

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 December 6, 2017 at 1:00 o’clock P.M. prevailing time, in Court Room “A”, Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on January 31, 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

07-31239

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected situate in Fox Ridge Estates, **Limerick, Township**, Montgomery County, Pennsylvania, designated as Unit No. 37, on a certain plan of subdivision prepared for Gambone Bros. Development Company by Urwiler & Walter, Inc., dated 1/11/1989, revised 6/1/1989 as recorded in the Office of Recorder of Deeds of Montgomery County in Plan Book A-51, Pages 462 and 463, with subsequent revisions thereto through 4/27/1990 described in accordance therewith, as follows:

BEGINNING at a corner of this and Lot No. 36 as shown on said plan, which point is measured the 11 following courses and distances from a point formed by the juncture of the center line of Hunter Lane (of varying widths) and the Northwesterly ultimate right-of-way line of Kugler Road (no width given) as shown on said plan: (1) leaving said point of juncture and extending along the center line of Hunter Lane North 46 degrees, 29 minutes, 55 seconds West, 49.74 feet to a point of curve; (2) continuing along the center line of Hunter Lane on the arc of a curve, curving to the left in a Northwestwardly direction, having a radius of 300.00 feet, the arc distance of 197.37 feet to a point of tangent; (3) continuing along the center line of Hunter Lane North 84 degrees, 11 minutes, 39 seconds West, 228.12 feet to a point of curve; (4) continuing along the center line of Hunter Lane on the arc of a curve curving to the right, in a Northwestwardly to Northeastwardly direction, having a radius of 150.00 feet the arc distance of 294.28 feet to a point of tangent; (5) continuing along the center line of Hunter Lane, North 28 degrees, 12 minutes, 38 seconds East, 230.56 feet to a point of curve; (6) continuing along the center line of Hunter Lane on the arc of a curve, curving to the left in a Northeastwardly to Northwestwardly direction having a radius of 150.00 feet, the arc distance of 209.60 feet to a point of tangent; (7) continuing along the center line of Hunter Lane North 51 degrees, 50 minutes, 58 seconds West, 170.32 feet to a point of curve; (8) continuing along the center line of Hunter Lane on the arc of a curve curving to the left in a Northwestwardly to Southwestwardly direction having a radius of 150.00 feet the arc distance of 230.12 feet to the point of juncture of said center line of Cedar Court; (9) along the center line of Cedar Court North 51 degrees, 50 minutes, 58 seconds West, 27.55 feet to a point; (10) North 38 degrees, 09 minutes, 02 seconds East, 37.50 feet to a point; and (11) North 51 degrees, 50 minutes, 58 seconds West, 76 .00 feet to the point of beginning.

CONTAINING in frontage or breadth from said point of beginning on a course bearing North 51 degrees, 50 minutes, 58 seconds West, 20.00 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles thereto 100 feet.

BEING the same premises which Kimberly A. Callari, by Indenture bearing date 02/20/2009 and recorded 02/24/2009 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5722, Page 02564 granted and conveyed unto Jennifer L. Bricker, in fee.

AND, which Jennifer L. Bricker by Quit Claim Deed bearing date 09/15/2016 and recorded 10/07/2016 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 6018, Page 01865 transferred to herself as Jennifer L. Sowers.

Parcel Number: 37-00-00347-29-1.

Location of property: 37 Cedar Court, Limerick Township, Montgomery County, PA.

The improvements thereon are: Single family townhouse.

Seized and taken in execution as the property of **Jennifer L. Bricker now known as Jennifer L. Sowers** at the suit of Keenan, Cicitto & Associates. Debt: \$15,725.50.

Rowan Keenan, Attorney. I.D. #92474

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.

08-36883

ALL THAT CERTAIN message and lot or piece of land upon which the same is erected, situate on the South side of Beech Street between, Washington and Warren Streets, and known as 522 Beech Street, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point, a corner of this and land of Arthur G. Bernhart and Pearl O. Bernhart, his wife, distant Westwardly four hundred forty-five feet (445’) from the Southwest corner of Beech and Warren Streets; thence Southwardly and parallel with Washington Street one hundred forty-nine feet (149’) more or less to an alley, passing in past of said course and distance through the middle of the brick partition wall of this and the property of Arthur G. Bernhart and Pearl O. Bernhart, his wife, immediately adjoining on the West; thence Eastwardly along said alley twenty-two and one-half feet (22 1/2’) to a point, a corner of this and other land of said Grantors; thence Northwardly along the same one hundred forty-nine feet (149’) more or less, to the South side of Beech Street; thence Westwardly along said Beech Street, twenty-two and one-half feet (22 1/2’) to the place of beginning.

BEING the same premises which Ossie B. Whitfield, by indenture dated June 25, 1993, and recorded in the Office for the Recording of Deeds in Montgomery County, Pennsylvania, on December 17, 1993, in Deed Book 5064, Page 632, granted and conveyed unto Ossie B. Whitfield, parent, Emma Jean Whitfield, Shirley Diane Whitfield and Dennis James Whitfield, children as Tenants in Common without the Right of Survivorship.

