence Southwesterly at right angles to Spruce Street along said other land now or late of the said Horace A. Thomas Estate, 100.55 feet to a point a corner on the Northeast side of Leitenberger Alley; thence along said side of said alley Northwesterly 20.47 feet to a point, a corner of land about to be conveyed to Daniel Conners, et ux., known as 225 East Spruce Street; thence along said land about to be conveyed to Conners, et ux. Northeasterly the line passing through the center of the partition wall dividing the house erected on this lot from that on the adjoining premises 163.11 feet to a point a corner on said side of Spruce Street aforesaid; thence Southerly along the said side of Spruce Street, 19 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ping Cao and Kevin Wilmot, by Deed from Citibank, N.A., as Trustee by Their Attorney-in-Fact Chase Home Finance LLC, Successor by Merger to Chase Manhattan Mortgage Corporation, dated 08/02/2005, recorded 09/19/2005, in Book 5571, Page 1285.

Parcel Number: 13-00-33880-00-1.

Location of property: 230 East Spruce Street, Norristown, PA 19401-3846.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kevin Wilmot and Ping Cao** at the suit of U.S. Bank National Association. Debt: \$65,793.16.

**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.

17-07666

ALL THOSE CERTAIN three lots or pieces of ground, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, being known and numbered as Lots Nos. 14, 15 and 16, Section 'D' of Collegetown Park (formerly known as Norristown Park) which said plan is recorded at Norristown, Pennsylvania, in D.B. 810/398 bounded and described, as follows, to wit:

BEGINNING at a point, the intersection of the Southwesterly side of Main Street and the Southeasterly side of Roosevelt Avenue (40 feet wide).

CONTAINING in front or breadth on the Southwesterly side of Main Street 60 feet (each lot being 20 feet front) and extending of that width in length or depth Southwestwardly between parallel lines at right angles with the said side of Main Street the Northwesterly line thereof extending along the Southeasterly side of Roosevelt Avenue, 125 feet.

BEING the same premises which Hilda L. McFarland, by Deed dated 1/23/2015 and recorded 1/29/2015 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5942, Page 2100, granted and conveyed unto Christina E. Thomsen.

Parcel Number: 43-00-11743-00-4.

Location of property: 3608 Ridge Pike, Collegetown, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christina E. Thomsen** at the suit of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. Debt: \$166,922.57.

**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.

17-07747

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

BEGINNING at a point on the Northeast side of Wood Street at the distance of 23.67 feet Southeasterly from the Easterly corner of Wood and Pine Streets; thence Northeasterly parallel to Pine Street and along the line of adjoining property now or late of Clarence G. Land, 120.00 feet to land now or late of J. Frank Boyer Plumbing & Heating Company;

thence Southeasterly parallel to Wood Street along line of J. Frank Boyer Plumbing & Heating Company's Land 20.00 feet to line of land now or late of said Herbert S. Land and Clarence G. Land; thence Southwesterly parallel to Pine Street the line passing through the middle of the partition wall between the premises hereby conveyed and said Herbert S. Land and Clarence G. Land's adjoining premises known as No. 121 West Wood Street, 120.00 feet to the Northeast side of Wood Street, and along said side of said Wood Street Northwesterly 20.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Shaniequa Anthony, by Deed from MVL Realty Holdings, LLC, dated 12/27/2007, recorded 01/04/2008, in Book 5677, Page 2423.

Parcel Number: 13-00-39644-00-6.

Location of property: 123 West Wood Street, Norristown, PA 19401-3309.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shaniequa Anthony** at the suit of Wells Fargo Bank, N.A. Debt: \$86,596.09.

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

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

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

17-07931

ALL THAT CERTAIN unit, designated Unit Number 226 and being a unit in The Gwynedd Club, a condominium, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in Declaration of Condominium of the Gwynedd Club, a Condominium, including plants and plans bearing date the 21st day of November, A.D., 1988 and recorded in the Office of the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, on the 2nd day of December A.D., 1988 in Deed Book 4895, Page 955 & C.

TITLE TO SAID PREMISES VESTED IN Kristen K. Meyer by Deed from Matthew S. Matlock dated June 30, 2004 and recorded on July 14, 2004 in the Montgomery County Recorder of Deeds in Book 05516, Page 2193, as Instrument No. 2004142765.

Parcel Number: 56-00-00224-25-1.

Location of property: 226 Arbour Court, North Wales, PA 19454.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Kristen K. Meyer** at the suit of HSBC Bank USA, National Association as Trustee for Merrill Lynch Mortgage Investors, Inc., Mortgage Pass-Through Certificates, Mana Series 2007-OAR5. Debt: \$160,386.97.

**Roger Fay**, Attorney.

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

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

17-07976

ALL THAT CERTAIN lot or piece of ground, with the buildings thereon erected, known as Lot #37 Section B on a Plan of Farview Terrace, recorded in Deed Book 877, Page 600 in the Office of the Recording of Deeds, in and for the County of Montgomery, located in **Upper Merion Township**, Montgomery County, Pennsylvania, being more particularly described, as follows, to wit:

BEGINNING at a point on the Northeast side of Walnut Street as laid out fifty feet wide, said point being four hundred seventy-seven and fifty-three one-hundredths feet Northwesterly from Church Street; thence along the line of Lot #38, North sixty-five degrees, six minutes East, one hundred ninety-five feet to the center line of a twenty foot wide alley laid out for the use of the owner of this lot and adjoining lot owners; thence North twenty-four degrees, fifty-four minutes West, twenty-five feet to the line of Lot #36; thence along the line of Lot #36 South sixty-five degrees, six minutes West, one hundred ninety-five feet to the Northeast side of Walnut Street aforesaid; thence along the line of said Walnut Street South twenty four degrees, fifty-four minutes East, twenty-five feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Alvin Gene Dobbs and Karen Marie Dobbs, husband and wife, by Deed from Wesley L. Griffiths and Linda L. Griffiths, husband and wife, dated 11/12/1976, recorded 11/15/1976, in Book 4156, Page 522.

Parcel Number: 58-00-20302-00-7.

Location of property: 164 Walnut Street, King of Prussia, PA 19406-2534.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alvin Gene Dobbs and Karen Marie Dobbs** at the suit of Embrace Home Loans, Inc. Debt: \$106,988.87.

**Abigail Brunner**, Attorney. I.D. #319034

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

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

17-08029

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 Phase III record plan prepared for Montgomery Meadows by Urwiler & Walter, Inc., dated 01/12/1990 and last revised on 4/3/2001, and recorded in Plan Book A-60, Page 178, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Seminary Street (50.00 feet wide) and a corner of Lot No. 125 as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot Nos. 125, 126, 127, and 128, North 67° 28', 58" East 150.00 feet to a point in line of Lot No. 129; thence extending along Lot No. 129, South 22°, 31', 02" East, 35.00 feet to a point, a corner of Lot No 123; thence extending along Lot No. 123, South 67°, 28', 58" West, 150.00 feet to a point on the Northeasterly side of Seminary Street; thence extending along the Northeasterly side of Seminary Street, North 22°, 31', 02" West, 35.00 feet to a point, a corner of lands of Lot No. 125, aforesaid, being the first mentioned point and place of beginning.

BEING the same premises which John J. Granahan, Jr., and Evelyn Granahan, husband and wife, by Deed dated April 30, 2004, and recorded May 21, 2004, in Montgomery County, in Deed Book Volume 5508, Page 1097, conveyed unto Jacob Z. Kaiser and Elizabeth A. Kaiser, in fee.

Parcel Number: 15-00-02462-85-3.

Location of property: 718 Seminary Street, Pennsburg, PA 18073.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **Jacob Z. Kaiser and Elizabeth A. Kaiser** at the suit of Wells Fargo Bank, National Association et., al. Debt: \$278,742.62.

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

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

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

17-08043

ALL THAT CERTAIN lot or piece of ground, being Lot No. 53 as laid out on a Plan of 'Brookmont', **Lower Moreland Township**, Montgomery County, Pennsylvania, and described according to a survey made by Edward Pickering, 3rd, Registered Surveyor, Woodbourne, Bucks County, PA, dated 11/14/1946, as follows, to wit:

BEGINNING at a corner of Lot No. 52 on the Southwesterly side of County Line Road (33 feet wide) at a distance of 1,371.19 feet measured Northwestwardly along the said side of County Line Road from a monument set for a corner in line of land now or late of Charles Russell Estate, thence passing along the side of Lot No. 52 aforesaid, as laid out on said plan, South 39°, 20', 30" West, 220 feet to a corner of remaining land of Clayton A. Hoover; thence by said land of which this was a part, North 50°, 39', 30" West, 150 feet to a corner of Lot No. 54; thence by Lot No. 54 North 39°, 20', 30" East, 220 feet to a corner on the side of County Line Road aforesaid; thence extending along the said side thereof South 50°, 39', 30" East, 150 feet to the first mentioned point and place of beginning.

BEING the same premises which Charles M. Belknap and Joan C. Belknap, by Deed dated 9/11/1995 and recorded 9/21/1995 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5126, Page 0089, granted and conveyed unto Diane E. Haban, Personal Representative of the Estate of Lawrence D. Haban and Gloria J. Haban.

Lawrence D. Haban departed this life on October 27, 2015.

Gloria J. Haban departed this life on February 22, 2011.

Parcel Number: 41-00-02515-00-9.

Location of property: 158 County Line Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Diane E. Haban, Personal Representative of the Estate of Lawrence D. Haban a/k/a Lawrence Haban, Deceased** at the suit of Citizens Bank of Pennsylvania. Debt: \$44,023.75.

**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.

17-08063

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain plat thereof known as 'Roslyn Homesteads' made by George B. Mebus, Registered Engineer, dated October 18, 1948, as follows, to wit:

SITUATE on the Northwesterly side of High Avenue (50 feet wide) at the distance of 72.50 feet Northeastwardly from the Northeasterly side of Pershing Avenue (50 feet wide).

CONTAINING in front or breadth on the said side of Highway Avenue 60 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to High Avenue 175 feet.

TITLE TO SAID PREMISES IS VESTED IN Michael P. Horton and Janet L. Horton, h/w, by Deed from Daniel Domblaser, by his agent in fact, Jason Domblaser and Maryn Domblaser, dated 04/13/2007, recorded 06/11/2007, in Book 5650, Page 1362.

Parcel Number: 30-00-28480-00-2.

Location of property: 1408 High Avenue, Abington, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael P. Horton and Janet L. Horton** at the suit of Wells Fargo Bank, N.A. Debt: \$141,479.34.

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

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

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

17-08297

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Upper Providence Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan entitled "The Woods at Providence Reserve" drawn by Bursich Associates, Inc. Pottstown, Pennsylvania dated June 24, 1994, last revised December 11, 1995 and recorded in Plan Book A-56, Page 161-162, as follows, to wit:

BEGINNING at a point on the Westerly side of Springwood Lane (50 feet wide), said point beginning being at a point a corner of Lot No. 66 and also being in the bed of a drainage easement, both as shown on said plan; thence extending from said point of beginning and extending along the said Westerly side of Springwood Lane the two following courses and distances viz: (1) measuring in a Southerly direction along the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 183.29 feet to a point of tangent; and (2) South 00 degrees, 52 minutes, 00 seconds West, 10.00 feet to a point a corner of Lot No. 68 as shown on said plan; thence extending along the line of said Lot No. 68, North 89 degrees, 07 minutes, 54 seconds West, 140.00 feet to a point in line of Lot No. 65 as shown on said plan; thence extending along the line of said Lot No. 65, North 00 degrees, 52 minutes, 06 seconds East, 70.64 feet to a point a corner of Lot No. 66 aforesaid; thence extending along the line of said Lot No. 66 and also for a portion of the distance extending through the bed of aforementioned drainage easement, North 30 degrees, 51 minutes, 34 seconds East, 104.98 feet to a point on the Westerly side of Springwood Lane, aforesaid, being the first mentioned point and place of beginning.

Parcel Number: 61-00-04473-43-4.

Location of property: 1115 Springwood Lane, Collegeville, PA 19426.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **Andrew M. Hachadorian and Linda A. Hachadorian** at the suit of Bank of New York Mellon, et al. Debt: \$571,907.83.

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

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

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

17-08601

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a certain plan thereof known as 'Plan of Lots made for Valley Gardens, Inc.' made by Herbert H. Metz, Registered Engineer, dated May 7, 1953, and revised May 15, 1953, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County, at Norristown, Pennsylvania, in Deed Book 2367, Page 601, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Garfield Avenue, (forty-one and fifty one-hundredths feet wide), at the distance of one hundred nine and ninety-nine one-hundredths feet measured on a bearing of South forty-six degrees, forty-five minutes East along the said side of Garfield Avenue from a point of tangent in the same, said point of tangent being at the distance of thirty-one and forty-three one-hundredths feet measured on the arc of a circle curving to the left having a radius of twenty feet from a point of curve on the Southeasterly side of Valley Forge Road (fifty-five feet wide).

CONTAINING in front or breadth on the said side of Garfield Avenue one hundred fifteen feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Garfield Avenue, one hundred fifty-five feet.

BEING Lot 2 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Timothy S. Schaffer, by Deed from Timothy S. Schaffer Executor of the Estate of F. Alberta Whitby, dated 11/21/2003, recorded 12/01/2003, in Book 5497, Page 214.

Parcel Number: 56-00-02728-00-6.

Location of property: 965 Garfield Avenue, Lansdale, PA 19446-5572.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy Schaffer a/k/a Timothy S. Schaffer** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I, Inc. Trust 2007-NC1 Mortgage Pass-Through Certificates, Series 2007-NC1. Debt: \$333,325.02.

**Abigail Brunner**, Attorney. I.D. #319034

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

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

17-09187

ALL THAT CERTAIN lot or piece of ground, being 14t on plan of tract of lands, with the message-or tenement thereon erected, situate on the West side of Main Street, in **Pennsburg Borough**, County of Montgomery and State of Pennsylvania, bounded on the North, by property of now or late Clement G. Mumbauer, as Lot, #2 on the East by Main Street, on the South by Lot #4 and on the West by property of now or late of Dr. J.G. Mensch.

CONTAINING, in front, along Main Street, 40 feet and in depth from Main Street to said property of now or late Dr. J.G. Mensch, 137 feet be the same more or less.

BEING the same premises which Deborah R. Turofski, by Deed dated 8/20/2012 and recorded 8/22/2012, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5845, Page 2077, Instrument #2012082847, granted and conveyed unto Joseph Giunta and Nichole Giunta, husband and wife.

Parcel Number: 15-00-01477-00-2.

Location of property: 527 Main Street, Pennsburg, PA 18073.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joseph Giunta and Nichole Giunta** at the suit of Bayview Loan Servicing, LLC, a Delaware Limited Liability Company. Debt: \$216,619.89.

**Samantha Gable**, Attorney.

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

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

17-09192

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, PA and described according to a certain plan thereof known as "Plan of Part of Idro Farms" made by George B. Mebus Registered Professional Engineer, dated 5/13/1953 and revised 3/3/1954, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Kingston Road (40 feet wide) at the distance of 12.72 feet measured on a bearing of South 80 degrees, 17 minutes, 30 seconds East along the said side of Kingston Road from a point of tangent in the same, said point of tangent being at the distance of 167.39 feet Southeastwardly measured along the said side of Kingston Road on the arc of a circle curving to the left having a radius of 360 feet from a point of compound curve in the same, said point of compound curve being at the distance of 23.57 feet measured on the arc of a circle curving to the left having a radius of 15 feet from a point of curve on the Southeasterly side of New Second Street (46.5 feet wide). The Southeast line thereof being along the centerline of a driveway land partly on the premises above described partly on premises adjoining on the Southeast.

CONTAINING in front or breadth on the said side of Kingston Road 70 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Kingston Road 150 feet.

BEING Lot No. 129 as shown on the above mentioned plan.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveway, passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the other lots of ground bounding on the East and subject to the proportionate part of keeping the same in deed order and repair.

FEE SIMPLE TITLE VESTED IN Richard C. Smith, Jr. and Jo-Anne E. Smith, as Tenants by the Entireties, by Deed from, Thomas E. Jones, dated 8/31/2004, recorded 12/22/2004, in the Montgomery County Recorder of Deeds in Deed Book 5537, Page 1583, as Instrument No. 2004243267.

Parcel Number: 31-00-16222-00-1.

Location of property: 147 Kingston Road, Cheltenham, PA 19012.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Jo-Anne E. Smith and Richard C. Smith, Jr., a/k/a Richard Calloway Smith, as Tenants by the Entireties, by Deed from Thomas E. Jones, dated 08/31/2004, recorded 12/22/2004, in the Montgomery County Recorder of Deeds in Deed Book 5537, Page 1583, Instrument #200424367** at the suit of U.S. Bank National Association, not in its individual capacity but solely as Trustee on behalf of OWS REMIC Trust 2015-1. Debt: \$480,605.03.

**Edward J. McKee**, Attorney.

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

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

17-09352

ALL THAT CERTAIN unit, designated as Building Number 21, Unit No. 29 Del, being a unit in the Gwynedd Club, a Condominium, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of the Gwynedd Club, a Condominium, including plats and plans bearing date the 21st day of November A.D., 1988 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 2nd day of December A.D., 1988 in Deed Book 4895, Page 955, &c.

TOGETHER with all rights, title and interest, being a 0.3277 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 Office of the Recorder of Deeds in and for Montgomery County, including without limitation, those covenants, conditions, restrictions, rights-of-way, easements and agreements contained in the aforesaid Declaration of Condominium.

TITLE TO SAID PREMISES IS VESTED IN Gwynedd Club Condominium Association by Deed from Russell J. Bono dated August 6, 2015 and recorded August 21, 2015 in Deed Book 5967, Page 01272.

Parcel Number: 56-00-01832-14-6.

Location of property: 29 Delancy Court, North Wales, PA 19454.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Adriaenne Greenidge and Gwynedd Club Condominium Association** at the suit of LSF9 Master Participation Trust. Debt: \$200,259.67.

**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.

17-09649

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, PA, bounded and described according to a Final Record Plan River Crest, Phase II, made by Eastern States Engineering, Huntingdon Valley, PA, dated 6/25/2003, and last revised 8/5/2004 and recorded in Montgomery County in Plan Book 23, Page 451, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Goldfinch Circle (50 feet wide) said point being a corner of Lot 87 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 87 North 30 degrees, 50 minutes, 08 seconds West, 150.00 feet to a point in line of Lot 97 (Open Space) as shown on the above mentioned plan; thence extending North 59 degrees, 09 minutes, 52 seconds West, 120.00 feet to a point a corner of Lot 89 as shown on the above mentioned plan; thence extending along the same, South 30 degrees, 50 minutes, 08 seconds East, 150.00 feet to a point on the Northwesterly side of Goldfinch Circle; thence extending along the same, South 59 degrees, 09 minutes, 52 seconds West, 120.00 feet to the first mentioned point and place of beginning.

CONTAINING in area of 18,000 square feet or 0.41 acres.

BEING Lot No. 88 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Claus Christiansen and Diane Christiansen, h/w, by Deed from Toll PA VI, LP., dated 04/04/2006, recorded 05/03/2006, in Book 5599, Page 0724.

Parcel Number: 61-00-02187-59-6.

Location of property: 15 Goldfinch Circle, Phoenixville, PA 19460-1001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Claus Christiansen and Diane Christiansen** at the suit of PNC Bank, National Association. Debt: \$488,195.76.

**Elizabeth M. Bennett**, Attorney. I.D. #316681

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

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

17-09722

ALL THAT CERTAIN one-half brick message and lot of ground, situate in **Pottstown Borough**, Montgomery County, bounded and described, as follows, to wit:

BEGINNING at a point in the East line of Evans Street, 263 feet, 4 inches North of Jefferson Avenue, at the corner of this and land now or late of William D. Hertzog; thence by the same Eastwardly 185 feet to a 20 feet wide alley; thence Northwardly by the said alley 20 feet to the property now or late of Henry Walters; thence Westwardly by the same 185 feet to the East line of Evans Street aforesaid, passing in part of the said course and distance through the middle of the brick division or partition wall of this and property now or late of the said Henry Walters; thence southwardly along said 20 feet to the place of beginning.

BEING the same premises which Eileen Whalon Behr, Sheriff of the County of Montgomery by Sheriff's Deed dated July 21, 2012 and recorded September 20, 2012 at Norristown in the Office for the Recorder of Deeds in and for Montgomery County in Deed Book 5848, Page 2683 and conveyed unto Apex Community Federal Credit Union, in fee.

Parcel Number: 16-00-07572-00-8.

Location of property: 378 North Evans Street, Pottstown, Montgomery County, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Robert Stauffer** at the suit of Apex Community Federal Credit Union. Debt: \$85,675.79.

**Allan J. Ray**, Attorney. I.D. #311846

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

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

17-10151

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 and bounded and described according to Plan of Property made for Frank A. Kapral by Charles E. Shoemaker Inc., Engineers and Surveyors, Abington, Pennsylvania, dated March 27, 1967 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Plan Book C-6, Page 43, as follows, to wit:

BEGINNING at a point in the center line of Maple Avenue (formerly Avenue "A") (forty feet wide) at the distance of five hundred forty-six and seventy-seven one-hundredths feet measured South forty-six degrees, thirty-five minutes West along the said center line of Maple Avenue from its intersection with the original center line of Susquehanna Road (forty-one and five tenths feet wide); thence extending South forty-three degrees, twenty-five minutes East, one hundred twenty feet to a point; thence extending South forty-six degrees, thirty-five minutes West along line of land of Hillside Cemetery one hundred twenty feet to a point; thence extending North forty-three degrees, twenty-five minutes West along land of which this was a part one hundred twenty feet to a point and center line of Maple Avenue aforesaid; thence extending North forty-six degrees, thirty-five minutes East along the said center line of Maple Avenue one hundred twenty feet to the first mentioned point and place of beginning.

BEING Lot No. 2288-B on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Fritz R. Kuehn and Gerda B. Kuehn by Deed from Frank A. Kapral and Rosible Marina Kapral dated June 1, 1967 and recorded June 5, 1967 in Deed Book 3470, Page 887. The said Fritz R. Kuehn died on September 21, 2007 thereby vesting title in Gerda B. Kuehn by operation of law. The said Gerda B. Kuehn died on October 23, 2013. On November 20, 2013, Letters of Administration were granted to Connie D. Dillinger, nominating and appointing her as the Administratrix of the Estate of Gerda B. Kuehn.

Parcel Number: 30-00-41352-00-9.

Location of property: 1065 Maple Avenue, Ardsley, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Connie D. Dillinger, Administratrix of the Estate of Gerda B. Kuehn** at the suit of Branch Banking and Trust Company, a North Carolina Corporation, as Successor in Interest to Susquehanna Bank. Debt: \$66,512.76.

**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.

17-10165

ALL THOSE TWO CERTAIN lots of land with the dwelling thereon erected, situate on the West side of Grant Street in the 7th Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake on the West side of Grant Street, at a corner of this and Lot No. 357 now or late of William Hennessey; thence by said lot Northwesterly 150 feet (incorrectly described as 100 feet in previous deed) to land now or late of Isaac Roberts; thence by the same Northeasterly 60 feet to a corner of this and Lot No. 360 now or late of Thomas Kowalsky; thence by the same Southeasterly 150 feet to Grant Street aforesaid; thence by the same Southwesterly 60 feet to the place of beginning.