Parcel Number: 16-00-00952-00-4.

Location of property: 522 Beech Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Emma Jean Whitfield, Administratrix of the Estate of Ossie Belle Whitfield, Emma Jean Whitfield and Stacy C. Shrieves, Personal Representative of the Estate of Shirley Diane Whitfield** at the suit of Pottstown School District. Debt: \$3,825.96.

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.

11-10483

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on December 13, 1956, as described, as follows, to wit:

BEGINNING at a point of intersection of the Southeast side of Arline Avenue (50 feet wide) and the Northeast side of Pershing Avenue (50 feet wide). Containing in front or breadth on the said Arline Avenue 39 feet and extending of that width in length or depth Southeast between parallel lines at right angles to said Arline Avenue 110 feet. The Northeast line thereof partly passing through the party wall between this premises and the premises adjoining to the Northeast and the Southwest line thereof extending along the Northeast side of Pershing Avenue.

BEING Lot No. 131-A Arline Avenue and also being Lot No. 1 and part of Lot No. 2 Block "P" on plan of Roslyn Heights. BEING the same property conveyed to Michael Miles by Deed from Pauline D. Melchior, Surviving Trustee of The Melchior Revocable Living Trust, Under Agreement dated 10/16/1991 dated August 28, 1997 and recorded September 12, 1997, as Instrument No. 015816 in Book 5199, Page 1607.

Parcel Number: 30-00-01620-00-6.

Location of property: 1401 Arline Avenue, Roslyn, PA 19001.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael B. Miles** at the suit of Wells Fargo Bank, N.A., s/i/i/t Wachovia Bank, N.A. Debt: \$348,561.53.

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.

11-19721

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, described according to a final location plan of a portion of Roberts Park made by George C. Heilman, Registered Surveyor, Norristown, Pennsylvania on the 8th day of July A.D. 1965, last revised on the 26th day of July A.D. 1965, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Caroline Drive (50 feet wide) at the distance of six hundred forty-five feet measured North 49 degrees, 14 minutes West along the said side of Caroline Drive from a point of tangent therein, which last mentioned point of tangent is measured on the arc of a curve curving to the left having a radius of 15 feet the arc distance of twenty-three and fifty-six one-hundredths feet from a point of curve on the Northwesterly side of Tremont Avenue (50 feet wide).

CONTAINING in front of breadth on the said side of Caroline Drive 30 feet and extending of that width in length or depth Southwesterly between parallel lines at right angles to the said Caroline Drive the Southeasterly line thereof passing partly through the party wall of the building erected on this lot and the building erected on the lot adjoining to the Southeast thereof, one hundred and eight one-hundredths feet.

BEING Lot #159 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Dwayne Royster and Suzette Royster, as Tenants by the Entirety by Deed from Albert F. Benson and Rose A. Benson, his wife dated 08/19/2005, recorded 09/09/2005 in Deed Book 05570, Page 0062.

Parcel Number: 13-00-06424-00-7.

Location of property: 604 Caroline Drive, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dwayne Royster and Suzette Royster** at the suit of Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT3, Asset-Backed Certificates, Series 2006-OPT3. Debt: \$201,597.17.

Nicole LaBletta, Attorney. I.D. #20294

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

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

11-27979

PREMISES "A"

ALL THAT CERTAIN message or tenement and lot or piece of ground marked and Numbered 209 on a certain plan of lots of The Ogontz Land and Improvements Company, recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, in Deed Book No. 342, Page 500, situate on the North side of Cadwallader (formerly Ogontz) Avenue, in **Abington Township**, Montgomery County, State of Pennsylvania, aforesaid.

BEGINNING at the distance of three hundred fifty-nine and thirteen one-hundredth feet West of Jenkintown Road.

CONTAINING in front or breadth on the said Cadwallader (formerly Ogontz) Avenue thirty feet and extending in length or depth between parallel lines at right angles to Cadwallader (formerly Ogontz) Avenue one hundred twenty-five feet.

BEING Lot No. 209 on said plan.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, marked and Numbered 210 on a certain plan of lots of the Ogontz Land and Improvement Company, recorded in the Office for the Recording of Deeds, in and for said County of Montgomery, in Deed Book No. 342, Page 500.

SITUATE on the North side of Cadwallader (formerly Ogontz) Avenue, in **Abington Township**.

BEGINNING at the distance of three hundred eighty-nine and thirteen one-hundredths feet West of Jenkintown.

CONTAINING in front or breadth on the said Cadwallader (formerly Ogontz) Avenue, thirty feet and extending of that width in length or depth one hundred twenty-five feet.

BEING Lot No. 210.

Parcel Numbers: 30-00-06008-00-1 and 30-00-06004-00-5.

Location of property: 242 Cadwalader Avenue, Abington Township, PA.

The improvements thereon are: Single family residential dwelling and vacant land under 5000 square feet.

Seized and taken in execution as the property of **Joann D. Jugler** at the suit of Abington School District. Debt: \$5,248.56.

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.

12-11158

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery according to a survey and plan thereof made by Howard W. Arrison, Engineer of Glenside, Pennsylvania on April 21, 1941, as follows, to wit:

BEGINNING at a point at the radial intersection of the Southeasterly side of Roseland Avenue (50 feet wide) with the Northeasterly side of Fox Chase Road (41.5 feet wide); thence extending North 45 degrees, 36 minutes, 13 seconds East along the Southeasterly side of Roseland Avenue 93.03 feet to a point; thence extending South 44 degrees, 23 minutes, 47 seconds East, 100 feet to a point; thence extending South 44 degrees, 23 minutes, 47 seconds East, 100 feet to a point; thence extending South 45 degrees, 36 minutes, 13 seconds West, 76.17 feet to a point on the Northeasterly side of Fox Chase Road aforesaid; thence extending North 61 degrees, 15 minutes, 17 seconds West along the Northeasterly side of Fox Chase Road 91.04 feet to a point being the radial intersection of the Northeasterly side of Fox Chase Road with the Southeasterly side of Roseland Avenue aforesaid; thence extending along said radial intersection on a line curving to the right with a radius of 10 feet, the arc distance of 18.65 feet to the Southeasterly side of Roseland Avenue, being the first mentioned point and place of beginning.

BEING parts of Lots Nos. 347 and 348 on Plan of Fox Chase Manor at Norristown, PA, in Deed Book 953, Page 600.

TITLE TO SAID PREMISES IS VESTED IN Francis T. Winters and Katie A. Winters, husband and wife, by Deed from James A. Kelly, dated 12/29/2006, recorded 01/18/2007, in Book 5632, Page 00031.

Parcel Number: 30-00-58316-00-1.

Location of property: 605 Roseland Avenue, Jenkintown, PA 19046-4162.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Francis T. Winters and Katie A. Winters** at the suit of Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-NC1, Mortgage Pass-Through Certificates Series 2007-NC1. Debt: \$443,529.33.

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.

13-06959

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, and described according to a survey and plan thereof made by George B. Mebus, Inc. Engineers, Glenside, PA on the Twenty-Second day of May A.D. 1962 and last revised on the Twenty-First day of April A.D. 1962, as follows, to wit:

BEGINNING at a point in the middle line of Indian Creek Road (forty feet wide) said point being at the arc distance of fifty-four and forty-nine one-hundredths feet measured in a Southwesterly direction along the said middle line of Indian Creek Road on the arc of a circle curving to the right with a radius of two hundred and sixteen and eighty-one

one-hundredths feet from a point of reverse curve in the same, which point of reverse curve is at the arc distance of three hundred and twenty-five feet measured in a Southwesterly direction still along the said middle line of Indian Creek Road on the arc of a circle curving to the left with a radius of one thousand seven hundred and nineteen and twelve one-hundredths feet from a point of curve in the same, which point of curve is at the distance of thirty-five and thirty-three one-hundredths feet measured South forty degrees, forty-three minutes West still along the said middle line of Indian Creek Road from its point of intersection with the middle line of Lancaster Avenue (sixty feet wide); thence extending from the place of beginning in a Southwesterly direction along the said middle line of Indian Creek Road on the arc of a circle curving to the right with a radius of two hundred and sixteen and eighty-one one-hundredths feet the arc distance of eighty-three and eighty-four one-hundredths feet to a point of compound curve in the same; thence extending in a Southwesterly, Westerly, Northwesterly and Northeasterly direction still along the said middle line of Indian Creek Road on the arc of a circle curving to the right with a radius of one hundred and thirty-one and thirty-eight one-hundredths feet the arc distance of one hundred and eighty-six and eighty-seven one-hundredths feet to another point of compound curve in the same; thence extending in a Northerly direction still along the said middle line of Indian Creek Road on the arc of a curve curving to the right with a radius of four hundred and seventy-eight and thirty-four one-hundredths feet the arc distance of one hundred and thirty-one and fifty-two one-hundredths feet to a point; thence extending North fifty-three degrees, fifty-nine minutes East partly crossing the bed of the said Indian Creek Road one hundred and eighty-nine and twenty-two one-hundredths feet to a point; thence extending through land now or late of Dr. Edward H. Kotin and Dorothy Kotin, his wife the six following courses and distances, viz: (1) South forty-three degrees, eleven minutes, nineteen seconds East, forty-four and sixty-three one-hundredths feet to a point; thence (2) South fifty-five degrees, three minutes, seventeen seconds East, twenty-eight and forty-four one-hundredths feet to a point; thence extending (3) South thirty degrees, twenty-five minutes, nineteen seconds East, fifty-one and thirty-six one-hundredths feet to a point; thence (4) South ten degrees, twenty minutes, nineteen seconds East, twenty-two and thirty-five one-hundredths feet to point; thence (5) South five degrees, forty minutes, forty-one seconds West, twenty-three and fifty-three one-hundredths feet to a point; thence (6) South twenty-seven degrees, thirty-three minutes, nineteen seconds East partly re-crossing the bed of the said Indian Creek Road, one hundred and nine and ninety-one one-hundredths feet to a point in the said middle line of Indian Creek Road the first mentioned point and place of beginning, description of parcel on the Northerly and Easterly side of Indian Creek Road having four hundred and two and three one-hundredths feet along the middle line thereof at the distance of four hundred and fourteen and eighty-two one-hundredths feet Southwest from Lancaster Avenue.