BEING Lots Nos. 358 and 359 on a Plan of Lots known as William Mintzor's Executors Plan of Lots.

BEING the same property conveyed to Kashmira Stancick, no marital status shown who acquired title by virtue of a Deed from Shane J. Fox, no marital status shown, dated September 30, 2010, recorded October 4, 2010, at Instrument Number 2010066487, and recorded in Book 5781, Page 00473, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-11804-00-6.

Location of property: 547 Grant Street, Borough of Pottstown, PA 19464-4803 a/k/a 547 Grant Street, Pottstown, PA 19464-4803.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kashmira N. Stancick a/k/a Kashmira Stancick** at the suit of Wells Fargo Bank, N.A. Debt: \$112,587.92.

**Cristina L. Connor**, Attorney.

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

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

17-10641

ALL THAT CERTAIN building lot or tract of land, situate on the South side of Lincoln Avenue, between Main Street and School Lane in **Telford Borough**, Montgomery County, Pennsylvania bounded and described according to a plan and survey thereof made by F. W. Wack, Registered Surveyor, Schwenksville, Pennsylvania dated September 26, 1936, as follows, to wit:

BEGINNING at an iron pin in the South side line of Lincoln Avenue (46 feet wide) said pin being 173.60 feet Southwestwardly from the intersection of the side line of said Lincoln Avenue with the Southwest side line of Station Alley and being a point a corner of land now or late of John Long; thence along said Long's Land South 46 degrees, 30 minutes East, 167.00 feet to an iron pin in the middle of a proposed 20 feet wide side alley; thence along the middle of said alley South 43 degrees, 30 minutes West, 50.00 feet to an iron pin in the middle of said alley and in line of other land of the said Esther Estella Beans; thence along the same North 46 degrees, 30 minutes West, 157.00 feet to an iron pin in the South boundary line of Lincoln Avenue aforesaid; thence along the South curb line thereof North 43 degrees, 30 minutes East, 50.00 feet to the point and place of beginning.

CONTAINING 7,850 square feet of land more or less.

BEING the same premises conveyed to Christopher A. Norton, singleman from Anna S. Ross, singlewoman by Deed dated June 30, 1998, and recorded on July 15, 1998, as Instrument No. 1998032538 in Book 5233, Page 136 in the Recorder of Deeds Office of Montgomery County.

Parcel Number: 22-02-01195-00-5.

Location of property: 136 Lincoln Avenue, Telford, PA 18969 a/k/a 136 West Lincoln Avenue, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christopher A. Norton** at the suit of Harleysville Bank. Debt: \$60,436.00.

**Lauren M. Moyer**, Attorney.

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

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

17-12562

ALL THAT CERTAIN unit, located in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Unit No. 3311, together with parking Space No. 69, in The Grande at Riverview Condominium, as shown on a plan recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Plan Book 24, Page 197 and Plan Book 24, Page 229.

TOGETHER with a proportionate undivided percentage interest in the Common Elements assigned to said Unit in the Declaration of Condominium for The Grande at Riverview Condominium, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A. Section 3101, et seq., same being recorded on September 13, 2005 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Deed Book 5570, Page 1950, and any all Amendments thereto, as the same may change from time to time.

BEING the same property conveyed to Ryan J. Conway who acquired title by virtue of a Deed from D.R. Horton, Inc. New Jersey, dated August 23, 2010, recorded September 10, 2010, at Instrument Number 2010077869, and recorded in Book 5779, Page 00237, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 05-00-02680-67-2.

Location of property: 350 West Elm Street a/k/a 350 West Elm Street, Suite 3311, Conshohocken, PA 19428.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Ryan J. Conway** at the suit of Wells Fargo Bank, N.A. Debt: \$194,958.83.

**Cristina L. Connor**, Attorney.

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

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

17-12657

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, bounded and described according to a Plan of Ashbourne Estates made for Stratford Development Company, by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania dated June, 1988, and recorded in Plan Book A-2, Page 75, as follows:

BEGINNING at a point on the Northwesterly side of Rolling Green Road (fifty feet wide) at the distance of seventy-nine and thirty-four one-hundredths feet measured South eighty-three degrees, fifty-eight minutes fifty-nine seconds East from a point of curve in the same, which point of curve is at the arc distance of twenty-seven and ninety-eight one-hundredths feet measured on the arc of a circle curving to the left in a Southeasterly direction having a radius of twenty-five feet from a point of tangent on the Northeasterly side of Jenkintown Road (forty-one and five-tenths feet wide); thence extending from said point of beginning along line of Lot No. 1 on said plan, which is also the center line of a certain twenty feet wide right-of-way for a drainage, North six degrees, one minute, one second East, one hundred ten feet to a point in line of land now or late of Cheltenham Township; thence extending along the same South eighty-three degrees, fifty-eight minutes, fifty-nine seconds East, ninety-eight and thirty-five one-hundredths feet to a point in line of Lot No. 3 on said plan; thence extending along the same, South six degrees, one minutes, one second West, one hundred ten feet to a point on said side of Rolling Green Road; thence extending along the same North eighty-three degrees, fifty-eight minutes, fifty-nine seconds West, ninety-eight and thirty-five one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

BEING the same premises which Herman Reisman and Frances Reisman, his wife, by Deed dated 12-02-69 and recorded 12-03-69 in the Office of the Record of Deeds in and for the County of Montgomery in Deed Book 3579, Page 542, granted and conveyed unto Fred A. Greenberg and Harriett Greenberg, husband and wife, as Tenants by the Entirety. The said Fred Greenberg DOD 08/09/16 and Harriett Greenberg DOD 12/08/16 vesting title in Barry Greenberg and The Unknown Heirs of Harriet Greenberg, Deceased.

Parcel Number: 31-00-23551-00-7.

Location of property: 7967 Rolling Green Road, Cheltenham, PA 19012.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Barry Greenberg Solely in His Capacity as Heir of Harriet Greenberg, Deceased and The Unknown Heirs of Harriet Greenberg, Deceased** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$290,758.56.

**David Fein**, Attorney. I.D. #82628

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

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

17-14760

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, being part of Lot No. 1 on a plan of property made for Smullen & Company, by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on the 7th day of January, A.D. 1959, and described, as follows, to wit:

BEGINNING at a point on the Southerly side of Pennypack Road (50 feet wide), which point is measured on the arc of a circle curving to the right, having a radius of 904 feet, the arc distance of 216.65 feet from a point of curve therein, which point of curve is measured North 86 degrees, 26 minutes, 20 seconds East, 439.49 feet from the Easterly terminus of the radial intersection connecting the said side of Pennypack Road with the Easterly side of Terwood Road

(46.5 feet wide) (said radial intersection having a radius of 15 feet, an arc distance of 39.85 feet), thence extending from said point of beginning along the said side of Pennypack Road on the arc of a circle curving to the right, having a radius of 904 feet, the arc distance of 20.23 feet to a point in Lot No. 2 on said plan; thence extending along the same, the 2 following courses and distances, to wit: (1) South 2 degrees, 6 minutes West, 200 feet to a point; and (2) South 79 degrees, 45 minutes, 31 seconds East, 100 feet to a point in the rear line of Lot No. 3 on said plan; thence extending along the same, South 83 degrees, 33 minutes, 39 seconds East, 107.98 feet to a point; thence extending South 2 degrees, 6 minutes West, 176.93 feet to a point; thence extending North 87 degrees, 54 minutes West, 91.55 feet to a point; thence extending South 89 degrees, 8 minutes, 26 seconds West, 107 feet to a point in Lot No. 1 on said plan; thence extending through Lot No. 1, the 3 following courses and distances, to wit: (1) North 2 degrees, 6 minutes east, 169.80 feet to an angle therein, (2) North 32 degrees, 45 minutes West, 35 feet to another angle therein; and (3) North 2 degrees, 6 minutes East, 209.35 feet to the Southerly side of Pennypack Road, being the first point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard Chalmers by Deed from Richard Chalmers and Eileen Chalmers dated November 3, 2003 and recorded January 26, 2004 in Deed Book 05492, Page 0036.

Parcel Number: 59-00-14254-00-6.

Location of property: 3065 Pennypack Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard Chalmers** 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: \$103,050.05.

**Lauren M. Moyer**, Attorney.

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

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

17-14791

Premises A

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

BEGINNING at a point in the centerline of Ridge Pike at the distance of three hundred sixty-one and fifty-four one-hundredths feet Southeastwardly from the intersection of the centerline of Ridge Pike with the centerline of Ruppert Road; thence extending from said point of beginning along other land now or late of the grantors herein the 3 following courses and distances North 08 degrees, 19 minutes East, two hundred feet to a stake; thence South 81 degrees, 41 minutes East, sixty feet to a point; thence South 08 degrees, 19 minutes West, two hundred feet to a point in the centerline of Ridge Pike aforesaid, and thence along the centerline thereof North 81 degrees, 41 minutes West, 60 feet to the place of beginning.

Premises B

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

BEGINNING at an iron pin a corner of land of Eugene Jenkins other land of Grantees and other land of Grantors; thence along land of Grantees North 81 degrees, 41 minutes West, 60 feet to a corner, an iron pin and land of Stephen Henderson; thence along Henderson's land North 08 degrees, 19 minutes East, 55 feet to an iron pin a corner of this and other land of Grantors; thence along Grantors land the next 2 courses South 81 degrees, 41 minutes East, 60 feet to an iron pin and South 08 degrees, 19 minutes West, 55 feet to the place of beginning.

CONTAINING 3300 square feet of land more fully described in a survey made by Francis B. Wack, Registered Surveyor on June 26, 1961.

BEING the same premises conveyed to Robert S. Frame, Jr. and Mary Carl Frame, his wife by Deed from Robert S. Frame, dated 11/3/2006 and recorded 11/16/2006 in Book 5624, Page 1108.

Parcel Number: 37-00-03688-00-1.

Location of property: 3123 West Ridge Pike a/k/a 3123 Ridge Pike, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Mary Carl Frame and Robert S. Frame, Jr. a/k/a Robert S. Frame** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC, s/b/m Green Tree Consumer Discount Company. Debt: \$170,786.24.

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

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

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

17-14903

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision and Land Development for Chandlers Crossing made by John T. Aston, Surveyors, Boyertown Pennsylvania, dated December 8, 1990 and last revised November 20, 1990 and recorded in Plan Book A-52, Page 292, 293 and 294, as follows, to wit:

BEGINNING at a point a corner of Lot No. 29, Stafford Square, on said plan; thence extending South 39 degrees, 00 minutes, 22 seconds East, 20.00 feet to a point a corner of Lot No. 31; thence along the same, North 50 degrees, 59 minutes, 27 seconds West, 100.00 feet to a point; thence extending North 39 degrees, 00 minutes, 33 seconds East, 20.00 feet to a point a corner of Lot No. 29; thence extending along the same, South 50 degrees, 59 minutes, 27 seconds East, 100.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 30, Stafford Square, on said plan.

TITLE TO SAID PREMISES IS VESTED IN Edward A. Luterio, III and Dawn Luterio, as Tenants by the Entireties, by Deed from William H. Walther and Donna M. Walther, dated 08/19/2004, recorded 09/02/2004, in Book 5524, Page 824.

Parcel Number: 32-00-06477-09-7.

Location of property: 30 Stafford Square, Boyertown, PA 19512-9740.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward A. Luterio a/k/a Edward A. Luterio, III and Dawn M. Luterio a/k/a Dawn Luterio** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust A. Debt: \$141,002.87.

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

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

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

17-15106

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as 2539 Jenkintown Road Condominium, located in **Abington 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 recorded in the Office of the Recorder of Deeds of Montgomery County of a Declaration dated November 9, 1978 and recorded on November 30, 1978 in Condominium Pan Book 6, Page 35 and Code of Regulations dated November 9, 1978 and recorded November 30, 1978 in Deed Book 4366, Page 131, and Amendment No. 1 to Declaration Plan dated October 13, 1978 and recorded November 30, 1978 in Deed Book 4366, Page 214 and Amendment No. 1 to Code of Regulations dated September 18, 1979 and recorded October 3, 1979 in Deed Book 4459, Page 519, being and designated on Declaration Plan as Unit No. 107, as more fully described Plan and Declaration, together with a proportionate undivided interest in the common elements (as defined in such declaration) of 6.66%.

BEING the same property conveyed to Nicholas Mascione who acquired title by virtue of a Deed from Stacy A. Hines, Executrix for the Estate of Anne J. Whissell, dated June 11, 2009, recorded June 18, 2009, at Instrument Number 2009063543, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 30-00-33973-05-3.

Location of property: 2539 Jenkintown Road a/k/a 2539 Jenkintown Road, Unit 107, Glenside, PA 19038.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Nicholas Mascione a/k/a Nicholas F. Mascione** at the suit of Wells Fargo Bank, N.A. Debt: \$113,512.47.

**Cristina L. Connor**, Attorney.

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

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

17-15108

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon, situated in **West Pottsgrove Township**, Montgomery County, Pennsylvania, being a Plan of Clover Leaf Apartments dated 2/7/1970, last revised 9/19/1970 made by Ralph E. Shaner Engineering Company Pottstown, Pennsylvania, recorded at Norristown, Pennsylvania in Plan Book A-18, Page 10, as described, as follows, to wit:

BEGINNING at a point on the Southeast side of Jay Street (50 feet wide) which pint is measured along the arc of a circle curving to the right having a radius of 10 feet the arc distance of 11.52 feet from a point of curve on the Northeast side of North Vine Street (50 feet wide) extending from said point of beginning along said side of Jay Street North 37 degrees, 39 minutes East, 36.63 feet to a point a corner of Lot #2 on said plan; thence extending along the same passing in part through the middle of a partition wall of this house and the one adjoining South 52 degrees, 21 minutes East, 140 feet to a point on the Southwest side of a 20 feet wide alley; thence extending along the same South 37 degrees, 39 minutes West, 28.27 feet to a point on the Northeast side of North Vine Street; thence extending along said side of North Vine Street, North 60 degrees, 26 minutes West, 129.88 feet to a point of curve; thence along the arc of a circle curving towards the right having a radius of 10 feet the arc distance of 11.52 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on the aforesaid plan of lots.

BEING the same premises which June Graham by Deed dated June 22, 2009 and recorded July 8, 2009 in Montgomery County in Deed Book 5736, Page 459 conveyed unto Nicholas Fedchak, in fee.

Parcel Number: 64-00-02827-86-2.

Location of property: 228 Jay Street, Stowe, PA.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Nicholas Fedchak** at the suit of Phoenixville Federal Bank & Trust. Debt: \$97,118.69.

**Phillip D. Berger**, Attorney.

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

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

17-15117

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery, and Commonwealth of Pennsylvania, being known as Unit S-1 Of Building 19, on a certain plan known as "The Eagle" made by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania dated 7/15/1975 and last revised 02/18/1976 and recorded in the Office for the Recording of Deeds in Plan Book A 28, Page 51, as follows, to wit:

BEGINNING at a point at a corner of Lot R-8 as shown on the above-mentioned plan; thence extending from said point of beginning North 42 degrees, 62 minutes East, 28.34 feet to a point a corner of Lot S-2 as shown on the above-mentioned plan; thence extending along the same, South 47 degrees, 8 minutes East, 84.00 feet to a point; thence extending South 42 degrees, 52 minutes West, 28.34 feet to a point, a corner of Lot R-8 as shown on the above-mentioned plan; thence extending along the same North 47 degrees, 8 minutes West, 84 feet to the first mentioned point and place of beginning.

THE HEREIN DESCRIBED PREMISES shall include the full wall thickness of all external walls which enclose the premises referred to herein and shall include one-half of all exterior walls which enclose an adjoining unit.

SUBJECT TO MORTGAGE.

BEING the same premises which Ronald G. Mash and Crystal Dawn Mash, by Deed dated August 5, 1992 and recorded August 18, 1992 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5016, Page 362, granted and conveyed unto Ronald George Mash.

Parcel Number: 43-00-01994-09-6.

Location of property: 3017 Cardin Place a/k/a 3017 Cardin Place, Apartment #19S-1, Eagleville, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronald George Mash a/k/a Ronald G. Mash** at the suit of Citibank, N.A. Successor by Merger With Citibank, Federal Savings Bank c/o Citimortgage, Inc. Debt: \$261,399.03.

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

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

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

17-15118

ALL THAT CERTAIN frame plastered dwelling house and lot of ground, situate in **Conshohocken Borough**, County of Montgomery and state of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake on the Northwesterly side of Wells Street at the distance of one hundred and three and sixty-eight one-hundredths feet Southwesterly from Eighth Avenue; thence by other land of said Abram Crankshaw, North forty-nine degrees, West parallel with said Eighth Avenue, fifty-five and three-tenths feet to a lot of land belonging to Elizabeth Woodward; thence by said lot South forty-one degrees, West parallel with Wells Street aforesaid, eighteen and sixteen one-hundredths feet to a stake, a corner; thence by other land of the said Crankshaw and parallel with the first course, and passing through the middle of the partition wall of the frame plastered dwelling on this and the one on the adjoining premises, Southeasterly fifty-five and three-tenths feet to Wells Street aforesaid, and along the Northwest side thereof, North forty-one degrees, East eighteen and sixteen one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN by Deed from dated 05/14/2014 recorded 07/09/2014 in Deed Book 5919, Page 02096 Instrument #2014043399.

Parcel Number: 05-00-11928-00-1.

Location of property: 714 Wells Street, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donald E. Baldwin a/k/a Donald Baldwin and Tracy A. Baldwin** at the suit of Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2007-NC3 Mortgage Pass-Through Certificates, Series 2007-NC3. Debt: \$188,504.16.

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

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

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

17-15172

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Briar House, located at York Road and Meeting House Road in **Cheltenham Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, act of July 3, 1963, P.L. 196 by the recording in the Office of the Recording of Deeds of Montgomery County, a Declaration dated August 4, 1971 and recorded March 20, 1973 in Deed Book 3835, Page 533 and an Amendment thereto dated March 22, 1973 and recorded March 22, 1973 in Deed Book 3836, Page 374; and a Second Amendment thereto dated June 4, 1974 and recorded June 6, 1974 in Deed Book 3948, Page 140; and a Third Amendment thereto dated June 20, 1974 and recorded July 5, 1974 in Deed Book 3957, Page 142; and a Fourth Amendment thereto dated October 15, 1974 and recorded October 16, 1974 in Deed Book 3983, Page 186; and a Fifth Amendment thereto dated October 31, 1974 and recorded October 31, 1974 in Deed Book 3986, Page 443; and a Sixth Amendment thereto dated July 28, 1975 and recorded August 1, 1975 in Deed Book 4044, Page 410; and a Seventh Amendment thereto dated September 19, 1975 and recorded September 23, 1975 in Deed Book 4056, Page 406; and Eighth Amendment

thereto dated September 19, 1975 and recorded November 6, 1975 Deed Book 4066, Page 594; and a Ninth Amendment thereto dated December 11, 1975 and recorded December 26, 1975 in Deed Book 4078, Page 242; and a Tenth Amendment thereto dated November 16, 1976 and recorded November 18, 1976 in Deed Book 4158, Page 394 and an Eleventh Amendment thereto dated December 28, 1977 and recorded January 18, 1978 in Deed Book 4295 Page 83; an amended and restated Twelfth Amended Declaration dated August 16, 1988 and recorded September 12, 1988 in Deed Book 4886, Page 1764; and a Thirteenth Amendment thereto dated October 1, 1993 and recorded October 25, 1993 in Deed Book 5058 Page 1632; and a Fourteenth Amendment thereto dated August 30, 1995 and recorded September 5, 1995 in Deed Book 5124, Page 269 and Declaration Plan dated June 22, 1970 and last revised March 9, 1973 and recorded March 20, 1973 in Condominium Plan Book 1, Page 53 and said Declaration Plan Amended and last revised May 22, 1974 and recorded June 6, 1974 in Condominium Plan Book 3, Page 15; and Sheet No. A-5 thereto amended and last revised June 24, 1974 and recorded July 10, 1974 in Condominium Plan Book 3; Page 49; and Sheet No. A-12 thereto amended and last revised October 1, 1974 and recorded October 16, 1974 in Condominium Plan Book 3, Page 70; and Sheet No. A-10 thereto amended and last revised October 30, 1974 and recorded October 31, 1974 in Condominium Plan Book 3, Page 81; and Sheet No. A-9 amended and last revised June 9, 1975; and Sheet A-11 amended and last revised August 7, 1975 and both sheets recorded August 22, 1975 in Condominium Plan Book 4, Page 25; and Sheet No. 4 amended and last revised September 10, 1975 and recorded September 26, 1975 in Condominium Plan Book 4, Page 28; and Sheet No. A-5 amended and last revised October 29, 1975 and recorded November 6, 1975 in Condominium Plan Book 4, Page 31; and Sheet Nos. A-7 and A-9 amended and last revised December 4, 1975 and August 26, 1975 respectively and recorded December 26, 1975 in Condominium Plan Book 4, Page 47; and said Declaration Plan Sheet Nos. A-11 and A-12 amended and last revised November 5, 1976 and recorded November 18, 1976 in Condominium Plan Book 4, Page 89 and said Declaration Plan Sheet No. A-12 and last revised November 15, 1976 and recorded December 27, 1976 in Condominium Plan Book 5, Page 1; and said Declaration Plan Sheet A-1 and last revised December 1, 1977 and recorded January 18, 1978 in Condominium Plan Book 6, Page 7 and as amended by the plan attached to the Fourteenth Amendment to the Declaration in Deed Book 5124, Page 269; and a Code of Regulations dated August 4, 1971 and recorded March 20, 1973 in Deed Book 3835, Page 559 and an Amendment thereto dated December 20, 1977 and recorded January 3, 1978 in Deed Book 4270, Page 559; and a Second Amendment thereto dated April 8, 1987 and recorded August 11, 1987 in Deed Book 4847, Page 1119, being and designated on Declaration Plan as Unit No. B-65 described in such Declaration Plan and Declaration Together with a proportionate undivided interest in the common elements as defined in such Declaration and Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Richard S. Kowit, by Deed from Alan F. Markovitz, Jane B. Lowenstein and Susan L. Chace, Co-Executors Under the Will of Inez V. Lowenstein, Deceased and Jane B. Lowenstein, dated 06/22/2007, recorded 07/27/2007, in Book 5657, Page 1562.

Parcel Number: 31-00-30107-00-3.

Location of property: 8302 Old York Road, Apartment B65, Elkins Park, PA 19027-1567.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard S. Kowit and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Citibank, N.A. Debt: \$160,445.05.

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

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

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

17-15465

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

BEGINNING on the North side of Queen Street at the distance of 270 feet Westwardly from the Northwest corner of Price and Queen Streets; thence by the said Queen Street Westwardly 30 feet to a corner of Lot No. 107; thence by the same Northwardly 104 feet, 6 inches; thence Westwardly 14 feet, 9 inches; thence Northwardly 35 feet, 5 inches to a 20 feet wide alley; thence along the same Eastwardly 44 feet, 9 inches to the corner of Lot 105; thence by the same Southwardly 140 feet to the point or place of beginning.