TITLE TO SAID PREMISES IS VESTED IN Tommie St. Hill and Jennifer St. Hill, h/w, as Tenants by Entirety, by Deed from Alan G. Moore and Phyllis V. Moore, h/w dated 07/28/1997 recorded 08/22/1997 in Deed Book 5196, Page 2378.

Parcel Number: 40-00-26756-00-6.

Location of property: 217 West Indian Creek Road, Township of Lower Merion, PA 19096.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tommie St. Hill and Jennifer L. St. Hill a/k/a Jennifer St. Hill** at the suit of U.S. Bank National Association, as Trustee for C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB4. Debt: \$2,158,172.25.

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

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

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

13-14057

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon to be erected, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan prepared for Walter Maust (253 Kulp Road, Harleysville, PA 19438) made by Strothers Associates, Inc., Professional Engineers and Surveyors also Registered Engineers and Surveyors (604 South Main Street, Sellersville, PA 18960) dated 2/9/1988 and last revised on 6/3/1988 and recorded in the Recorder of Deeds Office at Norristown, Pennsylvania on 10/24/1988 in Plan Book A-50, Page 187, as follows, to wit:

BEGINNING at a point on the Northwesterly ultimate right-of-way line of Kulp Road (25 feet from the center line thereof) a corner of Lot 4 on said plan; thence extending from said point of beginning and along Kulp Road North 40 degrees, 9 minutes, 18 seconds West, 25.00 feet to a corner of Lot 1 on said plan; thence extending from Kulp Road along Lot 1 and 2 on said plan and crossing through the center line of a proposed driveway (16 feet wide) North 49 degrees, 30 minutes, 42 seconds West, 567.65 feet to a point line of land now or late of Harleysville Community Center; thence along the same North 40 degrees, 02 minutes, 26 seconds East, 139.94 feet to a corner of land now or late of Lower Salford Township Park Commission; thence along the same South 49 degrees, 23 minutes, 45 seconds East, 302.65 feet to a corner of Lot 4 on said plan; thence along the same, the following two courses and distances: (1) South 40 degrees, 29 minutes, 18 seconds West, 114.32 feet to a point; (2) South 49 degrees, 30 minutes, 42 seconds East, 266.30 feet to a point on the Northwesterly side of Kulp Road being the first mentioned point and place of beginning.

Parcel Number: 50-00-01416-10-9.

Location of property: 249 Kulp Road, Lower Salford, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Peter A. Diamanti and United States of America** at the suit of Souderton Area School District. Debt: \$7,463.70.

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.

13-22500

ALL THOSE TWO CERTAIN lots or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with plan of property made for Thomas Alekna and Philip C. D'Amore prepared by Charles E. Shoemaker, Inc., Engineer and Surveyors, Abington, Pennsylvania, dated May 8, 1986 and recorded in Plan Book B-40, Page 490, as follows, to wit:

BEGINNING at a point on the Northeast side of Roscombe Avenue (50 feet wide), measured South 43 degrees, 33 minutes, 00 seconds West, 250.00 feet from the intersection of the Southwesterly side of Walnut Avenue (50.00 feet wide); thence extending from said point of beginning along the Northwesterly side of Roscombe Avenue, South 43 degrees, 33 minutes, 00 seconds West, 50.00 feet to a point a corner of parcel No. 2 on said plan; thence extending along the same North 46 degrees, 27 minutes, 00 seconds West, 110.00 feet to a point in line of lands now or formerly of Glenside Bond and Mortgage Company; thence extending along the same North 43 degrees, 33 minutes, 00 seconds East, 50.00 feet to point a corner of lands now or formerly of Edward and Mildred Biggs; thence extending along the same South 46 degrees, 27 minutes, 00 seconds East, 110.00 feet to the first mentioned point and place of beginning.

BEING Parcel No. 1 on the aforesaid plan. Also being Lots No. 892 and 893 on the revised plan of the lots of the Edge Hill Association.

BEING the same property conveyed to Angela Crawford and Wayne Crawford who acquired title by virtue of a Deed from Chandler Huff, dated January 13, 2006, recorded March 1, 2006, at Document ID 2006025366, and recorded in Book 5591, Page 2804, Montgomery County, Pennsylvania records.

Parcel Number: 30-00-60704-00-7.

Location of property: 236 Ruscombe Avenue, Glenside, PA 19038.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Wayne Crawford and Angela D. Crawford** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-NC1. Debt: \$250,603.80.

Meredith H. Wooters, Attorney.

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

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

14-00551

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

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

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

Location of property: 104 Stony Way, Norristown, PA 19403, a/k/a 104 Stony Way, East Norriton, PA 19403.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kimberly Kilson a/k/a Kimberly A. Warner** at the suit of Wells Fargo Bank, N.A, Successor by Merger to Wachovia Bank, National Association. Debt: \$142,958.06.

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.

14-04664

ALL THAT CERTAIN lot or place of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a certain plan of a portion of Burnside Estates made by John V. Hoey, Registered Engineer, Norristown, Pennsylvania, dated December 15, 1950 and last revised April 11, 1952 and which plan is recorded at Norristown in the aforesaid Office on December 31, 1952 in Plan File Case No. 1956, Page 601 etc., bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Constitution Avenue (fifty feet wide) which point is a corner of Lot No. 26 and 27, Block "C" of said plan; thence extending along said Lot 26, Block "C" South sixty-three degrees, fifty-six minutes, fifty seconds West, one hundred twenty-four and eighty-five one-hundredths feet to a point in line of Lot No. 30 Block "C"; thence extending partly along Lot No. 30, along Lot No. 29 and partly along Lot No. 28, Block "C" South thirty-three degrees, forty-six minutes East, eighty-two feet to a point, a corner of Lot No. 34, Block "C"; thence extending partly along Lot No. 34 and No. 33, Block "C" North fifty degrees, thirty-four minutes, fifty seconds East, one hundred thirty feet to a point on the Southeasterly side of Constitution Avenue; thence extending along the same the two following courses and distances: (1) North thirty-nine degrees, twenty-five minutes, ten seconds West, twenty-five feet to a point of curve; (2) on the arc of a circle curving top the right with a radius of one hundred seventy-five feet the arc distance of twenty-seven and twenty-nine one-hundredths feet to the point of beginning.

BEING the same property conveyed to Andrew J. Mason who acquired title by virtue of a Deed from John A. J. Mason, dated October 16, 1998, recorded November 2, 1998, at Deed Book 5247, Page 588, Montgomery County, Pennsylvania records. Parcel Number: 63-00-01669-00-5.

Location of property: 38 Constitution Avenue, Norristown, PA 19403.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Andrew J. Mason** at the suit of LSF9 Master Participation Trust. Debt: \$79,846.95.

Meredith H. Wooters, Attorney.

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

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

14-07116

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 Southeast side of Haws Avenue at the distance of 435.6 feet Northeasterly from Marshall Street a corner of this and land of Frederick W. Flick; thence by the same right angles to Haws Avenue, Southeasterly 150 feet more or less to the middle of Evans Alley, and along the middle thereof, Northeasterly 20 feet to a point, a corner of this and land lately conveyed to Irene R. Parvin; thence by the same parallel with the first line and through the middle of the partition wall between this and the adjoining house on said Parvin's land, Northwesterly 150 feet more or less to Haws Avenue aforesaid and along the Southeast side thereof, Southwesterly 20 feet to the place of beginning.

BEING the same premises as Patricia E. Dennis n/k/a Hakima Ali by Deed dated June 2, 2015 and recorded June 2, 2015 by the Montgomery County Recorder of Deeds in Deed Book 5956, Page 354, Instrument No. 2015039079, granted and conveyed unto Patricia E. Dennis, Trust.

Parcel Number: 13-00-16012-00-4.

Location of property: 652 Haws Avenue, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Patricia E. Dennis, Trust** at the suit of Kondaur Capital Corporation as Separate Trustee of Matawin Ventures Trust, Series 2015-3. Debt: \$205,615.46.

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

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

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

14-07280

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.

BEING the same property conveyed to Robert P. Lanning and Elizabeth R. Lanning, his wife, who acquired title by virtue of a Deed from Muhammad A. Bey, also known as Michael Stuart Bay and Catherine F. Bey, also known as Catherine F. Bay, his wife, dated August 30, 1990, recorded September 5, 1990, at Deed Book 4956, Page 1846, Montgomery County, Pennsylvania records.

Parcel Number: 41-00-06880-00-9.

Location of property: 3260 Philmont Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Elizabeth Lanning, a/k/a Elizabeth R. Lanning and Robert Paul Lanning, Jr., a/k/a Robert P. Lanning** at the suit of Wells Fargo Bank, N.A. Debt: \$252,168.94.

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.

14-08912

ALL THOSE 3 CERTAIN lots or pieces of ground, with buildings and improvements thereon erected, situated at Eagleville, in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, and designated as Lots No. 4, 5, and 6 Section "E" upon a certain plan of lots known as "Eagleville Heights" recorded in the Office for the Recording of Deeds in and for the said County of Montgomery at Norristown, Pennsylvania, in Deed Book 717, Page 600, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Wilson Boulevard (50 feet wide) at a distance of 65 feet Southwestwardly from the Southwesterly side of Broad Street (40 feet wide).

CONTAINING in front or breath on the side of Wilson Boulevard 60 feet (each lot being 20 feet in breadth) and extending of that width in length or depth between parallel lines at right angles to the said Wilson Boulevard, 125 feet. Being the same premises as conveyed in Deed from Steven J. Grzywacz and Colleen A. Grzywacz, husband and wife recorded 09/01/1994 in Book 5089, Page 1620 in said County and State.