BEING the same premises in which Fannie Mae a/k/a Federal National Mortgage Association by Deed dated 06/30/2015 and recorded 07/28/2015 in Deed Book 5963, Page 1920, in the Montgomery County Recorder of Deeds Office, granted and conveyed unto Todd Steven Griess, Jr.

Parcel Number: 16-00-23988-00-8.

Location of property: 1039 Queen Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Todd Steven Griess, Jr.** at the suit of Nationstar Mortgage, LLC. Debt: \$52,835.73.

**Samantha Gable**, Attorney.

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

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

17-16124

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Green Willow Run, located in **Upper Moreland Township**, in County of Montgomery in Pennsylvania, which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196 by the recording in the Office for the Recording of Deeds of Montgomery County, Declaration dated August 1, 1979 and recorded on August 2, 1979 in Deed Book 4437, Page 310 and Declaration Plan dated May 9, 1979 last revised July 16, 1979 and recorded on August 2, 1979 in Condominium Plan Book 6, Page 52 and 53 and a Code of Regulations dated August 1, 1979 and recorded August 2, 1979 in Deed Book 4437, Page 332 being and designated on Declaration Plan as Unit (7g), as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the common elements (as defined in such declaration of 1.2368%.

BEING the same premises conveyed to Jean K. Licence and Kevin Licence as Joint Tenants With Right of Survivorship by Deed from Jean K. Licence, dated 12/1/2002 and recorded 1/21/2003 in Book 5443, Page 397. The said Jean K. Licence Deceased, DOD 7/8/2016 vesting title solely in Kevin Licence.

Parcel Number: 59-00-19898-73-4.

Location of property: 515 North York Road, Unit 7-G a/k/a 515 North York Road, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kevin Licence** at the suit of Nationstar Mortgage, LLC. Debt: \$55,443.16.

**David Fein**, Attorney. I.D. #82628

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

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

17-16158

ALL THAT CERTAIN lot or piece of ground, with messuage thereon, situate in **West Norriton Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Subdivision Number 1 Halford Hills" made by Donald H. Schurr, Registered Surveyor, dated April 4, 1955 and revised by Yerkes Engineering Company, December 19, 1957, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Rittenhouse Boulevard (60 feet wide) said point of beginning being the two following courses and distances from its point of intersection with the Southwesterly side of Christopher Street (50 feet wide): (1) leaving Christopher Street, South 45 degrees, 15 minutes West along the Northwesterly side of Rittenhouse Boulevard (50 feet wide) 500.00 feet to a point; and (2) North 44 degrees, 45 minutes West, 5.00 feet to a point on the Northwesterly side of Rittenhouse Boulevard (60 feet wide), the place of beginning.

CONTAINING in front or breadth Southwestwardly along the Northwesterly side of Rittenhouse Boulevard (60 feet wide), 85.00 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Rittenhouse Boulevard crossing the Southeasterly side of Whitehall Road, 344.00 feet to a point in the bed of the aforesaid Whitehall Road.

BEING known as Lot #37 as shown on the above mentioned plan.

SUBJECT TO MORTGAGE.

BEING the same premises which Manrico A. Troncelliti, Jr., by Deed dated October 28, 1992 and recorded November 02, 1992 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5023, Page 746, granted and conveyed unto John J. McKenna and Maryann C. McKenna, his wife.

Parcel Number: 63-00-07285-00-5.

Location of property: 391 Rittenhouse Boulevard, Jeffersonville, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Karen M. Desimone, as Co-Executrix of The Estate of Maryanne C. McKenna a/k/a Mary Ann C. McKenna a/k/a Maryann McKenna a/k/a Maryanne McKenna, Deceased and Amy B. Clineff, as Co-Executrix of The Estate of Maryanne C. McKenna a/k/a Mary Ann C. McKenna a/k/a Maryann McKenna a/k/a Maryanne McKenna, Deceased** at the suit of Bank of America, N.A., Successor by Merger to Fleet National Bank. Debt: \$116,479.26.

**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.

17-16221

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 according to a Map of Property of Mahoney Construction Company, made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated 2/18/1963 and last revised 10/14/1963, as follows, to wit:

BEGINNING at a point in the middle line of Rosemary Lane (fifty feet wide) at the distance of one hundred eighty feet measured South sixty-three degrees, thirty-three minutes, fifty seconds West along the middle of Rosemary Lane from its intersection with the middle of Tower Lane (sixty feet wide); thence along the middle of Rosemary Lane the three following courses and distances: (1) South sixty-three degrees, thirty-three minutes, fifty seconds West, forty-four and ninety-five one-hundredths feet to a point of curve; (2) on a line curving to the right with a radius of one hundred fifty feet, the arc distance of two hundred forty-seven and thirty-six one-hundredths feet, the chord of said curved line has a bearing of North sixty-nine degrees, eleven minutes, thirty-five seconds West, two hundred twenty and

twenty-seven one-hundredths feet to a point; (3) North twenty-one degrees, fifty-seven minutes West, twenty-five and eight one-hundredths feet to a point; thence through Lot #16 North sixty-three degrees, thirty-three minutes, fifty seconds East, one hundred ninety-two and fifty-three one-hundredths feet to a point in line of Lot #19; thence along Lot #19 and Lot #18 South twenty-six degrees, twenty-six minutes, ten seconds East, one hundred eighty-six and seventy-three one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Charles Stewart Cohen and Ofelia Cohen by Deed from Frank L. Kessler and Cecelia Kessler dated June 13, 2008 and recorded on June 20, 2008 in the Montgomery County Recorder of Deeds in Book 5696, Page 02867 as Instrument No. 2008063938.

Parcel Number: 40-00-53172-00-5.

Location of property: 333 Rosemary Lane, Narberth, PA 19072.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Charles Stewart Cohen and Ofelia Cohen** at the suit of Capital One, N.A., as Successor by Merger to ING Bank, F.S.B. Debt: \$908,107.70.

**Roger Fay**, Attorney.

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

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

17-16329

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, State of Pennsylvania, being Lot No. 35, on a Plan of Elkins Park, according to a survey prepared by Albright and Mebus, dated April 1924 and described, as follows, to wit:

BEGINNING at a point in the Northwesterly side of Sterling Road (40 feet wide) at the distance of 118.04 feet Northeastwardly from the intersection of the said side of Sterling Road with the Northeasterly side of Marvin Road (40 feet wide), both lines produced; thence North 47 degrees, 39 minutes West, 131.75 feet to a point; thence North 41 degrees, 34 minutes East, 48.63 feet to a point; thence South 48 degrees, 15 minutes East, 131.37 feet to a point in the aforementioned side of Sterling Road; thence along the same South 41 degrees, 45 minutes West, 26.89 feet to a point of curve; thence still along the same Southwestwardly by a line curving to the left with a radius of 500 feet to a distance of 23.11 feet to the place of beginning.

BEING known and identified as 451 North Sterling Road, Block 5, Unit 23.

BEING the same premises that Keith E. Cossrow and Joanne R. Cossrow by Deed dated 7/1/2014, recorded 7/7/2014 in Deed Book 5919, Page 1047 conveyed unto Denise Costea.

Parcel Number: 31-00-25213-00-1, Map #31005 023.

Location of property: 451 North Sterling Road, Block 5, Unit 23, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Denise M. Costea a/k/a Denise Costea** at the suit of Lake Michigan. Debt: \$340,301.39 plus interest to sale date.

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

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

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

17-16331

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Overbrook Hills, in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania.

BEING at the point on the Southeast side of Dorset Lane at the distance of one hundred fifty-five and thirty-five one-hundredths feet measured North sixty-nine degrees, thirty minutes East from the corner formed by the intersection of the Southeast side of Dorset Lane with the Northeast side of Rockglen Road.

CONTAINING in front or breadth on the said Dorset Lane forty-one and five-tenths feet and extending of that width in length or depth South twenty degrees, thirty minutes East between parallel lines at right angles to the said Dorset Lane, one hundred feet to the middle line of a certain fifteen feet wide driveway which extends Northeastward and Southwestward and communicates at each end thereof with certain other driveways fourteen feet wide which extends Northwestward into the said Dorset Lane and Southeastward into Oreywall Lane.

BEING Lot No. 20, Block 23.

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

BEING the same premises which Catherine Borden, widow by Deed dated 03/31/2004 and recorded on July 19, 2004 in the Office for the Recording of Deeds in Book 5517 and Page 2129 conveyed unto Harry Mobley and Flora Mobley, husband and wife.

Parcel Number: 40-00-15704-00-6.

Location of property: 1418 Dorset Lane, Wynnewood, PA 19096.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Harry Mobley** at the suit of Ocwen Loan Servicing, LLC. Debt: \$167,789.85.

**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.

17-16599

ALL THAT CERTAIN parcel or tract of land, situate in **Upper Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a plan of lots and survey as prepared for Ludwig and Paula Struckmann made by Ralph E. Shaner and Son Engineering Company dated October 26, 1972 and revised January 20, 1973 more fully described, as follows, to wit:

BEGINNING at a corner on line of lands of George Kemp, said point being on the Westerly Right-of-Way of Farmington Avenue (legal width of 50 feet and ultimate width by Lot Plan of 60 feet) leading from Moyer Road to Colebrookdale Road; thence from said point of beginning continuing along other lands of George Kemp, South 44 degrees, 35 minutes West, 124.28 feet to a corner lands of now or late Mrs. Stauffer; thence along the latter lands, South 48 degrees, 08 minutes West, 10.73 feet to a corner lands now or late John O. Shaner et. al; thence along the same North 46 degrees, 44 minutes West, 117.07 feet to a corner of Lot No. 2; thence along the same North 45 degrees, 62 minutes East, 102.72 feet to a corner on the Westerly Right-of-Way aforesaid Farmington Avenue; thence along the same by a course parallel to and distant 20.00 feet Westerly thereof, South 40 degrees, 08 minutes East, 18.73 feet to a point of deflection and South 15 degrees, 56 minutes East, 116.51 feet to a corner and place of beginning.

BEING Lot No. 1 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Stephen M. Zomolsky, by Deed from Sallie R. Reitmeyer, dated 03/05/2010, recorded 03/08/2010, in Book 5760, Page 1384.

Parcel Number: 60-00-01014-00-6.

Location of property: 1778 Farmington Avenue, Pottstown, PA 19464-1346.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen M. Zomolsky** at the suit of Wells Fargo Bank, N.A. Debt: \$177,140.24.

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

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

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

17-16724

ALL THAT CERTAIN lot or piece of land, together with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded by a survey made by Charles K. Aimen, March 14, 1898, A.D., as follows:

BEGINNING at a stone set for a corner of this land and land of Frederick H. Gunther, on the North side of a public road leading from Glenside to Mermaid Road (now known as Willow Grove Avenue); thence by said Gunther's Land North twelve degrees, sixteen minutes East, two hundred four and three-quarters feet to a stone; thence by land laid out in lots North seventy-eight degrees and forty-eight minutes West, sixty feet to a stone; thence by other land of George D. Heist, South twelve degrees, fourteen minutes West, two hundred eleven and one-tenths feet to a stone; thence along the North side of the aforesaid road, South eighty-three degrees and thirty-six minutes East, sixty feet to the place of beginning.

CONTAINING twelve thousand four hundred eighty square feet.

TITLE TO SAID PREMISES IS VESTED IN Michael Whitman and Anton Onosov by Deed from Fannie Mae a/k/a Federal National Mortgage Association dated March 26, 2014 and recorded May 12, 2014 in Deed Book 5912, Page 01998 Instrument Number 2014028364.

Parcel Number: 31-00-11344-00-1.

Location of property: 505 West Glenside Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael Whitman and Anton Onosov** at the suit of Branch Banking and Trust Company. Debt: \$151,509.42.

**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.

17-17007

ALL THAT CERTAIN unit designated as Unit No. B-2, in the 'Maple' Building, being a unit in 'Spring Mountain Summit' a Condominium, located on Walnut Street and Centennial Street, in **Schwensville Borough**, County of Montgomery and Commonwealth of Pennsylvania, as being designated in the Declaration of Condominium of 'Spring Mountain Summit' under the Unit Property Act, dated February 22, 1980, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4503, Page 443 etc., and also as being designated on the Declaration Plan of 'Spring Mountain Summit' recorded in the aforesaid Recorder of Deeds Office, in Condominium Plan Book 7, Page 80 etc.

TOGETHER with a 0.94% undivided interest in and to the Common Elements as fully set forth in the aforesaid Declaration of Condominium of 'Spring Mountain Summit.'

BEING the same premises which Susan Thompson by Indenture dated 10/10/2000, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book and Page 5335-822, granted and conveyed unto Douglas E. Gabel, in fee.

UNDER AND SUBJECT to all agreements, conditions and restrictions of record and to the provisions, easements and covenants as contained in the above Declaration of Condominium of 'Spring Mountain Summit' and the Declaration Plan of 'Spring Mountain Summit' as well as the 'Code of Regulations' of 'Spring Mountain Summit' dated February 22, 1980, and recorded in the aforesaid Recorder of Deeds Office, in Deed Book 4503, Page 480 etc.

ALSO UNDER AND SUBJECT, in all respects, to a certain Declaration of Easements, Covenants and Restrictions, dated February 22, 1980, recorded as aforesaid, in Deed Book 4503, Page 437 etc.

WHEREAS the above mentioned Declaration of Condominium has since been amended by an Amended Declaration dated February 26, 1981, and recorded March 24, 1981, in Deed Book 4612, Page 99.

THE GRANTEE, for and on behalf of the Grantee and the Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this Deed Covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the common elements as may be assessed from time to time by the Council in Accordance with the Unit Property Act of Pennsylvania, and further covenants and agrees that the unit conveyed by this Deed shall be subject to a charge for all amounts as assessed and that except insofar as Sections 705 and 706 of said Unit Property Act may relieve a subsequent unit owner of liability for prior unpaid assessments this covenant shall run with and bind the land or unit hereby conveyed and all subsequent owners thereof.

TITLE TO SAID PREMISES IS VESTED IN Carl J. McLaughlin, by Deed from Douglas E. Gabel, dated 01/14/2011, recorded 01/18/2011, in Book 5790, Page 02615.

Parcel Number: 20-00-00060-11-8.

Location of property: 4521 Forest Lane, Unit B-2 a/k/a 4521 Forest Lane, Schwenksville, PA 19473.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carl McLaughlin a/k/a Carl J. McLaughlin** at the suit of PHH Mortgage Corporation. Debt: \$105,761.94.

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

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

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

17-17464

ALL THAT CERTAIN, lot or piece of land, (with the dwelling thereon erected), situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final plan of subdivision of Gwynedale 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 Southeasterly side of Gwynedale Way said point of beginning being a corner of Lot No. 218 as shown on the above mentioned plan; thence extending from said point of beginning along Lot No. 218, South 15 degrees, 03 minutes, 37 seconds East, 109 feet to a point; thence extending South 74 degrees, 56 minutes, 23 seconds West, 32 feet to a point; thence extending North 15 degrees, 03 minutes, 37 seconds West, 109 feet to a point on the Southeasterly side of Gwynedale Way; thence extending along the same, North 74 degrees, 56 minutes, 23 seconds East, 32 feet to the first mentioned point and place of beginning.

CONTAINING in area 3,488 square feet.

BEING Lot No. 217 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Reginald Holmes and Takiya M. Boyd, husband and wife, by Deed from John Currie and Rhonda L. Currie, dated 07/19/2013, recorded 07/22/2013, in Book 5881, Page 1924. Parcel Number: 56-00-03536-88-1.

Location of property: 1360 Gwynedale Way, Lansdale, PA 19446-5366.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Reginald Holmes n/k/a Syeed Bilal Ode n/k/a Syeed B. Ode and Takiya M. Boyd** at the suit of JP Morgan Chase Bank, N.A. Debt: \$301,212.96.

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

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

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

17-17554

PREMISES "A"

ALL THAT CERTAIN lot of land, situate in **New Hanover Township**, County of Montgomery and State of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a corner of lands of Arthur R. Milligan, Joyce E. Milligan, his wife and Mabel E. Milligan, his mother, said point being in the middle of Moyer Road (33 feet wide) leading from Layfield Road; thence along the middle of said road by lands of Marie Eidell, North 75 degrees, 03 minutes West, 100 feet to a corner of lands now or about to be conveyed to Elmer Erb; thence along the same North 14 degrees, 57 minutes East, 250 feet to a corner on line of other lands of Julia Kulishoff; thence along the same South 75 degrees, 03 minutes East, 100 feet to a corner of lands of the aforesaid Milligan; thence along the same South 14 degrees, 57 minutes West, 250 feet to the place of beginning.

CONTAINING 91.82 perches of land more or less.

PREMISES "B"

ALL THAT CERTAIN tract or parcel of land, situate in **New Hanover Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey as made by George F. Shaner, R.E. of Pottstown, Pennsylvania, as follows, to wit:

BEGINNING at the Northeasterly corner other lands John H. Jerman and on line lands Arthur R. Milligan, said point being distant along said lands from a corner in the middle of Moyer Road North 14 degrees, 57 minutes East, 250.0 feet; thence from said point of beginning continuing along lands of Arthur R. Milligan, North 14 degrees, 57 minutes East, 331.32 feet to a corner on line lands George Davies; thence along the same North 49 degrees, 03 minutes West, 111.26 feet to a corner other lands Julia Kulishoff; thence along said lands intended to be conveyed to Edward Cias, South 14 degrees, 57 minutes West, 380.10 feet to a corner other lands John H. Jerman; thence along the same South 75 degrees, 03 minutes East, 100.0 feet to the place of beginning.

CONTAINING 0 acres and 129.05 perches of land more or less.

BEING the same premises conveyed to Richard H. Tatum, Sr., from Elizabeth H. Jerman by Deed dated April 28, 2009 and recorded on May 5, 2009 as Instrument Number 2009044351 in Book 5729, Page 695, as recorded in the Recorder of Deeds Office of Montgomery County, Pennsylvania.

Parcel Number: 47-00-05156-00-8.

Location of property: 407 Moyer Road, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard H. Tatum, Sr.** at the suit of Police and Fire Federal Credit Union. Debt: \$169,893.11.

**Lauren M. Moyer**, Attorney.

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

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

17-17687

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a certain plan of part of Philmont Manor made by George B. Mebus, Registered Professional Engineer, dated September 15, 1953, as follows, to wit:

BEGINNING at a point on the Northwest side of Philmont Road (80 feet wide) at the distance of 186.60 feet measured South 79 degrees, 17 minutes, 20 seconds West along the said side of Philmont Road (80 feet wide) (produced) with the Southwest side of Chestnut Street (50 feet wide) (produced); thence along the said side of Philmont Road South 79 degrees, 17 minutes, 20 seconds West, 70 feet to a point; thence extending North 10 degrees, 42 minutes, 40 seconds West, 132.50 feet to a point; thence extending North 79 degrees, 17 minutes, 20 seconds East, 70 feet to a point in line of Lot No. 18 on said plan; thence extending along the same South 10 degrees, 42 minutes, 40 seconds East, 132.50 feet to the first mentioned point and place of beginning

BEING Lot No. 17.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, County of Montgomery and State of Pennsylvania, situate on the Northwest side of Philmont Road (80 feet wide) at the distance of 256.60 feet measured South 79 degrees, 17 minutes, 20 seconds West along the said side of Philmont Road (80 feet wide) (produced) with the Southwesterly side of Chestnut Street (50 feet wide) (produced).

CONTAINING in front or breadth on the said side of Philmont Road, Southwestwardly 70 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Philmont Road 132.50 feet.

BEING Lot No. 16, Block "E" on plan of part of Philmont Manor.

Parcel Number: 41-00-06880-00-9.

Location of property: 3260 Philmont Avenue, Huntingdon Valley, Lower Moreland Township, Montgomery County, PA 19006.

The improvements thereon are: Residential single family dwelling.

Seized and taken in execution as the property of **Robert P. Lanning and Elizabeth R. Lanning** at the suit of Huntingdon Valley Bank f/k/a Huntingdon Valley Federal Savings and Loan Association. Debt: \$58,450.38.

**Henry E. Van Blunk**, Attorney. I.D. #70751

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

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

17-17716

ALL THAT CERTAIN lot or piece of ground and all of the improvements thereon erected, situate in the 6th Ward of **Norristown Borough**, Montgomery County, Pennsylvania, described in accordance with a certain Subdivision Plan made for Elmar Builders, Inc., by Donald H. Schurr, Professional Engineer, Norristown, PA, dated November 18, 1958, and recorded in the Office for the Recording of Deeds, in and for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-4, at Page 97, as follows, to wit:

BEGINNING at a point on the Southwest side of Chain Street (50 feet wide), at the distance of 137.51 feet Northeastwardly (North 41 degrees East) from the point of intersection of the Northeast side of Logan Street (66 feet wide) with the Southeast side of Chain Street; thence along the Southeast side of Chain Street, North 41 degrees, East, 22.51 feet to a corner of Lot #11; thence along Lot #11, South 49 degrees, East 134 feet to a point; thence South 41 degrees, West 22.51 feet to a corner of Lot #9; thence along Lot #9, North 49 degrees, West the line for a part of the distance passing through the middle of the partition wall dividing the house erected hereon and the house on the adjoining lot (Lot #9), 134 feet to the first mentioned point and place of beginning.

BEING Lot #10 on said plan.

UNDER AND SUBJECT to certain building restrictions and agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Gregory F. Wallin and Lynda D. Wallin, by Deed from Gregory F. Wallin and Lynda D. Wallin, dated 12/17/1999, recorded 03/15/2000, in Book 5310, Page 1027.

Parcel Number: 13-00-07172-00-6.

Location of property: 1802 Chain Street, Norristown, PA 19401-2926.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gregory F. Wallin and Lynda D. Wallin** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as Successor to JP Morgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RP2. Debt: \$61,191.26.

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

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

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

17-17720

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 Southeast side of Kohn Street, at the distance of thirty feet, ten inches Southwest from the South corner of Kohn Street and Haws Alley; thence at right angles to Kohn Street the line passing through the middle of the partition wall between this and the adjoining house, now or formerly of Keller & Rex, Southeasterly eighty five feet to the Northwest side of a twenty feet wide alley laid out by the said Keller & Rex, for the common use of the owners and occupiers of this and the property abutting thereon, now or formerly of said Keller & Rex; thence along the Northwest side of said alley Southwesterly, fifteen feet five inches to a corner of this and lot of land now or formerly of David M. Richards; thence along the same, parallel to the first line, passing through the middle of the partition wall between this and the adjoining property of now or formerly David M. Richards, Northwesterly, eighty-five feet to the Southeast side of Kohn Street, aforesaid; thence along said side, Northeasterly fifteen, feet five inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Deanne Butcher by Deed from Ronald Faggins, a single man dated 12/13/2005 recorded 1/10/2006 in Deed Book 5586, Page 599.

Parcel Number: 13-00-18372-00-2.

Location of property: 558 Kohn Street, Norristown, PA 19401-4545.