BEING the same premises conveyed to Francis P. Mulhern and Tina M. Mulhern, husband and wife, from Steven J. Grzywacz and Colleen A. Grzywacz, husband and wife, by Deed dated 08/26/1994 and recorded 09/01/1994 in Montgomery County Book 5089, Page 1620.

Parcel Number: 43-00-15961-00-7.

Location of property: 20 Wilson Boulevard, Eagleville, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Tina M. Mulhern** at the suit of Citizens Bank of Pennsylvania. Debt: \$211,107.06.

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.

14-11374

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of "Dublin Crossing" made by Charles E. Shoemaker, Inc., dated October 31, 1985, last revised June 10, 1986 said plan being recorded in Plan Book A-47, Page 281, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Waterford Way (50 feet wide), said point being measured the three following courses and distances from a point of curve on the Southeasterly side of Brittany Drive: (1) leaving Brittany Drive along the arc of a circle curving to the left, having a radius of 15.00 feet, the arc distance of 27.51 feet to a point of tangent on the Northeasterly side of Waterford Way; (2) South 48 degrees, 57 minutes, 11 seconds East, 213.47 feet to a point of curve; and (3) along the arc of a circle curving to the right, having a radius of 175.00 feet, the arc distance of 22.19 feet to the point of beginning, said point of beginning also being a corner of Lot 23; thence extending from said point of beginning along Lot 23, North 48 degrees, 18 minutes, 41 seconds East, 180.34 feet to a point on the Southwesterly side of Welsh Road; thence extending along the same, South 49 degrees, 34 minutes, 24 seconds East, 206.01 feet to a point; a corner of Lot 25; thence extending along the same, South 76 degrees, 19 minutes, 22 seconds West, 259.50 feet to a point of curve on the Northeasterly side of Waterford Way; thence extending along the same along the arc of a circle curving to the left, having a radius of 175.00 feet, the arc distance of 85.56 feet to the first mentioned point and place of beginning.

CONTAINING in area 28,769 square feet.

BEING Lot 24 as shown on the above mentioned plan.

Parcel Number: 54-00-16555-88-7.

Location of property: 1737 Waterford Way, Upper Dublin, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Paris D. Hughes, Olivia M. Hughes and United States of America** at the suit of School District of Upper Dublin. Debt: \$12,997.45.

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.

14-11618

ALL THAT CERTAIN lot or piece of land, with message thereon erected, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, being the Northwesterly half of Lot No. 10 all of Lot No. 11 and the Southeasterly half of Lot No. 12, in a Plan of Lots laid out on "Griffith Farm", bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Egypt of Main Street, at the distance of 190 feet Northwesterly from Stanbridge Street and measured at right angles therefrom, a corner of this and land of Frank Ryder; thence by the same parallel with said Stanbridge Street, Southwesterly 200 feet to Rich Alley and along the Northeast side thereof, Northwesterly 40 feet to a point; a corner of this and land now or late of Herbert Stroud; thence by the same parallel with the first line, Northeasterly 200 feet to Main Street aforesaid, and along the Southwest side thereof Southeasterly 40 feet to the place of beginning.

Parcel Number: 13-00-22720-00-1.

Location of property: 924 West Main Street, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Chinedum Utah, Chukwuna Utah and United States of America, Department of the Treasury, Internal Revenue Service** at the suit of Municipality of Norristown. Debt: \$2,683.47.

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.

14-24840

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery, State of Pennsylvania, described according to a survey and plan thereof made April 24, 1920 by Benjamin F. Snyder, Surveyor, Roxborough, Philadelphia, as follows, to wit:

BEGINNING at a point in the middle of Righters Ferry Road (33 feet wide) at the distance of 678.37 feet Northeastwardly from the intersection of the middle of said Righters Ferry Road with the middle of Monument Road (33 feet wide), measured along the several courses of the middle of said Righters Ferry Road; thence extending along ground now or late of the Estate of Sarah A. Sutton, deceased, South 6 degrees, 18 minutes, 59 seconds East passing through the center wall over an alley between the house erected on this lot and the house erected on the lot adjoining to the Southwest 185.16 feet to a point; thence extending along ground now or late of Christopher Miller, deceased, North 87 degrees, 5 minutes, 12 seconds East, 16.99 feet to a point; thence extending along ground now or late of the Estate of Sarah A. Sutton, deceased, North 6 degrees, 12 minutes, 29 seconds West passing through the center wall between the house erected on this lot and the house erected on the lot adjoining to the Northeast 186.14 feet to a point in the middle of said Righters Ferry Road; thence extending along the middle of said Righters Ferry Road South 83 degrees, 47 minutes, 31 seconds West, 17.31 feet to the first mentioned point and place of beginning.