The Improvements thereon are: Residential property.

Seized and taken in execution as the property of **Deanne Butcher** at the suit of Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS3. Debt: \$111,415.95.

**Elizabeth M. Bennett**, Attorney. I.D. #316681

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

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

17-17725

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a Plan of Subdivision made for Pin Oak Estate, made by John G. Walter, Jr., Registered Professional Engineer, dated 10-19-76 and last revised 01-29-79 and recorded 02-22-79 in the Office of the Recorder of Deeds, in Plan Book A-35, Page 28, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Dana Drive (fifty feet wide) measured the four following courses and distances from a point of curve in the Northeasterly side of Longford Road: (1) on the arc of a circle curving to the left having a radius of twenty-five feet the arc distance of thirty-nine and twenty-seven one-hundredths feet to a point of tangent; (2) South forty-five degrees, forty-two minutes East, one hundred twenty-one and seventy one-hundredths feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of one hundred twenty-five feet the arc distance of fifty-eight and ninety-eight one-hundredths feet to a point of tangent; (4) South seventy-two degrees, forty-four minutes, five seconds East, five hundred feet; thence extending from said point and place of beginning along Lot No. 6 North seventeen degrees, fifteen minutes, fifty-five seconds East, one hundred twenty and twenty-one one-hundredths feet to a point, a corner of lands of Upper Providence School District; thence extending along land South seventy-two degrees, forty-four minutes, five seconds East, one hundred twenty-five feet to a point, a corner of Lot No. 8; thence extending along said lot South seventeen degrees, fifteen minutes, fifty-five seconds West, one hundred twenty and twenty-one one-hundredths feet to a point on the Northeasterly side of Dana Drive; thence extending along said side thereof North seventy-two degrees, forty-four minutes, five seconds West, one hundred twenty-five feet thereof North seventy-two degrees, forty-four minutes, five seconds West, one hundred twenty-five feet to the first mentioned point and place of beginning.

BEING Lot #7 as shown on the above plan.

Parcel Number: 61-00-01208-31-5.

Location of property: 12 Dana Drive, Oaks, PA 19456.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **Susan F. Green and Daniel J. Green** at the suit of The Bank of New York Mellon et al. Debt: \$323,903.80.

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

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

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

17-17726

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. 2501 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. 2501, prepared by Bardy and Bursich, Inc., as recorded in Deed Book 4612, Page 44, as follows, to wit:

BEGINNING at a point, a corner of this and the common area of the Walnut Ridge Estates, which point is at the distance of 86.10 feet measured South 44 degrees, 42 minutes, 00 seconds West from a point, which point is at the distance of 43.57 feet measured North 45 degrees, 18 minutes, 00 seconds West from a point, which point is at the distance of 145.00 feet measured South 39 degrees, 42 minutes, 00 seconds West, from a point on the center line of Main Drive, which point is 6.00 feet measured South 26 degrees, 18 minutes, 00 seconds East along said center line from its point of intersection with the center line of "A" Drive, as shown on said plan.

BEING the same premises which Susan M. Addison, by Deed dated 11/28/2012, recorded 11/28/2012, in Deed Book 5855, Page 2442, conveyed unto Tamara N. Shaner, in fee.

Parcel Number: 42-00-05118-75-3.

Location of property: 2501 Walnut Ridge Estates, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tamara N. Shaner** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$82,116.33 plus interest to sale date.

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

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

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

17-17729

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

BEGINNING at a point on the Southeasterly side of Stanbridge Street, at the distance of 444 feet Southwesterly from Marshall Street, a corner of this and land now or late of Francis Nace; thence by the same, Southeasterly 152.33 feet to the Northwesterly side of a 25 feet wide alley; thence along the same Southwesterly 25 feet, 8 inches to a point, a corner of this and land now or late of A.W. Grigg; thence by the same, Northwesterly 152.33 feet to the Southeasterly side of Stanbridge Street, aforesaid; thence along the said side thereof Northeasterly 25 feet, 8 inches to the point and place of beginning.

BEING the same premises which Roy Joel Cohen and Christine Melvina Cohen, his wife, by Deed dated August 10, 1993 and recorded September 14, 1993 at Montgomery County in Deed Book 5054, Page 1090, granted and conveyed unto David P. Rice, in fee.

Parcel Number: 13-00-34608-00-2.

Location of property: 542 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **David P. Rice** at the suit of JP Morgan Chase Bank, National Association Successor by Merger to Chase Home Finance, LLC Successor by Merger to Chase Manhattan Mortgage Corporation f/k/a Chemical Residential Mortgage Corporation f/k/a Margaretten & Company, Inc. Debt: \$45,617.75.

**Samantha Gable**, Attorney.

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

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

17-17793

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Terraced Hills Plan of Lots, drawn by Ralph E. Shaner & Son Engineering Company, dated 3/20/1974 and revised 10/5/1976, said plan recorded in Montgomery County in Plan Book A37, Page 18, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Terraced Hill Court (50 feet wide) said point being a corner of Building 10 Unit 1 on said plan; thence extending from said point of beginning along Building 10, Unit 1, South 14 degrees, 4 minutes West end crossing a 20 feet wide Storm Sewer Easement, 67 feet to a point in line of lands now or late of Whitford Homes, Inc.; thence extending along said lands North 75 degrees, 56 minutes West, 33 feet to a point, a corner of Building 10, Unit 3 on said plan; thence extending along same North 14 degrees, 4 minutes East and recrossing said 20 feet wide Storm Sewer Easement, 67 feet to a point on the Southwesterly side of Terraced Hill Court; thence extending along same South 75 degrees, 56 minutes East, 33 feet to the first mentioned point and place of beginning.

BEING Building 10, Unit 2 as shown on the abovementioned plan.

TITLE TO SAID PREMISES IS VESTED IN Gigi M. Madison, by Deed from Barbara A. Walleigh a/k/a Barbara A. Pizii, dated 04/21/2011, recorded 04/26/2011, in Book 5799, Page 506.

Parcel Number: 42-00-04885-51-8.

Location of property: 2574 Terraced Hill Court #2-10 a/k/a 2574 Terraced Hill Court a/k/a 2574 Terraced Hills Court, Pottstown, PA 19464-3146.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gigi M. Madison** at the suit of Wells Fargo Bank, N.A.  
Debt: \$136,641.21.

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

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

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

17-17917

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 Subdivision Plan "Pennsburg Townhouses" made for Pennsburg Townhouses Associates by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated 10/21/1992 and last revised on 01/19/1993 and recorded in Plan Book A-54, Page 314, as follows, to wit:

BEGINNING at a point, a corner of said Lot No. 18, being measured South 41 degrees, 41 minutes, 00 seconds East, 8.33 feet from the Northwesterly corner of Lot No. 19 as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and extending along Lot No. 19, South 41 degrees, 41 minutes, 00 seconds East, 22.67 feet to a point, a corner of open space; thence extending along said open space, the 3 following courses and distances, viz: (1) South 48 degrees, 19 minutes, 00 seconds West, 37.00 feet to a point, a corner; thence (2) North 41 degrees, 41 minutes, 00 seconds East, 22.67 feet to a point, a corner; thence (3) North 48 degrees, 19 minutes, 00 seconds East, 37.00 feet to a point in line of Lot No. 19 aforesaid, being the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Franklin Pena, by Deed from Franklin Pena and Sheena Definis, his wife, dated 08/02/2016, recorded 09/02/2016, in Book 6014, Page 456.

Parcel Number: 15-00-01744-66-2.

Location of property: 592 Penn Street, Pennsburg, PA 18073-1108.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Franklin Pena** at the suit of Wells Fargo Bank, N.A.  
Debt: \$120,719.87.

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

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

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

17-18120

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of property made for John G. and Aimee M. Shea, made by George B. Mebus, Inc., Consulting Engineers, dated 3/12/1980 and revised 5/16/1980 said plan being recorded in the Office of the Recorder of Deeds etc. in and for Montgomery County at Norristown, PA in Plan Book A-40, Page 55, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Serpentine Lane, said point being measured the three following courses and distances from a point of curve on the Southwesterly side of Church Road: (1) leaving Church Road on the arc of a circle curving to the right having a radius of 10.00 feet, the arc distance of 22.78 feet to a point of tangent on the Northwesterly side of Serpentine Lane; (2) South 73 degrees, 37 minutes, 30 seconds West, 80.34 feet to a point; and (3) South 54 degrees, 30 minutes, 30 seconds West, 33.76 feet to the place of beginning, said point of beginning also being a corner of Parcel 'A' as shown on the above mentioned plan; thence extending from said point of beginning, along the Northwesterly side of Serpentine Lane the two following courses and distances: (1) South 54 degrees, 30 minutes, 30 seconds West, 98.10 feet to a point; and (2) South 23 degrees, 07 minutes West, 31.64 feet to a point; thence extending North 14 degrees, 24 minutes, 30 seconds West crossing a certain 20.00 feet wide right-of-way for sanitary sewer 237.24 feet to a point; thence extending North 33 degrees, 05 minutes, 30 seconds East, 10.27 feet to a point, a corner of Parcel 'A' as shown on the above mentioned plan; thence extending along the same, South 43 degrees, 43 minutes, 50 seconds East crossing the head of the aforementioned right-of-way for sanitary sewer 210.81 feet to the first mentioned point and place of beginning.

BEING Parcel 'B' as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN James Lary, by Deed from John P. McLaughlin, dated 03/25/1997, recorded 04/04/1997, in Book 5181, Page 1982.

Parcel Number: 31-00-24335-00-6.

Location of property: 890 Serpentine Lane, Elkins Park, PA 19027-1214.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Lary a/k/a James E. Lary and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of U.S. Bank National Association.  
Debt: \$294,273.80.

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

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

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

17-18246

**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: \$184,401.04.

**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.

17-18334

ALL THAT CERTAIN lot or tract of land, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania, on the 8th day of February A.D., as follows, to wit:

BEGINNING at a point in the centerline of Madison Avenue (40 feet wide) at the distance of 209.56 feet measured North 76 degrees 16 minutes West from an angle point in the centerline of Madison Avenue said angle point being at the distance of 160.13 feet measure South 46 degrees, 35 Minutes West from the point of intersection which the centerline of Madison Avenue makes with the original centerline of Susquehanna Street (41.50 feet wide, as widened from its original width of 33 feet by the addition of 8.50 feet on the Southwesterly side); thence along the center line of Madison Avenue North 76 degrees, 16 minutes West, 61.91 feet to a point thence North 46 degrees, 35 minutes East, 158.01 feet to a point; thence South 41 degrees, 15 minute East, 52.04 feet to a point; thence South 46 degrees, 35 minutes West, 122.46 feet to a point on the aforementioned centerline of Madison Avenue and place of beginning.

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

Parcel Number: 30-00-40236-00-9.

Location of property: 2923 Madison Avenue, Abington, PA 19001.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Bernard P. Clampfer and Linda J. Clampfer** at the suit of NYMT Loan Trust 2014-RP1. Debt: \$219,395.53.

**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.

17-18463

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, and more particularly bounded and described according to a survey made thereof by Herbert H. Metz, Registered Engineer and Land Surveyor on 11/8/1935, as follows, to wit:

BEGINNING at a point, a corner on the Northeast side of Columbia Avenue as laid out in Lansdale Borough, 48 feet wide, at the distance of 29.62 feet Northwest of the Northwest side of a 20 foot wide alley being a corner of other land now or late of the Estate of Charles D. Godshalk, Deceased; thence extending along the Northeast side of said Columbia Avenue, North 44 degrees, 45 minutes West, 30.38 feet to land now or late of John Bartholomew; thence extending along said land now or late of John Bartholomew, North 44 degrees, 30 minutes East, 158.21 feet to a point, a corner on the Southwest side of a 20 foot wide alley; thence extending along the Southwest side of said 20 foot wide alley South 45 degrees, 11 minutes East, 32.45 feet to a point a corner of other land now or late of the Estate of Charles D. Godshalk, Deceased; thence extending along said other land now or late of the Estate of Charles D. Godshalk, Deceased and passing through the middle of the partition wall of the building erected on this lot and said adjoining lot South 45 degrees, 15 minutes West, 158.45 feet to the place of beginning.

BOUNDED on the Northeast by said 20 foot wide alley, on the Southeast by other land now or late of the Estate of Charles D. Godshalk, Deceased, on the Southwest by Columbia Avenue and on the Northwest by land now or date of John Bartholomew.

TITLE TO SAID PREMISES IS VESTED IN Catherine M. Thompson, her Successors and/or Assigns by Deed from Jeffrey D. Thompson and Catherine M. Thompson, husband and wife dated 12/23/1997 recorded 01/06/1998 in Deed Book 5212, Page 0983.

Parcel Number: 11-00-02416-00-3.

Location of property: 321 Columbia Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Catherine M. Thompson** at the suit of HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2004-A, Mortgage-Backed Certificates, Series 2004-A. Debt: \$123,004.38.

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

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

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

17-18464

ALL THAT CERTAIN message and lots of land, situate on the North side of Sembling Avenue, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described to a survey made by George E. Shaner, under dated of 12/26/1945, as follows:

BEGINNING at a point on the Northerly property line of Sembling Avenue, 40 feet wide, a corner of this and property now or late of Sadie B. Baker, distant South 43 degrees, 02 minutes East, 150 feet from the Easterly property line of Price Street, 50 feet wide, a corner of Lot No. 51 on a plan of lots known as Highland View; thence continuing along the Northerly property of Sembling Avenue, South 43 degrees, 02 minutes East, 60 feet to a corner of Lot No. 54; thence along the same North 46 degrees, 58 minutes East, 105 feet to a point on the South side of a 20 feet wide alley; thence along the same in a Westerly direction North 43 degrees, 02 minutes West, 31 feet, 6 inches to a corner of this and lands of said Sadie B. Baker; thence continuing along other lands of the said Sadie B. Baker by a course at right angles to the latter, South 46 degrees, 58 minutes West, 22 feet to a point; thence continuing along lands of the said Sadie B. Baker by a course at right angles to the latter, North 43 degrees, 02 minutes East, 28 feet, 6 inches to a point; thence continuing along lands of the Grantor by course at right angles to the latter South 46 degrees, 58 minutes West, 83 feet to the place of beginning.

BEING the larger portion of Lot No. 52 and all of Lot No. 53 on the aforesaid Highland View Plan.

BEING the same premises which Tami Schmutz, by Deed dated 10/21/2004, recorded 10/27/2004 in Deed Book 5530, Page 2309, conveyed unto David Robert Schmutz, in fee.

Parcel Number: 16-00-25428-00-8, Map #16108 023.

Location of property: 1113 Sembling Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David Robert Schmutz, a/k/a David Schmutz** at the suit of American Heritage Federal Credit Union. Debt: \$79,633.21 plus interest to sale date.

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

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

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

17-18631

ALL THAT CERTAIN tract or parcel of land, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan made for Cutler Group, dated August 28, 1987, and recorded in the Office of the Recorder of Deeds in Plan Book A-50, Page 299, by Richard Urwiler, Registered Surveyor of Urwiler and Walter, Incorporated of Summeytown, as follows, to wit:

BEGINNING at a point on the Northeasterly side of McClure Drive (50 feet wide) measured on the arc of a circle curving to the right having a radius of 13 feet the arc distance of 21.55 feet from a point of tangent on the Northerly side of Kerry Lane (50 feet wide); thence extending from said point and place of beginning along said side of McClure Drive

North 08 degrees, 59 minutes, 45 seconds West, 202.17 feet to a point a corner of Lot #16; thence extending along said Lot North 89 degrees, 00 minutes, 15 seconds East, 114.96 feet to a point a corner of Lot #17; thence extending along said lot passing over a 20 feet wide storm sewer easement South 39 degrees, 28 minutes, 55 seconds East, 226.28 feet to a point of curve on the Northerly side of Kerry Lane; thence extending along said side thereof the two following courses and distances: (1) on the arc of a circle curving to the right having a radius of 150 feet the arc distance of 18.03 feet to a point; (2) South 76 degrees, 00 minutes, 50 seconds West, 198.59 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 13 feet the arc distance of 21.55 feet to the first mentioned point and place of beginning.

BEING Lot No. 15 as on said plan.

TITLE TO SAID PREMISES IS VESTED IN Carmella L. Thompson, Individually, by Deed from Richard P. Thompson and Carmella L. Thompson, how or Formerly h/w, dated 11/22/2010, recorded 11/23/2010, in Book 5785, Page 2924.

Parcel Number: 66-00-03011-22-6.

Location of property: 210 Kerry Lane, Blue Bell, PA 19422-2829.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard P. Thompson a/k/a Richard Powell Thompson and Carmella L. Thompson a/k/a Carmella Thompson** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a First Union National Bank. Debt: \$65,722.13.

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

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

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

17-18660

ALL THAT CERTAIN message and lot of land, situate in the Village of Swedesburg, **Upper Merion Township**, County of Montgomery, State of Pennsylvania, being Lots 172 and part of Lot No. 174 as laid out on the plan of lots of the James Less and Sons Company, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Jefferson Street at the distance of 151.71 feet Northeasterly from the Northeast side of Holstein Street, said point being opposite the middle of the partition wall between this property of Joseph Deskiewicz and wife; thence Northwesterly at right angles to said Jefferson the line passing through the middle of the partition wall, 125 feet to the Southeast side of a 20 feet wide alley; and thence along said side of said alley Northeasterly, 28.29 feet to a point a corner of this said line of Lot No. 170; and thence Southeasterly at right angles to said alley 125 feet to the Northwest side of Jefferson Street; and thence along the said side of said street Southwesterly 28.29 feet to the place of beginning.

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

BEING the same premises which William R. Bernstiel, Jr., by Deed dated September 15, 1999, recorded October 7, 1999 at Montgomery County Deed Book 5291, Page 1415, granted and conveyed unto John H. Kowal.

Parcel Number: 58-00-11473-00-7.

Location of property: 710 Jefferson Street a/k/a 361 Jefferson Street, Bridgeport, PA 19405.

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

Seized and taken in execution as the property of **John H. Kowal** at the suit of Midfirst Bank. Debt: \$194,821.58 (total amount of judgment).

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

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

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

17-18851

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements to be thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to Plan of the Orchard Phase IV, prepared for H. Hassan Builders, Inc., made by Herbert H. Metz, Inc., Civil Engineers Surveyors, Lansdale, Inc., dated April 24, 1984 last revised April 24, 1987, said plan recorded in the Office of Recording of Deeds in Plan Book A-49, Page 173, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Jonathan Drive (50 feet wide) said point also being a corner of Lot 385 and place of beginning; thence, extending from said place of beginning and along Lot 385, North 27 degrees, 26 minutes, 45 seconds West, 125.73 feet to a point in line of Lot 336; thence, extending partly along Lot 335, North 62 degrees, 33 minutes, 15 seconds East, 24 feet to a point a corner of Lot 387; thence, extending along Lot 387, South 27 degrees, 26 minutes, 45 seconds East, 126.62 feet to a point on the Northwesterly side of Jonathan Drive; thence, extending along the Northwesterly side of Jonathan Drive on the arc of a circle curving to the right having a radius of 325 feet the arc distance of 24.02 feet to a point a corner of Lot 385, being the first mentioned point and place of beginning.

BEING Lot 386 on the above mentioned plan.

BEING the same premises which was conveyed to Sin Ku Lee, Won Woo Lee and James K. Lee, as Tenants in Common, by Deed of Sin Ku Lee, Won Woo Lee, and Il Kwon Lee n/k/a James K. Lee dated 01/19/2006 and recorded 02/17/2006 as Instrument 2006020760 Book 5590, Page 2543 in the Montgomery County Recorder of Deeds Office.

Parcel Number: 46-00-01685-62-7.

Location of property: 134 Jonathan Drive, North Wales, PA 19454.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **James K. Lee a/k/a James Lee, Sin Ku Lee and Won Woo Lee** at the suit of Metropolitan Life Insurance Company. Debt: \$184,855.79.

**Samantha Gable**, Attorney.

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

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

17-18863

ALL THAT CERTAIN lot or piece of ground, situate **Upper Providence Township**, County of Montgomery and State of Pennsylvania bounded and described according to a Plan of "Perkiomen Woods" made by F. X. Bell Associates, Inc., Consulting Engineers and Surveyors, Schwenksville, PA dated 4/14/76, last revised 1/30/79, as follows:

BEGINNING at a point on the Northwesterly side of Larchwood Court (of variable width) which point is measured the 3 following courses and distances from a point formed by the intersection of the executed center line of Larchwood Court with the center line of Perkiomen Boulevard (as shown on said plan): (1) from said point of intersection South 57 degrees, 36 minutes, 26 seconds East, 59.00 feet to a point; (2) North 85 degrees, 49 minutes, 09 seconds East, 110.00 feet to a point; (3) North 4 degrees, 10 minutes, 51 seconds West, 31.00 feet to the point and place of beginning; thence extending from said beginning point along Lot No. 195 North 4 degrees, 10 minutes, 51 seconds West passing partly through the party wall between these premises adjoining to the Southwest 100.00 feet to a point; thence extending North 85 degrees, 49 minutes, 09 seconds East, 20.00 feet to a point, a corner of Lot No. 193; thence extending along Lot No. 193 South 4 degrees, 10 minutes, 51 seconds East passing partly through the party wall between these premises and the premises adjoining to the East 100.00 feet to a point on the Northwesterly side of Larchwood Court, aforesaid; thence extending along the Northwesterly side of Larchwood Court South 85 degrees, 49 minutes, 09 seconds West, 20.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jennifer Lynn O'Daniell, by Deed from PCD Properties, LLC, dated 10/09/2015, recorded 10/23/2015, in Book 5975, Page 1168.

Parcel Number: 61-00-02834-31-8.

Location of property: 107 Larchwood Court, Collegeville, PA 19426-2903.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer Lynn O'Daniell a/k/a Jennifer L. O'Daniell** at the suit of Wells Fargo Bank, N.A. Debt: \$179,542.50.

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

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

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

17-19168

ALL THAT CERTAIN message No. 230 Minor Street and lot or piece of land, hereditaments and appurtenances, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Minor Street at the distance of 237 feet, 16/100 inches Southeast from Green Street, a corner of this and other land now or late of the said George W. March; thence along said March's Other Land, the line passing through the middle of the partition wall between this and the house on said March's Other Land Southwest 100 feet to 20 foot wide alley; thence along the Northeast side of said alley, Southeast 19 feet, 11 inches to a point; thence parallel to said first line, 100 feet to Minor Street aforesaid and along the Southwest side thereof 19 feet, 11 inches to a point, the place of beginning.

BEING the same premises which Mark S. Burbidge and Sherry Burbidge by Deed dated May 20, 2004 and recorded June 28, 2004 in Norristown, Pennsylvania in Deed Book 5513, Page 2193, granted and conveyed unto Bashshar Rafiq, in fee.

Parcel Number: 13-00-25832-00-3.

Location of property: 230 Minor Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Bashshar Rafiq** at the suit of Nationstar Mortgage, LLC. Debt: \$60,632.43.

**Samantha Gable**, Attorney.

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

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

17-19478

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Conshohocken Borough**, County of Montgomery, and State of Pennsylvania, bounded and described in accordance with a survey thereof made February, 1944, by Will D. Hiltner, R.E., as follows, to wit:

BEGINNING at a point on the Northeast side of Fifth Avenue at the distance of one hundred twenty-six feet, four inches Southeasterly from the Southeast side of Wood Street, a point a corner of land of John Delavo; thence extending along said land the line for a portion of the distance passing through the middle of the partition wall separating the house erected on these premises from the one on the adjoining premises, Northeasterly one hundred forty feet to a point

on the Southwest side of an alley, twenty feet wide; thence extending along the Southwest side of said alley Southeasterly twenty-one feet, two inches to a point a corner of land of Stanislaw Noporski and Mary, his wife; thence extending along said land Southwesterly one hundred forty feet to a point on the Northeast side of Fifth Avenue, Northwesterly twenty-one feet, two inches to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kenneth J. Smondrowski, by Deed from Joseph Smondrowski Jr. and Kenneth J. Smondrowski as Joint Tenants, dated 01/03/2007, recorded 02/05/2007, in Book 5634, Page 1081.

Parcel Number: 05-00-03632-00-8.

Location of property: 230 West 5th Avenue, Conshohocken, PA 19428-1611.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kenneth J. Smondrowski** at the suit of Deutsche Bank National Trust Company as Trustee for American Home Mortgage Assets Trust 2007-2 Mortgage-Backed Pass-Through Certificates, Series 2007-2. Debt: \$264,257.37.

**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.

17-19662

ALL THAT CERTAIN lot or piece of land, situate in **West Norriton Township**, County of Montgomery, and State of Pennsylvania, bounded and described in accordance with survey and plan dated December 11, 1956, by Donald H. Schurr, Registered Surveyor Norristown, Pennsylvania, as follows:

BEGINNING at a point on the Northwesterly side of Whitehall Road, as widened to the extent of 8 feet from its Western Boundary line by the dedication of a strip 8 feet in width to public use forever, for public sidewalk and Highway by Charles H. Shaw and wife, by Indenture dated August 31, 1911, and recorded in Deed Book No. 661, Page 73 & C, said point of beginning being also at the distance of 763.23 feet Northeasterly from the Northeast side of Ridge Turnpike Road, thence extending along lands now of J. Herbert Weber and wife, North 49 degrees, 25 minutes West, 196.75 feet to a point; thence by lands now or late of Charles H. Shaw, North 40 degrees, 35 minutes East, 80 feet to a point a corner; thence by lands now of Arthur John Lewis Morris and wife, South 49 degrees, 25 minutes East, 196.75 feet to a point on the Northwest side of said Whitehall Road as widened; thence extending along said side of said Whitehall Road, as widened South 40 degrees, 35 minutes West, 80 feet to the first mentioned point and place of beginning.

CONTAINING 15,740 square feet of land, more or less.

SEE SIMPLE TITLE VESTED IN Gary J. Arnold and Michael J. Kramer as Joint Tenants With the Right of Survivorship by Deed from, James E. Perkins and Lisa S. Perkins, dated 9/10/2004, recorded 9/27/2004, in the Montgomery County Recorder of Deeds in Deed Book 5528, Page 2018, as Instrument No. 2004191792.

Parcel Number: 63-00-09367-00-2.

Location of property: 47 North Whitehall Road, Norristown, PA 19403.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Gary J. Arnold and Michael J. Kramer, as Joint Tenants With the Right of Survivorship**, by Deed from, **James E. Perkins and Lisa S. Perkins**, dated **09/10/2004**, recorded **09/27/2004**, in the **Montgomery County Recorder of Deeds in Deed Book 5528, Page 2018, Instrument #2004191792** at the suit of Quicken Loans, Inc. Debt: \$221,343.14.

**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.

17-21052

ALL THAT CERTAIN lot or tract of land, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot No. 196, as shown on a certain plan entitled Soco/Skarbek Properties, as recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania in Plan Book 27, Page 712-415 which lot is the same as designated in the Declaration Coddington View Community Association, recorded in Deed Book 5617, Page 989 and any and all Amendments thereto, as the same may change from time to time.

BEING the same premises which T.H. Properties, a PA Limited Partnership, by Deed dated 10/26/2006 and recorded 11/27/2006 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5625, Page 1392, granted and conveyed onto Johny Peter and Sharon Peter, husband and wife, as Tenants by the Entirety.

Parcel Number: 60-00-01342-41-8.

Location of property: 119 Stone Hill Drive, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Jessica Smiley and Mario Smiley** at the suit of New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$233,355.23.

**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.

17-21555

ALL THAT CERTAIN lot or piece of ground, with the frame dwelling house thereon erected, situate in the First Ward of **Ambler Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Belmont Avenue, a corner of this and Lot #7 at the distance of one hundred and twenty-seven feet and six inches from the Northeasterly side of Ridge Avenue, forty feet in width; thence along the line of Lot #7; North thirty degrees, forty-five minutes West, one hundred and fifty feet to a stake; thence by other land of William C. Walker, whereof this was a part, North fifty-six degrees, fifteen minutes East, forty-two feet, six inches to an iron pin; thence by Lot #9 South thirty degrees, and forty-five minutes East, one hundred and fifty feet to the Northwesterly South fifty-six degrees, fifteen minutes West, forty-two feet and six inches to the place of beginning.

BEING Lot #8 on a plan of lots laid out by Thomas S. Gillin, C.E.

TITLE TO SAID PREMISES IS VESTED IN Carl Bianchini, by Deed from Raymond L. Coble, dated 03/12/2003, recorded 03/27/2003, in Book 5451, Page 168.

Parcel Number: 01-00-00328-00-4.

Location of property: 115 Belmont Avenue, Ambler, PA 19002-5905.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carl Bianchini a/k/a Carl R. Bianchini** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$229,156.28.

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

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

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

17-21873

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, with the improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey hereof by R.H. Bryan, Civil Engineers, Jenkintown, Pennsylvania, for J. Walter Ruddach Estate, recorded on December 10, 1910, at Norristown, Pennsylvania, in Deed Book 636, Page 500 &c., as follows:

SITUATE on the Northwesterly side of Madison Road (as laid out fifty feet wide) at the distance of one hundred feet Southwestwardly from the Southwesterly side of Terrace Road (as laid out fifty feet wide).

CONTAINING together in front or breadth on said Madison Road fifty feet (each lot being twenty-five feet in front) and extending together of that width in length or depth Northwestwardly between lines parallel with the said Terrace Road one hundred twenty-five feet.

BEING Lot Numbers 1314 and 1315 on said survey.

ALSO ALL THAT lot piece of ground, with the improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey thereof made by R.H. Bryan, Civil Engineers for J. Walter Ruddach Estate, and recorded at Norristown, in Deed Book 636, Page 500, as follows:

SITUATE on the Northwesterly side of Madison Road (as laid out fifty feet wide) at the distance of one hundred fifty feet Southwestwardly from the Southwesterly side of Terrace Road (as laid out fifty feet wide).

CONTAINING in front or breadth on the said Madison Road twenty-five feet and extending of that width in length or depth Northwestwardly between lines parallel with the said Terrace Road one hundred twenty-five feet.

BEING Lot Number 1316.

BEING the same premises which Cathy J. Barndt, widow, by Deed dated December 16, 2003 and recorded December 23, 2003 in Book 5487, Page 0482, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Cathy J. Barndt, in fee.

AND the said Cathy Barndt, hereby departed this life on or about March 15, 2017.

Parcel Number: 59-00-11695-00-9.

Location of property: 240 Madison Road, Willow Grove, PA 19090.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Constance E. Barr, Executrix of the Estate of Cathy J. Barndt a/k/a Cathy Barndt, Deceased** at the suit of Nationstar Mortgage, LLC d/b/a Mr. Cooper. Debt: \$204,511.16.

**Samantha Gable**, Attorney.

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

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

**To all parties in interest and claimants:**

Notice is hereby given the schedules of distribution by the Sheriff on February 28, 2018 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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## ARTICLES OF DISSOLUTION

NOTICE is hereby given to all persons interested or who may be affected that **Ashley Foods, Inc.**, a Pennsylvania Corporation, having a registered address at 204 B Hancock Road, North Wales, Pennsylvania 19454 is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

Pursuant to the requirements of Section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **MEADOWBROOK NEUROLOGY GROUP, P.C.**, a professional corporation, is currently in the process of voluntarily dissolving.

**Wade, Goldstein, Landau & Abruzzo, P.C.**  
61 Cassatt Avenue  
Berwyn, PA 19312

NOTICE is hereby given to all interested persons or to any party who may be affected by **Reading Properties, L.P.**, a PA limited partnership, with its registered address at 9 N. Maple St., P.O. Box 128, Ambler, PA 19002, that it intends to file a Certificate of Termination with the Department of State of the Commonwealth of PA pursuant to the PA revised Uniform Limited Partnership Act, as amended, and that the partnership is winding up its affairs in the manner prescribed by applicable law so that its existence shall cease upon the filing of the Certificate of Termination.

**HARRY J. DiDONATO, Solicitor**  
**MacELREE HARVEY, LTD.**  
17 W. Miner St., P.O. Box 660  
West Chester, PA 19381-0660

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## ARTICLES OF INCORPORATION

*Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.*

**Haines Auto Service, 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.

**Rowan Keenan, Esquire**  
376 E. Main Street  
Collegeville, PA 19426

**Henry J. Thompson Plumbing and Heating, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Robert B. White, Jr., Esquire**  
Two Penn Ctr., (1910)  
1500 JFK Blvd.  
Philadelphia, PA 19102

**JMC Insurance Network Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

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## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-28177

NOTICE IS HEREBY GIVEN that the Petition of Angelina Amelia LazoStefanini was filed in the above named Court, praying for a Decree to change the name to ALEXANDER GABRIEL STEFANINI.

The Court has fixed January 31, 2018, at 9:30 AM in Courtroom "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-28617

NOTICE IS HEREBY GIVEN that on December 12, 2017, the Petition of Haydn Noel Raymond was filed in the above named Court, praying for a Decree to change her name to HAYDN NOEL RAYMOND-BARONE.

The Court has fixed January 31, 2018, at 9:30 AM in Courtroom "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-28494

NOTICE IS HEREBY GIVEN that on January 8, 2017, the Petition of Khan J. Browning was filed in the above named Court, praying for a Decree to change his name to KHAN JAMAL.

The Court has fixed January 31, 2017, at 9:30 AM in Courtroom "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**CIVIL ACTION**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-27272

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**U.S. Bank National Association, as Trustee for  
Bear Stearns Asset Backed Securities I Trust 2006-AC3,  
Asset-Backed Certificates, Series 2006-AC3,  
c/o Ocwen Loan Servicing, LLC,**  
Plaintiff

vs.

**Estate of Y. Manekshaw a/k/a Yasmin Manekshaw  
a/k/a Yasmin M. Manekshaw a/k/a Yasmin  
Nainshad Manekshaw, c/o Nainshad Manekshaw  
a/k/a Nainshad B. Manekshaw, Personal  
Representative, Nainshad Manekshaw a/k/a  
Nainshad B. Manekshaw, Individually and  
as Personal Representative of the Estate of  
Y. Manekshaw a/k/a Yasmin Manekshaw a/k/a  
Yasmin M. Manekshaw a/k/a Yasmin Nainshad  
Manekshaw, United States of America, Department  
of the Treasury-Internal Revenue Service  
c/o U.S. Attorney for Eastern District of PA,  
Unknown Heirs, Successors, Assigns and  
All Persons, Firms or Associations Claiming Right,  
Title or Interest From or Under Y. Manekshaw  
a/k/a Yasmin Manekshaw a/k/a Yasmin M.  
Manekshaw a/k/a Yasmin Nainshad Manekshaw,  
Zahin N. Manekshaw, Known Heir of Y. Manekshaw  
a/k/a Yasmin Manekshaw a/k/a Yasmin M.  
Manekshaw a/k/a Yasmin Nainshad Manekshaw  
and Zarnosh N. Manekshaw, Known Heir of  
Y. Manekshaw a/k/a Yasmin Manekshaw a/k/a  
Yasmin M. Manekshaw a/k/a Yasmin Nainshad  
Manekshaw,**  
Defendants

**TO:** Unknown Heirs, Successors, Assigns and  
All Persons, Firms or Associations Claiming Right,  
Title or Interest From or Under Y. Manekshaw  
a/k/a Yasmin Manekshaw a/k/a Yasmin M. Manekshaw  
a/k/a Yasmin Nainshad Manekshaw, Defendant(s),  
whose last known address is 1620 Heard Drive,  
Maple Glen (Upper Dublin Township), PA 19002.

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, U.S. Bank  
National Association, as Trustee for Bear Stearns Asset  
Backed Securities I Trust 2006-AC3, Asset-Backed  
Certificates, Series 2006-AC3, c/o Ocwen Loan  
Servicing, LLC, has filed a Foreclosure Complaint  
endorsed with a Notice to Defend, against you in  
the Court of Common Pleas of Montgomery County,  
Pennsylvania, docketed to NO. 2017-27272, wherein  
Plaintiff seeks to foreclose on the mortgage secured on  
your property located, 1620 Heard Drive, Maple Glen  
(Upper Dublin Township), PA 19002, whereupon  
your property would be sold by the Sheriff of  
Montgomery County.

**NOTICE**

**YOU HAVE BEEN SUED IN COURT.** If you  
wish to defend against the claims set forth in the notice  
above, you must take action within twenty (20) days  
after this Complaint and Notice are served, by entering  
a written appearance personally or by attorney and filing  
in writing with the Court your defenses or objections to  
the claims set forth against you. You are warned that  
if you fail to do so the case may proceed without you  
and a judgment may be entered against you by the Court  
without further notice for any money claimed in the  
Complaint or for any other claim or relief requested by  
the Plaintiff. You may lose money or property or other  
rights important to you.

You should take this paper to your lawyer at once.  
If you do not have a lawyer, go to or telephone the  
office set forth below. This office can provide you with  
information about hiring a lawyer.

If you can not afford to hire a lawyer, this office  
may be able to provide you with information about  
agencies that may offer legal services to eligible persons  
at a reduced fee or no fee.

Lawyer Referral Service  
100 W. Airy Street (Rear), P.O. Box 268  
Norristown, PA 19404-0268  
(610) 279-9660, ext. 201

**Mark J. Udren  
Lorraine Gazzara Doyle  
Elizabeth L. Wassall  
John Eric Kishbaugh  
Nicole B. Labletta  
David Neeren  
Morris Scott  
Walter Gouldsbury  
Attys. for Plaintiff  
Udren Law Offices, P.C.  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003  
856.669.5400**

**ESTATE NOTICES**

*Notice is Hereby Given that, in the estate of  
the decedents set forth below, the Register of Wills  
has granted letters, testamentary or administration,  
to the persons named. All persons having claims  
against said estate are requested to make known  
the same to them or their attorneys and all persons  
indebted to said decedents are requested to make  
payment without delay, to the executors or administrators  
named below.*

**First Publication**

**ANDRAS. ANDREA FINE also known as  
ANDREA FINE, dec'd.**  
Late of Abington Township.  
Executor: DANIEL T. ANDRAS,  
524 Pasadena Avenue,  
Jenkintown, PA 19046.  
ATTORNEY: JEREMY Z. MITTMAN,  
593 Bethlehem Pike, Suite 10,  
Montgomeryville, PA 18936  
**DUDEN, JOAN A., dec'd.**  
Late of Abington Township.  
Executrix: SHARON J. FALBO,  
1457 Huntingdon Road,  
Abington, PA 19001.

**FOX SR., ALVIN J. also known as**

**ALVIN FOX,  
ALVIN JAY FOX, SR. and  
ALVIN JAY FOX, dec'd.**

Late of Franconia Township.  
Executrix: HOLLY J. LEHMAN,  
c/o David W. Conyer, Esquire,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.  
ATTORNEY: DAVID W. CONYER,  
DISCHELL, BARTLE & DOOLEY, PC,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446

**FULMER, MARION E., dec'd.**

Late of Borough of Norristown.  
Executor: RONALD F. FULMER,  
c/o 540 Swede Street,  
Norristown, PA .  
ATTORNEY: AMY W. SOSNOV,  
SOSNOV & SOSNOV,  
540 Swede Street,  
Norristown, PA 19401

**HANAUER, RUTH, dec'd.**

Late of Horsham Township.  
Executor: RICHARD HANAUER,  
c/o Howard N. Greenberg, Esquire,  
2617 Huntingdon Pike,  
Huntingdon Valley, PA 19006.  
ATTORNEY: HOWARD N. GREENBERG,  
SEMANOFF ORMSBY GREENBERG &  
TORCHIA, LLC,  
2617 Huntingdon Pike,  
Huntingdon Valley, PA 19006

**HILDENBRAND JR., JOSEPH L., dec'd.**

Late of Lower Merion Township.  
Administrator: J.L. HILDENBRAND, SR.,  
606 Southern Drive,  
West Chester, PA 19380.

**KNITTEL, ANNA MAY, dec'd.**

Late of Plymouth Township.  
Executrix: NELLIE ANSTOCK,  
c/o Mark J. Davis, Esquire,  
644 Germantown Pike, Suite 2-C,  
Lafayette Hill, PA 19444.  
ATTORNEY: MARK J. DAVIS,  
THE LAW OFFICE OF MICHAEL S. CONNOR,  
644 Germantown Pike, Suite 2-C,  
Lafayette Hill, PA 19444

**McQUILLAN L. VIRGINIA, dec'd.**

Late of East Norriton Township.  
Executor: JOHN F. McQUILLAN,  
410 N. Brookside Drive,  
Oxford, PA 19363-1195.

**MORROW, ELLEN B., dec'd.**

Late of Upper Dublin Township.  
Executrix: CYNTHIA M. O'KEEFE,  
c/o Brian R. Price, Esquire,  
2617 Huntingdon Pike,  
Huntingdon Valley, PA 19006.  
ATTORNEY: BRIAN R. PRICE,  
SEMANOFF ORMSBY GREENBERG &  
TORCHIA, LLC,  
2617 Huntingdon Pike,  
Huntingdon Valley, PA 19006

**SAYBOLT, MARYANN P., dec'd.**

Late of Lower Gwynedd Township.  
Executrix: SHARON L. DONATUCCI,  
c/o Stephen M. Howard, Esquire,  
605 N. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: STEPHEN M. HOWARD,  
605 N. Broad Street,  
Lansdale, PA 19446

**SCHWARTZ, BARBARA ROSE, dec'd.**

Late of Plymouth Township.  
Executor: COLLEEN A. DERFLER,  
3005 Sheffield Drive,  
Plymouth Meeting, PA 19462.  
ATTORNEY: DANIEL T. McGRORY,  
PIZONKA, REILLEY, BELLO & McGRORY, P.C.,  
144 E. DeKalb Pike, Suite 300,  
King of Prussia, PA 19406

**SORGINI, MARIO also known as  
MARIO FRANCIS SORGINI and  
MARIO F. SORGINI, dec'd.**

Late of West Norriton Township.  
Administratrices: ALYSSA L. SORGINI AND  
BRITTANY M. SORGINI,  
c/o Adam Zucker, Esquire,  
One W. First Avenue, Suite 101,  
Conshohocken, PA 19428.  
ATTORNEY: ADAM ZUCKER,  
MUDRICK & ZUCKER, P.C.,  
One W. First Avenue, Suite 101,  
Conshohocken, PA 19428

**STANCZAK, JOHN E., dec'd.**

Late of Douglass Township.  
Executrix: ALICE GRAY,  
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

**TAFLIN-SILVERT, GAIL also known as  
GAIL TAFLIN, dec'd.**

Late of Cheltenham Township.  
Executrices: DENISE H. PORTER AND  
RACHEL L. ZOFFER,  
c/o Robert W. Maher, Esquire,  
400 Greenwood Avenue, 1st Floor,  
Wyncote, PA 19095.  
ATTORNEY: ROBERT W. MAHER,  
DYER & MAHER,  
400 Greenwood Avenue, 1st Floor,  
Wyncote, PA 19095

**TAYLOR, MICHAEL A. also known as  
MICHAEL ALLEN TAYLOR and  
MICHAEL TAYLOR, dec'd.**

Late of Upper Merion Township.  
Executor: WILLIAM L. KINGSBURY,  
Avenue of the Arts,  
123 S. Broad Street,  
Philadelphia, PA 19109.  
ATTORNEY: WILLIAM L. KINGSBURY,  
MONTGOMERY McCracken Walker &  
RHOADS LLP,  
Avenue of the Arts,  
123 S. Broad Street,  
Philadelphia, PA 19109

**TAYLOR, TERRENCE T., dec'd.**

Late of Abington Township.  
 Administrator: MICHAEL F. ROGERS,  
 510 Township Line Road, Suite 150,  
 Blue Bell, PA 19422.  
 ATTORNEY: MICHAEL F. ROGERS,  
 SALVO ROGERS ELINSKI & SCULLIN,  
 510 Township Line Road, Suite 150,  
 Blue Bell, PA 19422

**TURNER, LARRY DALE also known as LARRY D. TURNER, dec'd.**

Late of Hatfield Township.  
 Executrix: DEBORAH L. FOX,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JAY C. GLICKMAN,  
 RUBIN, GLICKMAN, STEINBERG &  
 GIFFORD,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446

**UTHE, EDWARD W., dec'd.**

Late of Borough of Ambler.  
 Executor: ADAM L. FERNANDEZ,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422.  
 ATTORNEY: ADAM L. FERNANDEZ,  
 WISLER PEARLSTINE, LLP,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422

**WILKINSON, DOROTHY M., dec'd.**

Late of Upper Merion Township.  
 Executrix: KAREN PALMER,  
 c/o E. Garrett Gummer, III, Esquire,  
 1260 Bustleton Pike,  
 Feasterville, PA 19053.  
 ATTORNEY: E. GARRETT GUMMER, III,  
 GUMMER ELDER LAW,  
 1260 Bustleton Pike,  
 Feasterville, PA 19053

**Second Publication****BRAZUK, JOHN A., dec'd.**

Late of Borough of Red Hill.  
 Executrix: HELEN M. BRAZUK,  
 c/o Tomlinson & Forsell,  
 414 Main Street, P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: MICHELLE M. FORSELL,  
 TOMLINSON FORSELL,  
 414 Main Street, P.O. Box 14,  
 East Greenville, PA 18041

**COLLIER, NORMAN, dec'd.**

Late of Abington/Cheltenham Township.  
 Administratrix: MARTHA COLLIER,  
 c/o Mario DiClerico, Esquire,  
 2209 Mt. Carmel Avenue,  
 Glenside, PA 19038.  
 ATTORNEY: MARIO DiCLERICO,  
 DiCLERICO & ENNIS,  
 2209 Mt. Carmel Avenue,  
 Glenside, PA 19038

**COVALESKI, JOHN M. also known as JOHN MICHAEL COVALESKI, dec'd.**

Late of Upper Moreland Township.  
 Executor: GERALD F. WESLOSKY,  
 1413 Miranda Lane,  
 Warminster, PA 18974.  
 ATTORNEY: PAUL W. RAUER,  
 12 Terry Drive, Suite 105,  
 Newtown, PA 18940

**FAIRFAX, JOHN E. also known as JOHN ELLISON FAIRFAX, dec'd.**

Late of Cheltenham Township.  
 Administratrix: AISHA FAIRFAX,  
 7763 Mellon Road,  
 Wyncote, PA 19095.  
 ATTORNEY: E. NEGO PILE,  
 PILE LAW FIRM,  
 600 W. Germantown Pike, #400,  
 Plymouth Meeting, PA 19462

**GARNER, MALCOLM also known as MALCOLM A. GARNER, JR., dec'd.**

Late of Lower Providence Township.  
 Executors: STEPHEN GARNER,  
 LINDA GARNER AND  
 CHERYL HILLEN,  
 c/o John A. Koury, Esquire,  
 41 E. High Street,  
 Pottstown, PA 19464.  
 ATTORNEY: JOHN A. KOURY, JR.,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464

**GOUCHER, DORIS FRANCES also known as DORIS F. GOUCHER, dec'd.**

Late of Lower Providence Township.  
 Executor: MARY LYNN LOUGHERY,  
 11418 Shannondell Drive,  
 Audubon, PA 19403.