TOGETHER with the free use, right, liberty, and privilege of the above mentioned overhead alley between the house erected on this lot and the house erected on the lot adjoining to the Southwest, in common with the owners, tenants and occupiers of the house adjoining to the Southwest as and for a passageway and water course at all times hereafter forever.

BEING the same premises which Terence C. Dougherty, Individually, by Deed dated 08/02/1991, recorded 08/19/1991, in the Office of the Recorder of Deeds, in and for Montgomery County, in Book 4984, Page 961, conveyed unto Terence C. Dougherty and Lisbet Drindahl Dougherty, his wife, Grantees herein.

Parcel Number: 40-00-49708-00-4.

Location of property: 503 Righters Ferry Road, Bala Cynwyd, PA 19004.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Terence C. Dougherty and Lisbet Drivdahl Dougherty** at the suit of U.S. Bank National Association, Not in its Individual Capacity but Solely as Trustee for Maroon Plains Trust. Debt: \$377,748.18.

Bradley J. Osborne, Attorney.

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

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

14-27516

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

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

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

BEING Lot 207 on the said plan.

BEING the same property conveyed to Thomas Johnson who acquired title by virtue of a Deed from Robert K. Jost and Joyce Lean Jost, dated September 12, 2006, recorded September 22, 2006, at Deed Book 05617, Page 01309, Montgomery County, Pennsylvania records.

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

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

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Thomas Johnson** at the suit of Wells Fargo Bank, N.A. Debt: \$317,946.49.

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.

14-28823

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania bounded and described according to a Recorded Plan made by Toll Brothers made by Yerkes Associates, Inc. dated June 29, 1984 and last revised January 15, 1985 said plan being recorded in the Office of Recording of Deeds of Norristown, PA in Plan Book A-46, Page I66, as follows, to wit:

BEGINNING at a point of curve said point being measured the five following courses and distances from a point of reverse curve on the Northwesterly side of Copper Beech Drive (no width given): (1) leaving Copper Beech Drive on the arc of a circle curving to the right having a radius of 24.00 feet and the arc distance of 33.85 feet to a point of tangent on the Northeasterly side of Orchard Court (no width given); (2) North 61 degrees, 02 minutes, 00 seconds West, 101.64 feet to a point of curve; (3) along the Northeasterly and Northwesterly side of Orchard Court on the arc of a circle curving to the left having a radius of 194.00 feet the arc distance of 188.60 feet to a point of tangent on the Northwesterly side of Orchard Court; (4) North 26 degrees, 44 minutes, 00 second West, 24.00 feet to a point; (5) on the arc of a circle curving to the right having a radius of 218.00 feet the arc distance of 76.95 feet to the point of beginning, said point of beginning being a point a corner of Lot No. 30-3 as shown on the above mentioned plan; thence extending along the aforesaid Lot North 12 degrees, 24 minutes, 00 seconds West, 72.86 feet to a point; thence extending North 77 degrees, 36 minutes, 00 seconds East, 28.00 feet to a point; thence extending along the same South 12 degrees, 24 minutes, 00 seconds East, 77.61 feet to a point of curve; thence extending along the arc of a circle curving to the left having a radius of 218.00 feet the arc distance of 28.42 feet to the first mentioned point and place of beginning.

CONTAINING in area of 2,098 square feet.

BEING Lot No. 30-2 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Donna Ann Dewey, by Deed from Jennifer Kiefer, dated 10/15/2004, recorded 10/21/2004, in Book 5530, Page 271.

Parcel Number: 66-00-04943-12-1.

Location of property: 113 Orchard Court, Blue Bell, PA 19422-2834.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donna Ann Dewey a/k/a Donna A. Dewey** at the suit of Wells Fargo Bank, N.A. Debt: \$376,951.77.

Peter Wapner, Attorney.

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

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

14-33250

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Whitpain Township**, in the County of Montgomery, State of PA, bounded and described, as follows:

BEGINNING at a stake set for a corner of this land of Benjamin F. Hendricks on the Easterly side of a certain 33 feet wide street called Oak Lane and laid out and opened for public use 135.00 feet Northeastwardly from a certain other street laid out and opened for public use called Maple Street; thence along the Easterly side of Oak Lane North 34 degrees, 40 minutes East, 45.00 feet to a stake set for a corner of this and land of Benjamin F. Hendricks; thence along the line of said Hendricks land, South 55 degrees, 5 minutes East, 150.00 feet to a stake set for a corner of this and land of Benjamin F. Hendricks; thence along the line of said Hendricks land South 34 degrees, 40 minutes West, 45.00 feet to a stake set for a corner of this and land intended to be conveyed to Ellery B. Shoemaker; thence along the line of land to be conveyed to said Shoemaker; thence along the line of land to be conveyed to said Shoemaker, North 55 degrees, 5 minutes West, 150.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Johnson S. Mulbah, by Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, DC, by their Attorney in Fact, Dale Albertelli, dated 12/27/2000, recorded 01/05/2001 in Book 5345, Page 717.

Parcel Number: 66-00-04918-00-2.