**KATZ, HELGA H. also known as HELGA KATZ, dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: DEBORAH KATZ,  
 c/o Mary L. Buckman, Esquire,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422.  
 ATTORNEY: MARY L. BUCKMAN,  
 FORD & BUCKMAN, P.C.,  
 Office Court at Blue Bell, Suite 100,  
 585 Skippack Pike,  
 Blue Bell, PA 19422

**KUSHNER, EDWARD, dec'd.**

Late of Hatfield Township.  
 Executrix: HARRIET L. KLEIN,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JAY C. GLICKMAN,  
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446

**LAHR, GLENNA L. also known as GLENNA LORETTA LAHR, dec'd.**

Late of Upper Frederick Township.  
 Executrix: CYNTHIA K. HEINTZ,  
 c/o Young & Young,  
 119 E. Main Street,  
 Macungie, PA 18062.  
 ATTORNEY: REBECCA M. YOUNG,  
 119 E. Main Street,  
 Macungie, PA 18062

**MANN, DENA, dec'd.**

Late of East Norriton Township.  
 Executor: AARON ROBERT MANN,  
 c/o Larry Scott Auerbach, Esquire,  
 1000 Easton Road,  
 Abington, PA 19001.  
 ATTORNEY: LARRY SCOTT AUERBACH,  
 1000 Easton Road,  
 Abington, PA 19001

**MARDER, STEPHEN A., dec'd.**

Late of Lower Merion Township.  
 Administratrix: MARY E. ELRIDGE,  
 c/o Law Office of Dennis J. Morrello,  
 385 E. Valley Forge Road,  
 King of Prussia, PA 19406.  
 ATTORNEY: DENNIS J. MORELLO,  
 385 E. Valley Forge Road,  
 King of Prussia, PA 19406

**MARKS, DAVID E. also known as****DAVID EMANUEL MARKS, dec'd.**

Late of Plymouth Township.  
 Executrix: VIRGINIA MARKS,  
 c/o Marc Orlow, Esquire,  
 411 Route 70 East, Suite 245,  
 Cherry Hill, NJ 08034.  
 ATTORNEY: MARC ORLOW,  
 BEGELMAN, ORLOW & MELLETZ,  
 411 Route 70 East, Suite 245,  
 Cherry Hill, NJ 08034

**McHENRY, MARGARET M., dec'd.**

Late of Skippack Township.  
 Executor: JOHN McHENRY,  
 360 Addison Place,  
 Lancaster, PA 17601.

**MEEHAN, JAMES F., dec'd.**

Late of Abington Township.  
 Administrator: PATRICK D. MEEHAN,  
 c/o Paul A. Coghlan, Esquire,  
 437 Rhawn Street,  
 Philadelphia, PA 19111.  
 ATTORNEY: PAUL A. COGHLAN,  
 437 Rhawn Street,  
 Philadelphia, PA 19111

**NATHANSON, MARGERY, dec'd.**

Late of Borough of Narberth.  
 Executrix: MARY M. RUBIN,  
 c/o M. Howard Vigderman, Esquire,  
 123 S. Broad Street, 26th Floor,  
 Philadelphia, PA 19109.  
 ATTORNEY: M. HOWARD VIGDERMAN,  
 MONTGOMERY, McCRACKER WALKER &  
 RHOADS, LLP,  
 123 S. Broad Street, 26th Floor,  
 Philadelphia, PA 19109

**RUBIN, GAIL E. also known as****GAIL RUBIN, dec'd.**

Late of Worcester Township.  
 Executor: BRUCE H. RUBIN,  
 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

**SALTZBURG, BETTY, dec'd.**

Late of Lower Merion Township.  
 Executor: MICHAEL S. SALTZBURG,  
 c/o Jonathan H. Lander, Esquire,  
 One Logan Square,  
 130 N. 18th Street,  
 Philadelphia, PA 19103-6998.  
 ATTORNEY: JONATHAN H. LANDER,  
 BLANK ROME LLP,  
 One Logan Square,  
 130 N. 18th Street,  
 Philadelphia, PA 19103-6998

**SIEGFRIED SR., LUTHER B., dec'd.**

Late of Borough of Red Hill.  
 Executrix: CAROL GOGGINS,  
 c/o Tomlinson Forsell,  
 414 Main Street, P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: MICHELLE M. FORSELL,  
 TOMLINSON FORSELL,  
 414 Main Street, P.O. Box 14,  
 East Greenville, PA 18041

**SIGALL, JEANETTE N. also known as  
JEANETTE SIGALL, dec'd.**

Late of Cheltenham Township.  
 Executors: EDWARD R. SIGALL AND  
 ROBIN SIGALL,  
 c/o Mark S. Blaskey, Esquire,  
 3000 Two Logan Square,  
 18th & Arch Streets,  
 Philadelphia, PA 19103-2799.  
 ATTORNEY: MARK S. BLASKEY,  
 PEPPER HAMILTON LLP,  
 3000 Two Logan Square,  
 18th & Arch Streets,  
 Philadelphia, PA 19103-2799

**Third and Final Publication****ALAIMO, PAUL S., dec'd.**

Late of Upper Merion Township.  
 Executrix: LINDA DIMAIO,  
 762 George Drive,  
 King of Prussia, PA 19406.  
 ATTORNEY: JESSICA R. MOYER,  
 PIZONKA & MOYER, PLLC,  
 144 E. DeKalb Pike, Suite 200,  
 King of Prussia, PA 19406

**BLEAU, RAYMOND R., dec'd.**

Late of Borough of Hatboro.  
 Executor: LAWRENCE R. BLEAU,  
 4901 Niagara Road,  
 College Park, MD 20740.

**CLARK, LINDA M. also known as  
LINDA CLARK, dec'd.**

Late of West Norriton Township.  
 Administrator: RANDY L. GORE,  
 c/o Robert H. Lefevre, Esquire,  
 58 E. Penn Street, Suite 902,  
 Norristown, PA 19401.  
 ATTORNEY: ROBERT H. LEFEVRE,  
 58 E. Penn Street, Suite 902,  
 Norristown, PA 19401

**DeTURO, ROBERT S., dec'd.**

Late of Borough of Ambler.  
 Administratrix: HEATHER SARACENI,  
 c/o Beeghley and Beeghley,  
 314 S. Henderson Road, Suite G #339,  
 King of Prussia, PA 19406.

**DETWEILER, JOHN D., dec'd.**

Late of Borough of Schwenksville.  
 Executrix: PATRICIA A. DETWEILER,  
 2 Perkiomen Avenue,  
 Schwenksville, PA 19473.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**DIXON, RICHARD E., dec'd.**

Late of Lower Merion Township.  
 Executor: ERIK E. DIXON,  
 c/o David P. Brown, III, Esquire,  
 1944 Kimberton Road, P.O. Box 729,  
 Kimberton, PA 19442.  
 ATTORNEY: DAVID P. BROWN, III,  
 1944 Kimberton Road, P.O. Box 729,  
 Kimberton, PA 19442

**DORN, PHYLLIS H., dec'd.**

Late of West Norriton Township.  
 Executor: ALAN D. DORN,  
 3513 Little Road,  
 Perkiomenville, PA 18074.

**FLORA JR., VINCENT T., dec'd.**

Late of Lower Providence Township.  
 Administrator: JOSEPH J. PIZONKA, ESQUIRE,  
 144 E. DeKalb Pike, Suite 200,  
 King of Prussia, PA 19406.  
 ATTORNEY: FRANCIS RECCHUITI,  
 319 Swede Street,  
 Norristown, PA 19401,  
 610-279-4200

**FRIEMAN, DONALD S., dec'd.**

Late of Abington Township.  
 Executrix: LAUREN A. BRYSON,  
 c/o 807 Bethlehem Pike,  
 Erdenheim, PA 19038.  
 ATTORNEY: JEFFREY A. KROBERGER,  
 McLAFFERTY & KROBERGER, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038

**GARMAN, JAMES S., dec'd.**

Late of Plymouth Township.  
 Executor: STEPHEN J. GARMAN,  
 c/o John H. Filice, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN H. FILICE,  
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446

**GOLDBERG, SHEILA W. also known as  
SHEILA WEINTRAUB GOLDBERG, dec'd.**

Late of Upper Gwynedd Township.  
 Executor: LOUIS A. GOLDBERG,  
 c/o John H. Filice, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN H. FILICE,  
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446

**HAMMER, LOIS I. WALTER, dec'd.**

Late of Marlborough Township.  
 Executor: RANDY WALTER,  
 232 Yankee Road, Lot 50,  
 Quakertown, PA 18951.

**HANSON, JOAN E., dec'd.**

Late of Upper Dublin Township.  
 Executrix: CYNTHIA A. HANSON,  
 c/o Mark R. Semisch, Esquire,  
 408 N. Easton Road, P.O. Box 306,  
 Willow Grove, PA 19090-0306.  
 ATTORNEY: MARK R. SEMISCH,  
 SEMISCH and SEMISCH,  
 408 N. Easton Road, P.O. Box 306,  
 Willow Grove, PA 19090-0306

**HARVEY, MARY ELLEN also known as  
MARY ELLEN MCKEON HARVEY, dec'd.**

Late of Lower Merion Township.  
 Executor: TERENCE HARVEY,  
 c/o Kathleen M. Valentine, Esquire,  
 137 N. Narberth Avenue,  
 Narberth, PA 19072.  
 ATTORNEY: KATHLEEN M. VALENTINE,  
 WILLCOX & VALENTINE, PC,  
 137 N. Narberth Avenue,  
 Narberth, PA 19072

**HERD, RICHARD E. also known as  
RICHARD HERD, dec'd.**

Late of Borough of Royersford.  
 Executor: DONALD A. HERD,  
 c/o Lisa J. Cappelletta, Esquire,  
 1236 E. High Street,  
 Pottstown, PA 19464.  
 ATTORNEY: LISA J. CAPPOLELLA,  
 1236 E. High Street,  
 Pottstown, PA 19464

**HERMAN, EDWARD S. also known as  
EDWARD SAMUEL HERMAN, dec'd.**

Late of Lower Merion Township.  
 Executor: HARRIS HERMAN,  
 c/o Marc L. Davidson, Esquire,  
 290 King of Prussia Road, Suite 110,  
 Radnor, PA 19087.  
 ATTORNEY: MARC L. DAVIDSON,  
 LAW OFFICES OF MARC L. DAVIDSON, LLC,  
 Radnor Station Two, Suite 110,  
 290 King of Prussia Road,  
 Radnor, PA 19087

**KING, CATHERINE IRENE also known as  
CATHERINE KUFROVICH, dec'd.**

Late of Lower Providence Township.  
 Executrix: MARYALICE COOPER,  
 2 David Drive,  
 Royersford, PA 19468.

**KNORR, BRUCE K., dec'd.**

Late of Philadelphia, PA.  
 Administrator: FRANCES E. KNORR,  
 3856 Hallman Avenue,  
 Collegeville, PA 19426.  
 ATTORNEY: J. OLIVER GINGRICH,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**LEFFERTS, CHERRY MAGNER also known as****CHERRY M. LEFFERTS, dec'd.**

Late of Abington Township.  
 Executrix: CYNTHIA L. GERHARD,  
 619 Custis Road,  
 Glenside, PA 19038.

**LEVINSON, MITCHELL E., dec'd.**

Late of Upper Dublin Township.  
 Executor: SONDR A P. LEVINSON,  
 c/o Law Offices of Michelle C. Berk, P.C.,  
 1300 Virginia Drive, Suite 325A,  
 Ft. Washington, PA 19034.  
 ATTORNEY: MICHELLE C. BERK,  
 LAW OFFICES OF MICHELLE C. BERK, P.C.,  
 1300 Virginia Drive, Suite 325A,  
 Ft. Washington, PA 19034

**MAYER, KATHARINA, dec'd.**

Late of Abington Township.  
 Executor: STEVEN KRADEL,  
 c/o Kolb, Vasiliadis & Florenz, LLC,  
 60 W. Broad Street, Suite 303,  
 Bethlehem, PA 18018-5721.  
 ATTORNEY: PAUL A. FLORENZ,  
 KOLB, VASILIADIS & FLORENZ, LLC,  
 60 W. Broad Street, Suite 303,  
 Bethlehem, PA 18018-5721

**NEAL, GEORGE F., dec'd.**

Late of East Norriton Township.  
 Executrix: ROSE MARY NEAL,  
 c/o 807 Bethlehem Pike,  
 Erdenheim, PA 19038.  
 ATTORNEY: JEFFREY A. KROBERGER,  
 McLAFFERTY & KROBERGER, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038

**PERRY, CHARLOTTE J. also known as  
 CHARLOTTE PERRY and  
 CHARLOTTE JANE PERRY, dec'd.**

Late of Whitpain Township.  
 Executrices: DAWN I. HOFFMANN AND  
 STEPHANIE J. YOCUM,  
 c/o Stephen M. Howard, Esquire,  
 605 N. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: STEPHEN M. HOWARD,  
 605 N. Broad Street,  
 Lansdale, PA 19446

**PUCCELLA, MARYANN, dec'd.**

Late of East Norriton Township.  
 Co-Executors: JOSEPH PUCCELLA AND  
 JoANN PUCCELLA,  
 c/o 186 Cooks Glen Road,  
 Spring City, PA 19475.

**REDD, RICHARD JAMES, dec'd.**

Late of Borough of Ambler.  
 Executrix: ADRIENNE REDD,  
 c/o Tatyana V. Gleyzer, Esquire,  
 1701 Walnut Street, 6th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: TATYANA V. GLEYZER,  
 THE LAW OFFICES OF PETER L. KLENK &  
 ASSOCIATES,  
 1701 Walnut Street, 6th Floor,  
 Philadelphia, PA 19103

**SCHEFFEY, KAY F., dec'd.**

Late of New Hanover Township.  
 Executor: JAMES MATTHEW FRAIN,  
 c/o Mary C. Crocker, Esquire,  
 1296 E. High Street,  
 Pottstown, PA 19464.

**SMELLA, JOHN M., dec'd.**

Late of Upper Moreland Township.  
 Executrix: FREDERICA (RIKKI) MERCER,  
 c/o Maureen L. Anderson, Esquire,  
 1260 Bustleton Pike,  
 Feasterville, PA 19053.  
 ATTORNEY: MAUREEN L. ANDERSON,  
 GUMMER ELDER LAW,  
 1260 Bustleton Pike,  
 Feasterville, PA 19053

**STEIN, PAULINE, dec'd.**

Late of Abington Township.  
 Executrix: CHERYL HERMAN,  
 846 Barnswallow Lane,  
 Huntingdon Valley, PA 19006.

**THOMAS, MARY JANE also known as  
 MARY JANE H. THOMAS, dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: LAURA A. THOMAS,  
 P.O. Box 42788,  
 Philadelphia, PA 19101.

**WEAVER, MARY JANE, dec'd.**

Late of Borough of Souderton.  
 Executrix: SHIRLEY G. FOX,  
 36 S. County Line Road, Apt. 318,  
 Souderton, PA 18964.  
 ATTORNEY: BRIAN D. GOURLEY,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**WOLFINGER, MICHAEL A. also known as  
 MICHAEL WOLFINGER, dec'd.**

Late of Whitpain Township.  
 Administrator: DAVID J. WOLFINGER,  
 c/o George Parry, Esquire,  
 1525 Locust Street, 14th Floor,  
 Philadelphia, PA 19102.  
 ATTORNEY: GEORGE PARRY,  
 1525 Locust Street, 14th Floor,  
 Philadelphia, PA 19102

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**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*

**COMPASS HOME DIALYSIS** with its principal place of business at 940 Haverford Road, Suite 2, Bryn Mawr, PA 19010.

The name and address of the entity owning or interested in said business is: Freedom Dialysis, LLC, 1394 E. 23rd Street, Brooklyn, NY 11210.

The application was filed on November 28, 2017.

**Delaware Valley Asphalt** with its principal place of business at 4747 S. Broad Street, Building 101, Suite 201, Philadelphia, PA 19112.

The name and address of the entity owning or interested in said business is: Haines & Kibblehouse, Inc., 4747 S. Broad Street, Building 101, Suite 201, Philadelphia, PA 19112.

The application was filed on November 1, 2017.

**Joseph A. La Flamme, Esquire**  
P.O. Box 1406  
Skippack, PA 19474

**Trippy Vines** with its principal place of business at 408 E. Fourth Street, Suite 209, Bridgeport, PA 19405.

The names of all persons owning or interested in said business are: Raymond Scott Winters, Matthew Craig Marlowe and Philip David Kolodziej.

The application was filed on December 5, 2017.

**SALE OF REAL ESTATE**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO. 2017-21860

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**CIT Bank, N.A.,**  
Plaintiff  
VS.

**Mara Fisher, Known Heir of Annabelle M. Constable, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Annabelle M. Constable, deceased,**  
Defendant(s)

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY**

**TO:** Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Annabelle M. Constable, deceased whose last known address is 666 West Germantown Pike, #613 South, Plymouth Meeting, PA 19462.

Your house (real estate) at: 666 West Germantown Pike, #613 South, Plymouth Meeting, PA 19462, 49-00-04109-20-7, is scheduled to be sold at Sheriff's Sale on 3/28/18, at 1:00 PM, at Montgomery County Courthouse, Swede & Airy Streets, Norristown, PA 19404, to enforce the court judgment of \$179,934.28, obtained by CIT Bank, N.A. (the mortgagee) against you.

**-NOTICE OF OWNER'S RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE -**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to CIT Bank, N.A., the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys' fees due. To find out how much you must pay, you may call: (610) 278-6800.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE**

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (610) 278-3331.

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Lawyer Referral Service  
Montgomery Bar Assn.  
100 W. Airy St., P.O. Box 268  
Norristown, PA 19404-0268  
610.279.9660, ext. 201

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**Christopher A. DeNardo**  
**Kristen Little**  
**Kevin S. Frankel**  
**Samantha Gable**  
**Daniel T. Lutz**  
**Leslie J. Rase**  
**Alison H. Tulio**  
**Katherine M. Wolf**  
**Attys. for Plaintiff**  
**SHAPIRO & DeNARDO, LLC**  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406  
610.278.6800

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
NO. 2014-02651

**U.S. BANK NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS TRUSTEE FOR THE  
RMAC TRUST, SERIES 2016-CTT,  
PLAINTIFF**

VS.

**WALID E. MITWALLI, AMANY ELSWEDY,  
DAVID S. WORKMAN, ESQ, UNKNOWN  
HEIRS AND/OR ADMINISTRATORS OF  
THE ESTATE OF MONA M. MITWALLI,  
SALMA AYA MITWALLI, NORA JENNA  
MITWALLI, DAVID WORKMAN, ESQ, GAMAL  
ELGWALY, SAMIA ELSWEDY and MAHMOUD  
ELSWEDY,  
DEFENDANTS**

**NOTICE TO: UNKNOWN HEIRS AND/OR  
ADMINISTRATORS OF THE ESTATE OF MONA M.  
MITWALLI**

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY**

Being Premises: 2938 DENBEIGH DRIVE, HATFIELD,  
PA 19440-2848

Being in HATFIELD TOWNSHIP, County of  
MONTGOMERY, Commonwealth of Pennsylvania,  
35-00-02835-53-2

Improvements consist of residential property.

Sold as the property of WALIDE. MITWALLI, AMANY  
ELSWEDY, DAVID S. WORKMAN, ESQ, UNKNOWN  
HEIRS AND/OR ADMINISTRATORS OF THE  
ESTATE OF MONA M. MITWALLI, SALMA AYA  
MITWALLI, NORA JENNA MITWALLI, DAVID  
WORKMAN, ESQ, GAMAL ELGWALY, SAMIA  
ELSWEDY and MAHMOUD ELSWEDY

Your house (real estate) at 2938 DENBEIGH DRIVE,  
HATFIELD, PA 19440-2848 is scheduled to be sold  
at the Sheriff's Sale on 01/31/2018 at 1:00 PM,  
at the Montgomery County Court House, P.O. Box 311,  
Norristown, PA 19404, to enforce the Court Judgment  
of \$497,778.43 obtained by U.S. BANK NATIONAL  
ASSOCIATION, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS TRUSTEE FOR  
THE RMAC TRUST, SERIES 2016-CTT  
(the mortgagee), against the above premises.

**PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff**

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**TRUST NOTICES**

**Third and Final Publication**

**MARIAN E. CASSEL TRUST  
TRUST AGREEMENT DATED JULY 14, 2014,  
MARIAN E. CASSEL, DECEASED,  
OCTOBER 31, 2017  
LATE OF HARLEYSVILLE,  
MONTGOMERY COUNTY, PA**

All persons having claims or demands against  
said Trust are requested to make known the same and  
all persons indebted to the decedent to make payment  
without delay to:

**Trustee:** Univest Bank and Trust Co.  
14 N. Main Street, P.O. Box 64197  
Souderton, PA 18964

**Trustee's Attorney:** Charlotte A. Hunsberger  
Landis, Hunsberger, Gingrich & Weik, LLP  
114 E. Broad Street, P.O. Box 64769  
Souderton, PA 18964  
215-723-4350

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**NANCY L. CROUTHAMEL TRUST  
TRUST AGREEMENT DATED JUNE 13, 2011,  
NANCY L. CROUTHAMEL, DECEASED,  
NOVEMBER 21, 2017  
LATE OF SOUDERTON,  
MONTGOMERY COUNTY, PA**

All persons having claims or demands against  
said Trust are requested to make known the same and  
all persons indebted to the decedent to make payment  
without delay to:

**Trustee:** Univest Bank and Trust Co.  
14 N. Main Street, P.O. Box 64197  
Souderton, PA 18964

**Trustee's Attorney:** Jeffrey K. Landis  
Landis, Hunsberger, Gingrich & Weik, LLP  
114 E. Broad Street, P.O. Box 64769  
Souderton, PA 18964  
215-723-4350

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**EXECUTIONS ISSUED**

**Week Ending December 20, 2017**

**The Defendant's Name Appears  
First in Capital Letters**

7 FIGURE WEALTH CORPORATION:  
KINNEY, CHRISTIAN; BROWN, SUSIE-TREMBLAY;  
JP MORGAN CHASE BANK NA, GRNSH., ET AL. -  
Shelton, James; 201727316; \$259,500.00.  
ANTOSH, WILLIAM; THERESA - Pennymac Loan  
Services, LLC; 201722790; \$46,146.78.  
ARBORWAY TREE SERVICE, INC. - Mr Stump,  
Inc.; 201728769; WRIT/EXEC.  
BERENATO, MARK; WILLIAM, BARKER III,  
GRNSH. - Erco Ceilings Of Somers Point; 201728681;  
\$4,664.42.

- BOWYER, LULA: FISHER, RENEE: LONGWOOD INDUSTRIES, INC.: WELLS FARGO BANK, GRNSH. - Banas, Thomas, et al.; 201728072; \$6,200.50.
- BROWN, TYRONE - Cit Bank Na; 201721819; \$210,372.96.
- BUL, TYLER - Wells Fargo Bank Na, et al.; 201721546; \$110,851.41.
- CANNON, AMANDA: PNC BANK NATIONAL ASSOCIATION, GRNSH. - American Express Centurion Bank; 201726781; WRIT/EXEC.
- CLAUSS, EILEEN: TIMOTHY: EILEEN - Wells Fargo Bank Na, et al.; 201520662; \$242,864.89.
- COLON, ALBERT: CHUN - Beneficial Consumer Discount Company, et al.; 201429573.
- DENARDO, ALLY: FRIEDLAND, BOBBIE: OSBORNE ASSOCIATES: TD BANK, GRNSH., ET AL. - Whiteduck, Patti; 201728804; \$4,326.45.
- ELLIS, LONNA - Barley Sheaf Homeowners Association; 201601762; \$6,191.18.
- EWUZIE, JOSEPH: LABOR POINTE, INC.: BENCHMARK FCU, GRNSH. - American Express Bank Fsb; 201726780; WRIT/EXEC.
- FISHER, MARA: HEIR OF ANNABELLE M CONSTABLE: UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS CLAI - Cit Bank Na; 201721860; \$179,934.28.
- GOLDEN, RITA - Ditech Financial, LLC; 201721862; \$144,810.83.
- HAINSEY, WILLIAM: DENISE - Oewen Loan Servicing, LLC; 201721948; \$222,841.49.
- HANLON, JAMES: JJ: L&H MANUFACTURING, INC.: TD BANK NA, GRNSH. - American Express Bank Fsb; 201628318; WRIT / EXEC.
- INGLE, JOYCE: MANNATO, MICHAEL - Mtighe Weiss & O Rourke, P.C.; 201719827.
- INTERSTATE TRANSPORTATION SYSTEMS, INC.: INTERSTATE FLEET SERVICES: WELLS FARGO BANK NA, GRNSH. - Pennsylvania Unemployment Compensation Fund; 201663335; \$14,156.63.
- KAZAS, ELISA: WELLS FARGO BANK, GRNSH. - Centurion Capital Corporation; 201724632; \$6,951.02.
- KEENAN, MICHAEL: TMD ENTERPRISES, LLC: TD BANK, GRNSH. - American Express Bank Fsb; 201704596; WRIT/EXEC.
- KEYSTONE GRILL & FAMILY BISTRO, INC.: CITIZENS BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 201463523; \$17,353.32.
- KIMMELS COAL AND PACKAGING, INC.: FULTON BANK NA, GRNSH. - Coal Contractors [1991], Inc.; 201728664; \$366,431.20.
- MAT SITE MANAGEMENT, LLC: MCKENNA, TIMOTHY: TD BANK, GRNSH. - Howard R Peterman Company; 201705653; \$5,069.75.
- MATTIA, ANTHONY: TD BANK NA, GRNSH. - Elliott Greenleaf, P.C.; 201728864; \$5,234.21.
- MAY, RUSSELL: PNC BANK, GRNSH. - Sfk Ventures, Inc., et al.; 201728787; \$1,365.50.
- MCELROY, THERESA - New Penn Financial, LLC, et al.; 201722836.
- MERCERS COLLISION CENTER, INC.: MERCER, LEE: KEY BANK, GRNSH. - Ppg Industries, Inc., et al.; 201409742; WRIT/EXEC.
- MILLER, PHYLLIS: PHYLLIS - Wells Fargo Bank Na Sbm To Wachovia Bank National Associati; 201722594.
- MOCK, KENNETH: MARGARET - Ditech Financial, LLC, et al.; 201721136.
- MORRIS, GREGORY: DEBORAH: DEBBIE: PNC BANK, GRNSH. - Kaplin Stewart Meloff Reiter & Stein, P.C.; 201130956.
- MOYER, CHRISTOPHER - Deutsche Bank National Trust Company, et al.; 201612972; \$298,948.94.
- MURPHY, AISHA: AISHA - Vfs Arctos, LLC; 201715464; \$131,503.88.
- RITTER, HEATHER: FIRST NIAGRA BANK, GRNSH. - Discover Bank; 201322630; WRIT/EXEC.
- RIVEL, KEVIN: TIFFANY: PNC BANK, GRNSH. - Hrac, LLC; 201723613; WRIT/EXEC.
- STEHMAN, MATTHEW: PNC BANK, GRNSH. - Barclays Bank Delaware; 201718822; WRIT / EXEC.
- STEINMETZ, TOBIAH: YVELISSE - Pottsgrove School District; 201610268; WRIT / EXEC.
- TUCKER, FRANCIS: WOODFOREST NATIONAL BANK, GRNSH. - Palisades Collection, LLC, et al.; 201724676; WRIT/EXEC.
- WEGLARZ, MARY: PUSKAR, JEFFREY: MALKASIAN, ROBERT, ET AL. - Wells Fargo Bank Na, et al.; 201433722; \$139,305.51.
- WHITE, PERCINA - Ditech Financial, LLC; 201721820; \$98,333.83.
- YOUNG, DENNIS: SAFFREN AND WEINBERG LLP, GRNSH. - B&R Services For Professionals, Inc., et al.; 201728030; \$1,117.41.

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**JUDGMENTS AND LIENS ENTERED**
**Week Ending December 20, 2017**
**The Defendant's Name Appears  
First in Capital Letters**

- DESANTOS, PAOLA - Nationwide Property & Casualty Insurance Company; 201728537; Judgment fr. District Justice; \$12164.50.
- DINORA, VINCENT - Midland Funding Llc; 201728533; Judgment fr. District Justice; \$2684.66.
- FORT WASHINGTON ALLIANCE LLC - United Rentals North America Inc; 201728508; Mechanics Lien Claim; \$21849.32.
- KEY, THERESA - Barclays Bank Delaware; 201728546; Judgment fr. District Justice; \$9940.30.
- MATOS, PABLO - Mazzanti, Tanya; 201728515; Judgment fr. District Justice; \$667.50.
- NEW CENTURY ASSOCIATES GROUP LP - United Rentals North America Inc; 201728509; Mechanics Lien Claim; \$6721.88.
- OLIVER, SHEILA - Barclays Bank Delaware; 201728540; Judgment fr. District Justice; \$2045.92.
- REMICK, KAITLYN - Mothers Love Childcare Pat Daniels; 201728616; Judgment fr. District Justice; \$444.32.
- SETTLE, KIRSTEN - Barclays Bank Delaware; 201728541; Judgment fr. District Justice; \$2100.80.
- SHEARD, EZEKIEL - Midland Funding Llc; 201728531; Judgment fr. District Justice; \$2393.20.
- WHITAKER, SHONDRA - Barclays Bank Delaware; 201728548; Judgment fr. District Justice; \$2702.80.

**LOWER POTTS GROVE TWP. -  
entered municipal claims against:**

Leonard, John; 201728643; \$659.67.  
Yerger, Kevin; Robin; 201728606; \$833.63.

**LOWER POTTS GROVE TWP. MUN. AUTH. -  
entered municipal claims against:**

Allen, Harry; Sheridan; 201728644; \$1125.31.  
Gardenier, Kevin; Jacquelyn; 201728645; \$1463.72.  
Glaze, David; 201728647; \$1461.76.

**MUNICIPALITY OF NORRISTOWN -  
entered municipal claims against:**

Arena, Wayne; Carol; 201728603; \$717.36.  
Cinaglia, Thomas; 201728582; \$717.36.  
Colon, Juan; Mary; 201728637; \$717.36.  
Dibenedetto, Mario; Nicoletta; 201728600; \$717.36.  
Goodeye Development Group Llc; 201728634; \$717.36.  
Greenlight Llc; 201728604; \$717.36.  
Hill, Thomas; Demmie; 201728581; \$717.36.  
Murray, Laurie; 201728585; \$717.36.  
Oscar Enterprises Llc; 201728629; \$717.36.  
Palonicola, Jerimio; 201728640; \$717.36.  
Price Right Pools; 201728638; \$717.36.

**PENNA. DEPT. OF REV. -  
entered claims against:**

Emoney Advisor Holdings Llc; 201763380; \$11420.27.  
Landes Diversified Services Llc; 201763381; \$68.19.

**PENNA. UNEMP. COMP. FUND -  
entered claims against:**

E Duffy Brothers Llc; 201763395; \$724.69.  
Emergency Care Research Institute; 201763393;  
\$1,335.48.  
Friends Life Care; 201763394; \$2,741.06.  
Siravo, Elizabeth; Siravo Consulting Llc; 201763396;  
\$1,000.00.

**POTTSTOWN BORO. AUTH. -  
entered municipal claims against:**

Somers, Joseph; 201728607; \$229.70.

**SKIPPACK TWP. -  
entered municipal claims against:**

Brody, Suzanne; 201728524; \$618.17.  
Creciun, Diana; 201728525; \$513.00.  
Daugherty, Carol; 201728523; \$591.90.  
Halter, Christina; Corradi, Vincenzo; 201728522; \$681.00.  
Hobensack, George; Christine; 201728521; \$617.50.  
Marchuk, Virginia; 201728526; \$513.00.  
Schoen, Harold; Amy; 201728520; \$591.71.  
Venezia, Michael; Jennifer; 201728519; \$513.00.  
Wixted, Donna; Matejik, Lillian; 201728518; \$826.50.  
Young, Michael; 201728517; \$520.12.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending December 20, 2017**

**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

ADAMS, MARY T. - Cheltenham Township;  
Gurk, F. S, 226 Ashwood Road Villanova, PA 19085.

CARTER, JACKSON L. - Cheltenham Township;  
Carter, Rose E., 8000 Fenton Road Laverock, PA 19038.  
DESANTIS, COLLEEN M. - Lansdale Borough;  
Lare, Anna Marie, 1174 Oak Leaf Lane  
Warminster, PA 18974.

FEINBERG, GLADYS - Abington Township;  
Feinberg, Jules I., 7441 Overhill Road  
Elkins Park, PA 19027; Feinberg, Lawrence A.,  
2023 Olcott Avenue Ardmore, PA 19003.

FENERTY, THOMAS B., JR. - Hatboro Borough;  
Fenerty, Angeline M., 34 W. Lehman Avenue  
Hatboro, PA 19040.

FRAZIER, DORIS I. - Norristown Borough;  
Frazier, Mark H., 1048 Powell Street  
Norristown, PA 19011-3818.

GEHRINGER, MATTHEW D. - Lansdale Borough;  
Gehring, Randy J., 231 S. Swartley Street  
North Wales, PA 19454.

HOWE, ERICA L. - Norristown Borough;  
Weiss, William J., 8033 Old York Road  
Elkins Park, PA 19027.

JENKINS, WANDA - Abington Township;  
Jenkins, Steven G., 2903 Senak Road  
Abington, PA 19001.

MAGANA, ROBERT B. - Upper Dublin Township;  
Griffin, Gwen A., 1100 Imperial Drive  
Sarasota, FL 34236.

MAYCHECK, ROBERT S. - Upper Moreland  
Township; Maycheck, Jean, 2230 Carlson Drive  
Willow Grove, PA 19090.

MEEHAN, JAMES F. - Abington Township;  
Meehan, Patrick D., 621 Arthur St  
Philadelphia, PA 19111.

MEYERS, MARY A. - Abington Township;  
Meyers, Eric, 1741 Rockwell Road  
Abington, PA 19001.

REILLY, EILEEN D. - Whitmarsh Township;  
Reilly, Robin J., 838 Ayrdale Road  
Philadelphia, PA 19128; Reilly, Thomas F.,  
4138 Kottler Drive Lafayette Hill, PA 19444.

SLAUGHTER, THELMA L. - Cheltenham Township;  
Jackson, Sandra S., 900 Valley Road  
Elkins Park, PA 19027.

SOLOMON, ALBERT - Royersford Borough;  
Solomon, Florence L., 400 Walnut Street  
Royersford, PA 19468.

TILLINGER, STEVEN R. - Cheltenham Township;  
Tillinger, Jogen, 608 Valley Road  
Melrose Park, PA 19027.

TINSLEY, CAROL A. - Hatboro Borough;  
Tinsley, Robert, 1155 York Road J9  
Warminster, PA 18974.

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**SUITS BROUGHT**

**Week Ending December 20, 2017**

**The Defendant's Name Appears  
First in Capital Letters**

ADVANCED BEHAVIORAL HEALTH -  
Hambright, Latrice; 201728565; Civil Action;  
Chase, Jonathan W.

AMIN, ALPIT - Temple University; 201728568;  
Civil Action; Watson, J. Scott.

ANTONACCI, JOHN; BETH; CAFFEY, FLORA -  
Wilmington Saings Fund Society Fsb; 201728642;  
Complaint In Mortgage Foreclosure;  
Bennett, Elizabeth M.

- BAKER, TYRONE - Agudio, Marschelle; 201728506;  
Civil Action; Thomas, Leno P.
- BARTHOLEMEN, LAUREN; FRANKLIN -  
Righter, Kenneth; 201728563; Complaint for  
Custody/Visitation.
- BROWN, SIRCAR - Samuel, Dejanee; 201728492;  
Complaint for Custody/Visitation.
- CARPENTIER, DANINNE; RAYMOND -  
Umh Properties Inc; 201728477; Defendants  
Appeal from District Justice.
- COKER, OLOLADE - Rutgers The State University  
Of New Jersey; 201728574; Civil Action;  
Watson, J. Scott.
- DESTEFANO, CHRISTIAN - Destefano, Raina;  
201728632; Complaint Divorce; Cullen, Sean E.
- GAUGHAN, JAMIE; JENNIFER - Jeanquart, Keith;  
201728495; Civil Action; Koller, David M.
- HANNAH, SAMANTHA; JEREMY - Eric Insurance  
Exchange; 201728567; Civil Action; Miller, George A.
- HILTON, LAUREN - Ford, Michael; 201728569;  
Complaint for Custody/Visitation.
- JONES, ERNEST - Jones, Tanika; 201728608;  
Complaint Divorce.
- KIM, DAN - Trustees Of The University Of Pennsylvania;  
201728559; Civil Action; Watson, J. Scott.
- MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Shusman, Eugene;  
201728182; Appeal from Board of Assessment;  
Weiss, William J.
- MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Craig, Thomas;  
201728183; Appeal from Board of Assessment;  
Weiss, William J.
- MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Provost, Keith;  
201728190; Appeal from Board of Assessment;  
Weiss, William J.
- MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Goldman, Marina;  
201728192; Appeal from Board of Assessment;  
Weiss, William J.
- MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Soltani, Mostafa;  
201728193; Appeal from Board of Assessment;  
Weiss, William J.
- MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Zoller, Karl;  
201728195; Appeal from Board of Assessment;  
Weiss, William J.
- MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Smith, Robert;  
201728198; Appeal from Board of Assessment;  
Weiss, William J.
- MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Oneill, Michael;  
201728200; Appeal from Board of Assessment;  
Weiss, William J.
- MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Spaventa, Donato;  
201728201; Appeal from Board of Assessment;  
Weiss, William J.
- MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Heintz, Paul;  
201728202; Appeal from Board of Assessment;  
Weiss, William J.
- MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Zuckerman, Brian;  
201728205; Appeal from Board of Assessment;  
Weiss, William J.
- MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Duloc, Michael;  
201728207; Appeal from Board of Assessment;  
Weiss, William J.
- NIHART, ARTHUR - Nihart, Terry; 201728545;  
Complaint Divorce.
- ONEALEL, ALIYA - Palzer, Brandon; 201728589;  
Support/Exceptions; Graff, Caron P.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Wykoff, Eva; 201728496;  
Appeal from Suspension/Registration/Insp;  
Laird, Andrew C.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Zeminski, Joseph; 201728516;  
Appeal from Suspension/Registration/Insp.
- ROGERS, WHITNEY; NON-PARIEL SOLUTIONS INC -  
Newsome, Shannon; 201728308; Civil Action.
- ROUSH, ELIZABETH - Jpmorgan Chase Bank  
National Association; 201728651; Complaint In  
Mortgage Foreclosure; Little, Kristen J.
- SELLERS, CRAIG - Eure, Ariel; 201728579;  
Civil Action; Schwartz, Mark D.
- SIMKINS, AMANADA; WIDDOSS, DAVID -  
Breithaupt, Howard; 201728511; Complaint for  
Custody/Visitation; Tanker, Adam H.
- TULIO, ALISON - Tulio, Louis; 201728570;  
Complaint Divorce; Smith, Susan J.
- WALKER, STEPHEN - Walker, Tasha; 201728584;  
Complaint Divorce.
- WEEKS, ANDREA - Weeks, Jayson; 201728639;  
Complaint Divorce.

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## WILLS PROBATED

### Granted Week Ending December 20, 2017

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- AHRENS, PATRICIA M. - Lower Merion Township;  
Jones, Mary Margaret A., 204 Cornell Drive  
Bryn Mawr, PA 19010; Thalheimer, Patricia A.,  
821 Stone Canyon Circle Inverness, IL 60010.
- ALLISON, ALVERTA C. - Colledgeville Borough;  
Kidd, Marian L., 484 Freeman School Road  
Harleysville, PA 19438.
- BANKOFF, KENNETH - Cheltenham Township;  
Conover, Jean A., 16815 Pheasant Ridge Drive  
Sugar Land, TX 77498.
- BELLIZZI, FRANCESCO - Jenkintown Borough;  
Bellizzi, Marco, 444 Cedar Street  
Jenkintown, PA 19046-2721.
- BLEAU, RAYMOND R. - Hatboro Borough;  
Bleau, Lawrence R., 4901 Niagara Road  
College Park, MD 20740; Sydney, Diane B.,  
420 Riveredge Road Jupiter, FL 33477.
- BRAZUK, JOHN A. - Red Hill Borough;  
Brazuk, Helen M., 1050 Schoolhouse Road  
East Greenville, PA 18041.
- BROWN, HILDA V. - Lower Gwynedd Township;  
Brown, J. N., 73 Elfretths Court Newtown, PA 18940.
- CHAPMAN, LAVINIA T. - Upper Dublin Township;  
Ballard, Joseph F., 2703 Lincoln Drive  
East Ambler, PA 19002.
- COLLINS, GWEN - Lansdale Borough;  
Grenus, Linda C., 4B Seabreeze Avenue  
Milford, CT 06460.

- COSGROVE, JOHN P. - West Norriton Township;  
Alderfer, Shirley A., 516 Crystal Lane  
Norristown, PA 19033.
- DALY, ELIZABETH R. - Abington Township;  
Wallace, Colleen J., 2617 Barnes Ave  
Roslyn, PA 19001.
- DEL, RIO CARMEN - Lansdale Borough;  
Diaz, Estela, 408 Coolidge Blvd.  
Norristown, PA 19401.
- DEL, ROSSI LORETTA M. - Abington Township;  
Larose, Ann, 1153 Beverly Road Rydal, PA 19046.
- DOMINICK, JOHN A. - Jenkintown Borough;  
Dominick, Thomas J., 734 Garden Road  
Glenside, PA 19038.
- DOURLEY, LEONARD - Schwenksville Borough;  
Dourley, Peter, 23 Vaux Lane Phoenixville, PA 19460.
- EDWARDS, GRACE P. - Upper Dublin Township;  
Whitmire, Patricia E., 3324 Jeffrey Drive  
Dresher, PA 19025.
- EGENDORF, IRWIN A. - Lower Merion Township;  
Cooper, Alan, 111 E, Township Line Road  
Upper Darby, PA 19082.
- FANTAZZIA, JACQUELINE A. - Lower Moreland  
Township; Fantazzia, Dominic G., Jr.,  
3739 Richmond Street Philadelphia, PA 19137.
- FARRELL, DAVID P. - Lower Frederick Township;  
Farrell, Christina, 4 Mill Run Road  
Schwenksville, PA 19473.
- FINLEY, WILLIAM J. - Abington Township;  
Finley, Thomas F., 211B N. Wilson Avenue  
Margate, NJ 08402.
- FRIEDBERG, STANLEY - Whitpain Township;  
Garfinkle, Sharon, 2111 Countryview Lane  
Lansdale, PA 19446.
- FULLER, SOLOMON W. - Abington Township;  
Williams, Rosabell T., 5900 N. 19th Street  
Philadelphia, PA 19141.
- FUSCO, LEONARD J. - Franconia Township;  
Arnold, Charlene, Po Box 723 Kimberton, PA 19442.
- GARNER, MALCOM - Lower Providence Township;  
Garner, Linda, 16 Marian Road  
Phoenixville, PA 19460; Garner, Stephen,  
2558 Wagner Road Gilbertsville, PA 19525;  
Hillen, Cheryl, 1498 N Adams Street  
Pottstown, PA 19464.
- GREEN, ERVIA F. - Pottstown Borough;  
Togans, Vickie, 253 Crescent Staton Terrace Se  
Leesburg, VA 20175.
- HAMILTON, WILLIAM J. - Jenkintown Borough;  
Blum, Marshall E., Jr., 981 Hilltop Lane  
Kodak, TN 37764.
- HARNITCHEK, HARRY - Abington Township;  
Harnitchek, Craig S., 185 Hillcrest Ave  
Philadelphia, PA 19118.
- HERMAN, EDWARD S. - Lower Merion Township;  
Herman, Harris, 225 Gulph Creek Road  
Radnor, PA 19087.
- HONAN, CATHERINE A. - Lansdale Borough;  
Cirotti, Patricia, 431 York Ave Lansdale, PA 19446.
- HUTTLIN, AUGUSTA C. - Abington Township;  
Huttlin, George A., 10500 Truxton Road  
Adelphi, MD 20783-1122.
- JONES, RUBY L. - Cheltenham Township;  
Jones, Marlo, 8 Christopher Lane  
Bloomington, IL 61704.
- KLEIN, EDWARD J. - Lower Gwynedd Township;  
Klein, Sandra L., 1139 Brians Way  
Wayne, PA 19087; Tribit, Susan K.,  
150 E. Foxchase Lane Glen Mills, PA 19342.
- KRENZEL, ARCHIBALD R. - Lower Merion Township;  
Krenzel, Jeffrey F., 949 Acequia Madre  
Sante Fe, NM 87505.
- KUSHNER, EDWARD - Hatfield Township;  
Klein, Harriet L., 1758 Cindy Lane  
Hatfield, PA 19440.
- LASKIN, LYNN - Whitpain Township;  
Laskin, Susan B., 62 Province Brook Road  
Chatham, NH 03813.
- LEVINSON, MITCHELL E. - Upper Dublin Township;  
Levinson, Sondra P., 3205 W Bruce Drive  
Dresher, PA 19025.
- MANN, DENA - East Norriton Township;  
Mann, Aaron R., 55 Appaloosa Circle  
Reno, NV 89508.
- MCKEOWN, JOAN M. - Hatfield Township;  
McNally, Margaret, 420 Willows Lane  
Aldan, PA 19018; McNally, William,  
420 Willows Lane Aldan, PA 19018.
- MCLAIN, ROBERT K. - Upper Providence Township;  
Koch, Jerome R., 2275 Autumn Ridge  
Saint Joseph, MI 49085; Mclain, Patrick,  
922 N. Main Street Royal Oak, MI 48067.
- MCMASTER, JANE F. - Whitemarsh Township;  
Lanoce, Frances, 6915 Shalkop Street  
Philadelphia, PA 19128.
- MOORE, CECELIA M. - Whitemarsh Township;  
Mailey, Carol A., 3 Twin Creek Lane  
Berwyn, PA 19312; Moore, James J. Iii,  
495 Holly Road Blue Bell, PA 19422.
- MOORE, JOHN J. - East Norriton Township;  
Moore, Patricia A., 221 Montgomery Avenue  
East Norriton, PA 19401.
- PUCCELLA, MARY A. - East Norriton Township;  
Puccella, Joann, 1320 Astor Street  
Norristown, PA 19401; Puccella, Joseph,  
186 Cooks Glen Road Spring City, PA 19475.
- RUBENSTEIN, SYLVIA - Abington Township;  
Litman, Karen L., 1533 Jarrettown Rd  
Dresher, PA 19025.
- RUBIN, GAIL E. - Worcester Township;  
Rubin, Bruce H., 1201 Oak Circle  
Lansdale, PA 19446.
- RUTH, DIANE L. - Lower Providence Township;  
Kleest, Kenneth J., 1020 Brassington Drive  
Collegeville, PA 19426.
- RYAN, ANNE M. - Abington Township;  
Haas, Joseph A., Jr., 272 Avon Road  
Springfield, PA 19064-3131.
- SAYBOLT, MARYANN P. - Lower Gwynedd Township;  
Donatucci, Sharon L., 5 Trafalgar Place  
Durham, NC 27707-5464.
- SCHEFFEY, KAY F. - New Hanover Township;  
Frain, James M., 2407 Fairview Lane  
Gilbertsville, PA 19525.
- SEIDEL, GISELA - Lower Merion Township;  
Seidel, Peter C., 1203 Limerlost Lane  
Gladwyne, PA 19035; Stevens, Ileana S.,  
39 Brownstone Lane Elverson, PA 19520.
- SIEGFRIED, LUTHER B., SR. - Red Hill Borough;  
Goggins, Carol, 6175 Glen Road  
Cooperburg, PA 18036.
- SPENCE, MARY E. - Lower Merion Township;  
Swift, E. C, Jr., 151 Westgate Road  
Plainfield, NH 03781.
- SWANGER, RUTH A. - Upper Moreland Township;  
Swanger, David L., 3445 Davisville Road  
Hatboro, PA 19040.

TANENBAUM, JEAN - Abington Township;  
Tanenbaum, Stuart, 8120 Hawthorne Lane  
Elkins Park, PA 19027.

WALKER, WILLIAM P. - Bridgeport Borough;  
Walker, Julia A., 530 Bush Street  
Bridgeport, PA 19405.

WEINSTEIN, JACK - Lower Merion Township;  
Feldman, Lori, 20 Longwood Drive  
Wayne, PA 19087.

WOOD, THOMAS D. - Conshohocken Borough;  
Linnenbaugh, Donald, 202 Brandenburg Way  
King Of Prussia, PA 19406.

YOUNG, ARTHUR L. - Springfield Township;  
Young, Selma R., 8814 Wainwright Road  
Wyndmoor, PA 19038-7446.

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## RETURN DAY LIST

### January 16, 2018 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.

- Ann Taylor Retail, Inc. v. Amerishop Suburban, L.P. - Motion of B Blair Corporation to Compel Defendants to Provide Complete Responses to Requests for Documents (Seq. 80 D) - **J. Barrett - A. Bunker**.
- Antonucci v. Carbone Brothers, LLP - Plaintiff’s Motion to Compel Discovery in Aid of Execution (Seq. 117 D) - **D. Onorato - K. Cohen**.
- Baptiste v. Angela E. Nolan Cooper a/k/a t/a/d/b/a/ Destiny Development, LLC - Defendant’s Petition to Withdraw as Counsel (Seq. 36) - **V. Williams - J. O’Brien**.
- Bessey v. Newman - Defendant’s Motion to Compel Plaintiff’s IME (Seq. 15 D) - **G. Heslin**.
- Brekher v. Smith - Plaintiff’s Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 7 D) - **S. Fishman - J. Bowman**.
- Carmelo v. Famous Fat Freddie’s Pizza, LLC - Plaintiff’s Motion to Compel Attendance at Oral Deposition in Aid of Execution (Seq. 60 D) - **L. Wolf**.
- Carle v. Constantine - Plaintiff’s Motion to Compel Lower Merion Township to Provide Complete Airbag Control Module Data from Defendant (Seq. 165 D) - **K. Frechette**.
- Cheap Snow Removal, LLC v. Wyndmoor Hills Health Care Center - Defendant’s Motion for Extension of Time to Answer Plaintiff’s Amended Complaint (Seq. 36) - **D. Kaplan**.
- Cifuni v. Glaser - Defendant’s Motion to Compel Answers to Interrogatories and Document Requests (Seq. 12 D) - **J. Byrne - J. Feenane**.
- Citimortgage, Inc. v. Kratz - Defendant’s Supplemental Motion to Strike Off/Open Judgment (Seq. 179) - **C. Dunn - G. Barr - D. Gifford**.
- Commonwealth of Pennsylvania v. Rines - Plaintiff’s Motion to Compel Defendant, Rise Basketball, LLC, Rise Basketball Academy to Serve Answers to Discovery (Seq. 18 D) - **M. Rugnetta - D. Chisholm**.
- Commonwealth of Pennsylvania v. Rines - Plaintiff’s Motion to Compel Defendant, Samuel Rines, III, Individually and as officer of Sam Rines Basketball, Inc.’s Discovery (Seq. 1-6 D) - **M. Rugnetta - D. Chisholm**.
- Commonwealth of Pennsylvania v. Rines - Plaintiff’s Motion to Compel Rines, Sam Basketball, Inc. Rise Basketball Academy’s Discovery (Seq. 17 D) - **M. Rugnetta - D. Chisholm**.
- Davidson v. Audubon Land Development Corporation - Plaintiff’s Motion to Compel Defendant’s Answers and Responses to Discovery (Seq. 16 D) - **J. McCarthy**.
- Deloach-Tillery v. Alliance Partners HSP, LLC - Defendants Alliance Partners, HSP, LLC and Lanard and Axlibund, LLC d/b/a Colliers International’s Motion to Compel Co-Defendant (Seq. 50 D) - **T. Hauptman - L. Santiago - F. Miller**.
- Deloach-Tillery v. B Blair Properties, LLC - Defendants Alliance Partners, HSP, LLC and Lanard and Axlibund, LLC d/b/a Colliers International’s Motion to Compel Co-Defendant (Seq. 36 D) - **T. Hauptman - D. Wilson - L. Santiago**.
- Dillman v. Manno - Plaintiff’s Petition to Compel Answers to Requests for Production of Documents (Seq. 13 D) - **C. Knapp - J. O’Brien**.
- Discover Bank v. Beeman - Defendant’s Petition to Withdraw as Counsel (Seq. 9) - **J. Cawley - A. Garibian**.
- Ditech Financial, LLC v. DiSandro - Plaintiff’s Motion to Reassess Damages (Seq. 16) - **P. Wapner**.
- Dunlap v. Cieslak - Defendant’s Motion to Compel Plaintiff’s Responses to Supplemental Discovery Requests (Seq. 14 D) - **N. Greenberg - T. Lostracco**.
- Eason v. Heritage Building Group, Inc. - Additional Defendant’s Motion for Leave to Withdraw as Counsel for Yardstone and D Stone Works (Seq. 150) - **D. Bolger - C. Spitz**.
- ESG Capital Partners II, L.P. v. Bashaw - Motion of Stephen and Joyce Negrotti, Patrick and Kathryn Beach and Noel Wein for Pro Hac Vice of Patrick L. Marinaro (Seq. 135) - **C. Schaffner - A. Bonekemper - J. Dubow**.
- ESG Capital Partners II, L.P. v. Bashaw - Motion of Stephen and Joyce Negrotti, Patrick and Kathryn Beach and Noel Wein for Pro Hac Vice of William C. Nystrom (Seq. 136) - **C. Schaffner - A. Bonekemper - J. Dubow**.
- Espinoza v. Frey - Plaintiff’s Motion to Compel Discovery (Seq. 7 D) - **J. Lessin - M. Lyon**.
- First Liberty Insurance Corp v. Chadds Ford Fireside Shop, Inc. - Defendant, Worthmore Construction Maintenance, Inc.’s Motion to File a Joinder Complaint (Seq. 39) - **R. Harris - M. Harding**.
- Fischer v. Spearman - Defendant’s Petition to Withdraw as Counsel (Seq. 27) - **W. Clemens - S. Strong**.
- Freedom Credit Union v. Walker - Plaintiff’s Motion for Order to Break and Enter (Seq. 10) - **H. Klein**.

28. *Fulton Bank, N.A. v. Mermelstein* - Plaintiff's Motion to Compel Full and Complete Answers to Discovery (Seq. 156 D) - **J. Knapp - P. Cohen.**
29. *Gabbamonte v. Garrard* - Plaintiff's Motion for Leave to File an Amended Complaint (Seq. 20) - **S. Smith - D. Bailey.**
30. *Gatineau v. Rosenbaum* - Defendant's Motion to Compel Methodist Hospital's Compliance With a Valid Subpoena Regarding Plaintiff, Tristan Gatineau (Seq. 52 D) - **R. Hurd - G. Peterson - M. Simon.**
31. *Glasgow v. Tucker* - Defendant's Motion to Compel Answers to Interrogatories and Document Requests (Seq. 12 D) - **D. Garnick - W. Steiger.**
32. *Gravelle v. Sherin* - Defendant, Jason Bramble's Motion to Compel Co-Defendant's Answers to Defendant's Discovery Requests (Seq. 16 D) - **J. Lessin - D. Bush.**
33. *Green v. Griffin* - Plaintiff's Motion to Withdraw as Counsel (Seq. 16) - **I. Michener - J. Berschler.**
34. *Ha v. Bennett* - Plaintiff, Sandrine Tyler's Motion to Compel Defendant's Answers to Discovery (Seq. 13 D) - **J. Mezyk - T. Arechabala.**
35. *Hamby v. Diaz* - Plaintiff's Petition for Leave to Amend the Pleading (Seq. 14) - **R. Gordon.**
36. *Hitschler v. Innovation Plus, LLC* - Defendant and Counterclaim Plaintiffs Ian Kibblewhite and Innovation Plus, LLC's Motion to Compel Depositions (Seq. 97 D) - **D. Rhyhart - M. D'Annunzio - A. Sulock - C. Turner.**
37. *Horan v. HCR Manorcare, LLC* - Plaintiff's Motion to Compel Depositions of Scott Miller, Sue Morey, Deborah Ausura, Pat Washington, Business Office Manager (Seq. 14-7 D) - **W. Murray - M. Granaudo.**
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39. *Jackson v. Southeastern Pennsylvania Transportation Authority* - Defendant's Motion for Transfer of Venue (Seq. 28) - **D. McCartney - L. Flocco.**
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43. *Kozol v. Sigal* - Plaintiff's Motion to Compel Defendant's to Respond to Interrogatories and Document Requests (Seq. 69 D) - **L. Feldman - N. Raynor.**
44. *Kraft v. Commonwealth of Pennsylvania Department of Transportation* - Defendant, Allan Myers, L.P.'s Motion to Compel Additional Defendant's Answers to Interrogatories and Responses to Production of Documents (Seq. 37 D) - **B. Mayerson - S. DiGiacomo - J. Fowler.**
45. *Leader v. Milbourne* - Plaintiff's Motion to Compel the Deposition in Aid of Execution (Seq. 10 D) - **J. Klein.**
46. *Leppler v. American Harness Tracks, LLC* - Plaintiff, Anton Leppler's Motion to Strike Defendant, AHT and Long's Objections to Interrogatories and Request for Documents (Seq. 30 D) - **R. Mangold - P. Doheny - R. Farr.**
47. *Levitan v. Von Alst* - Defendant's Motion to Compel Plaintiff's Responses to Discovery Requests (Seq. 5 D) - **L. Slawe - L. Borelli.**
48. *Lewis v. Brown* - Plaintiff's Petition to Withdraw as Counsel (Seq. 42) - **D. Schnarrs - L. Cappolella.**
49. *LPK Health and Fitness, Inc. v. Heath* - Plaintiff's Motion to Compel Discovery (Seq. 61 D) - **N. Charlson - T. Reilly.**
50. *Markus v. Ed Goodman Chimney Service - Defendant, Worthmore Construction Maintenance, Inc.'s Motion for Leave to File a Joinder Complaint* (Seq. 39) - **R. Boyd.**
51. *McGarrity v. Hunsberger* - Defendant's Motion to Compel IME (Seq. 28 D) - **F. Murphy - L. Miller.**
52. *Metzger v. Brown* - Defendant's Motion to Compel Authorization (Seq. 34 D) - **M. Veneziani - E. Merrigan.**
53. *Mirabella v. William Penn Charter School* - Plaintiff's Motion to Compel Discovery (Seq. 27 D) - **S. Wolpert.**
54. *Modern Home Insulators of Pennsylvania, Inc. v. Destra Builders* - Plaintiff's Petition for Authorization to Sheriff to Break and Enter (Seq. 12) - **E. Flail.**
55. *Musika v. Abington Jefferson Health* - Plaintiff's Motion to Compel Defendant, Willow Grove Open MRI, Inc. to Provide Responses to December 28 and November 24, 2015 Discovery (Seq. 12-0 D) - **A. Marion - A. Romanowicz.**
56. *Nuyen v. Harasim* - Plaintiff's Motion to Compel Edward Tappe's Responses to Interrogatories and Request for Production of Documents (Seq. 32 D) - **M. Van Der Veen.**
57. *Nigro v. Paulkath Builders, Inc.* - Plaintiff's Motion to Dismiss Defendant, R&R Landscaping Maintenance, LLC a/k/a Turning Leaf Landscaping, Reynolds Brothers Only (Seq. 121) - **S. Reidenbach.**
58. *Olde City Lending Solutions, LLC v. Rexhub, LLC* - Plaintiff's Motion to Strike Objections, and Compel Discovery (Seq. 35 D) - **M. Revness - J. Mahoney.**
59. *Park v. Barrington* - Plaintiff's Motion to Compel Answers to Discovery (Seq. 8 D) - **J. Mezyk - J. Oprysko.**
60. *Parson v. Rojas* - Defendant, Danis Rojas' Motion to Compel Attendance at Oral Deposition (Seq. 20 D) - **A. Aigeldinger - L. Sabato - L. Miller.**
61. *Payne v. Eugene* - Defendant's Motion to Compel Answers to Interrogatories and Responses to Requests for Production of Documents (Seq. 8 D) - **J. Spitale - J. Silli.**
62. *Pennymac Loan Services, LLC v. Sturgeon* - Plaintiff's Motion to Reassess Damages (Seq. 7) - **A. Brunner.**
63. *Perez v. Arcadia University* - Defendant's Motion to Compel Responses to Supplemental Requests for Production of Documents (Seq. 22 D) - **J. Spitale - J. Ring.**
64. *Pezzano v. Towamencin Township* - Plaintiff's Motion to Compel Discovery (Seq. 29 D) - **M. McCaney.**
65. *PHH Mortgage Corporation v. Grady* - Plaintiff's Motion to Reassess Damages (Seq. 23) - **V. Dobaria.**
66. *PHH Mortgage Corporation v. Woehrel* - Plaintiff's Motion to Reassess Damages (Seq. 14) - **E. Bennett.**

67. *Pickford v. Advanced Paving and Masonry Company - Plaintiff's Motion to Compel Deposition* (Seq. 26 D) - **J. Ginsburg.**
68. *Polen v. Newbill - Defendant's Motion to Compel Dr. Jon Keim's Compliance With a Valid Subpoena Regarding Plaintiff David Polen* (Seq. 15 D) - **G. Baldino - G. Peterson.**
69. *Polen v. Newbill - Defendant's Motion to Compel Einstein Regional Orthopaedics' Compliance With a Valid Subpoena Regarding Plaintiff, David Polen* (Seq. 16 D) - **G. Baldino - G. Peterson.**
70. *Prince-Marks v. Duda - Defendant's Motion to Compel More Specific Responses to Written Discovery* (Seq. 25 D) - **R. Hall - M. Diamond.**
71. *Ramsey v. King - Plaintiff's Motion to Withdraw as Counsel for Felicia King* (Seq. 44) - **A. Smialowicz - J. Wertz - J. Capone.**
72. *Realen Valley Forge Greenes Associates v. Upper Merion Area School District - Defendant's Motion to Quash Subpoenas to Former and Current Board Members and for a Protective Order* (Seq. 14 D) - **J. Summers.**
73. *Rivas Pool Plaster, LLC v. Premier Pool Renovations, Inc. - Plaintiff's Motion for Order Compelling Answers to Interrogatories and Response to Request for Production of Documents* (Seq. 12 D) - **J. McCullough - S. Rothman.**
74. *Ryder v. Mumtaz - Plaintiff's Motion to Compel Answers to Interrogatories and Request for Production of Documents* (Seq. 18 D) - **T. Palmer - P. Priore.**
75. *Safeco Insurance Company of Illinois v. Chadds Ford Fireside Shop, Inc. - Defendant, Worthmore Construction Maintenance, Inc.'s Motion for Leave to File a Joinder Complaint* (Seq. 33) - **R. Harris - M. Harding - M. Shusterman.**
76. *Sevey v. Sevey - Plaintiff's Petition to Withdraw Appearance* (Seq. 55) - **A. DeShong - D. Draganosky.**
77. *Shapiro v. Chinnathambi - Defendant, Clemrock Realty Group, Inc., Jeffrey and Kelly Clemens's Motion to Determine Sufficiency of Other Defendants* (Seq. 73 D) - **F. Karpf - S. Fisher - F. Clark.**
78. *Shapiro v. Chinnathambi - Motion of Clemens Defendant to Determine Sufficiency of Paone Defendants' Responses to Requests for Admissions and Deem Admitted* (Seq. 75 D) - **F. Karpf - S. Fisher - F. Clark.**
79. *Sharp v. Castro - Defendant's Motion for Leave to File Amended New Matter to Defendant's Amended Answer, New Matter, Counterclaim and Joinder* (Seq. 95) - **J. Caprara - M. Gold.**
80. *Sheroke v. Tannenbaum - Plaintiff's Motion to Compel the Deposition of Defendant David S. Tannenbaum, M.D.* (Seq. 18 D) - **N. Murawsky - D. Martz.**
81. *Spring Mountain Summit Condominium v. Antosh - Plaintiff's Motion for Reassessment of Damages* (Seq. 3) - **S. Richter.**
82. *Stauton v. Triad Plaza - Plaintiff's Motion to Compel Examination* (Seq. 15 D) - **J. Rosenbaum - L. Volpe.**
83. *Taylor-Gresham v. Grimm - Plaintiff's Petition for Leave to Withdraw as Counsel* (Seq. 1-2) - **J. Green - K. Frechette - B. Shuttleworth.**
84. *Terry v. Donnelly - Defendant's Motion to Compel Plaintiff's Deposition* (Seq. 13-D) - **S. Rubin - J. Birmingham.**
85. *Tower at Oak Hill Condominium v. Mermelstein - Plaintiff's Motion for Leave to Make Productive Use of Condominium Unit* (Seq. 1).
86. *Traffic Control Service, LLC v. Catalyst Outdoor Advertising, LLC - Defendant's Petition for Leave to Withdraw as Counsel* (Seq. 1-7) - **B. Diefenderfer - J. Gulash.**
87. *Twyman v. Wiedemann - Plaintiff's Second Motion for Extension to File Certificate of Merit* (Seq. 54) - **A. Romanowicz.**
88. *Tyndall v. Sovel - Defendant's Motion to Compel Answers to Interrogatories and Document Requests* (Seq. 10 D) - **A. Sciolla - J. Gilman.**
89. *U.S. Bank National Association v. Brown - Plaintiff's Motion to Strike Pleadings by Gennaro Rauso and Enter Default Judgment* (Seq. 110 D) - **M. Lipuma.**
90. *Upper Merion Township v. Buell Kratzer Powell, LTD - Plaintiff's Motion to Compel Complete Responses to Interrogatories and Request for Production of Documents* (Seq. 36 D) - **M. Himsworth - S. Bardsley.**
91. *Upper Merion Township v. Buell Kratzer Powell, LTD - Plaintiff's Motion for Leave to File an Amended Complaint* (Seq. 37) - **M. Himsworth - S. Bardsley.**
92. *Urban v. Urban - Plaintiff's Motion to Withdraw as Counsel* (Seq. 27) - **S. Feinman - A. Leeds.**
93. *Urena v. Rockwell - Defendant's Motion to Compel Answers to Discovery* (Seq. 5 D) - **S. Fishman - J. Gilman.**
94. *U.S. Bank National Association Trustee v. Houser - Plaintiff's Motion to Reassess Damages* (Seq. 32) - **A. Marin - M. Cronin.**
95. *Valley Green Capital, LLC v. Smartassets, LLC - Plaintiff's Motion to Compel Answers to Interrogatories and Request for Production of Documents* (Seq. 11 D) - **S. Sklar - J. O'Brien.**
96. *Vergara v. Chilis Restaurant - Plaintiff's Motion to Compel Discovery* (Seq. 9 D) - **B. Wall - S. Cholden.**
97. *Villa v. Loftus Construction, Inc. - Additional Defendant, Protection Services, Inc.'s Motion to Compel Deposition of Plaintiff* (Seq. 46 D) - **M. Arrigo - J. McHale.**
98. *Wells Fargo Bank, N.A. v. Gibbs - Plaintiff's Motion to Amend Complaint* (Seq. 22) - **P. Wapner - J. Tsai.**
99. *Wells Fargo Bank, N.A. v. Raden - Plaintiff's Motion to Reassess Damages* (Seq. 10) - **J. Tsai.**
100. *Westfield Group Insurance a/s/o Clinical Technology, Inc. v. DeGrazio - Plaintiff's Motion to Direct Sheriff to Break and Enter Premises* (Seq. 14) - **D. Aaron.**
101. *Yellowbook, Inc. v. Tree Pro Tree Service - Plaintiff's Motion to Compel Answers to Discovery* (Seq. 52 D) - **A. Sandoval - S. Breidenbach.**