Location of property: 215 Oak Street, Whitpain Township, PA 19002-5719.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Johnson S. Mulbah** at the suit of U.S. Bank, National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corporation, Home Equity Asset Trust 2006-1, Home Equity Pass-Through Certificates, Series 2006-1. Debt: \$128,781.76.

Peter Wapner, Attorney.

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

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

15-01768

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as 1006 York Road, Condominium, located in **Upper Moreland Township**, Montgomery County and Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P. L. 196, by the recording in the Philadelphia Department of Records of a Declaration dated January 5, 1979 and recorded on January 5, 1979 in Deed Book 4376, Page 469 and Declaration Plan dated December 12, 1978 and recorded on January 5, 1979 in Condominium Plan Book 6, Page 38 and a Code of Regulations dated December 12, 1978 and recorded on January 12, 1978 and recorded on January 5, 1979 in Deed Book 4376, Page 496, being and designated on Declaration Plan as Unit No. 5, 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).

BEING known as 1006 York Road, Unit No. 5, Upper Moreland Township.

Parcel Number: 59-00-19661-07-1.

Location of property: 1006 North York Road, Condominium L-5, Upper Moreland, PA.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Michelle Teschner** at the suit of Upper Moreland-Hatboro Joint Sewer Authority. Debt: \$1,614.66.

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.

15-02311

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

BEGINNING at the intersection of the Easterly side of Ridge Turnpike Road and the Westerly side of a public road leading from Evansburg to Baptist Church; thence along the Easterly side of said Ridge Turnpike Road North 56 degrees, West 168 1/4 feet to a stake, a corner of lands now or late of Sarah Fry; thence along the same at right angles with the said Turnpike Road North 33 degrees, 40 minutes East, 120 1/2 feet to a stake along the Westerly side of a public road leading from Evansburg to Baptist Meeting House; thence along the Westerly side of said Road South 20 1/2 degrees, East 207 feet to the place of beginning.

BEING the same premises which Adam C. Arehart and Angela M. D'Orazio n/b/m Angela M. Arehart by Deed dated 4/30/2003 and recorded 6/30/2003 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5462, Page 0967, granted and conveyed unto Adam C. Arehart and Angela M. Arehart, husband and wife.

Parcel Number: 43-00-12052-00-1.

Location of property: 3441 Ridge Pike, Collegeville, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Adam C. Arehart and Angela M. Arehart** at the suit of The Bank of New York Mellon, as Trustee for CWABS, Inc., Asset-Backed Certificates, Series 2003-BC5. Debt: \$156,622.48.

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.

15-02442

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Plan of Brookfield, made for Spiegel Development Corporation by George B. Mebus, Registered Professional Engineer, dated May 10, 1974 and recorded in Plan Book A-23, Page 11, and also according to a Revised Plan of Brookfield made for Ashrose Associates, revised on July 22, 1976 and recorded in Plan Book A-27, Page 16, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Brookfield Road (50 feet wide) which said point is measured along the same, along the arc of a circle curving to the right with a radius of 150 feet the arc distance of 16.78 feet from a point of curve on the Northeasterly side of said Brookfield Road, which said point is measured South 32 degrees, 39 minutes East, 142.22 feet from a point of tangent on the Northeasterly side of said Brookfield Road which said point is measured along the arc of a circle curving to the left which said arc connects the Northeasterly side of Brookfield Road, with the Southeasterly side of Oak Lane Road (65 feet wide) with a radius of 25 feet the arc distance of 39.27 feet from a point of curve on the Southeasterly side of said Oak Lane Road; thence extending from said point of beginning along the Northeasterly side of Brookfield Road on the arc of a circle curving to the right with a radius of 150 feet the arc distance of 70.00 feet to a point a corner of lands to be acquired by and made a part of the lands of Longstreth; thence extending along the same South 73 degrees, 25 minutes, 25 seconds East, 95.16 feet to a point in line of lands now or formerly owned by William R. Longstreth and Bertha M. his wife; thence extending along the same, North 16 degrees, 34 minutes, 35 seconds East, 145.54 feet to a point a corner of Lot #19; and thence extending along the same, South 73 degrees, 48 minutes West, 154.35 feet to the first mentioned point and place of beginning.

BEING Lot No. 20 as shown on the above mentioned plan.

BEING the same premises which Seung Tae Kim, by his attorney-in-fact Do Young Kwak and Sun Hee Kim, by her attorney-in-fact Do Young Kwak by Deed dated 2/15/2008, recorded 4/11/2008 in Deed Book 5688, Page 1874 conveyed unto Ok Kyong Kim and Ik Tae Kim.

Parcel Number: 31-00-03517-54-7, Map #31087M024.

Location of property: 7811 Brookfield Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ok Kyong Kim and Ik Tae Kim** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$218,676.37 plus interest to sale date.

Heather Riloff, Attorney, I.D. #309906

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

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

15-07231

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected, situate in **Abington Township**, County of Montgomery, State of Pennsylvania described according to a survey thereof made by William T. Muldrew, C. E., of Jenkintown, Pennsylvania on the Twenty-Fifth day of February A.D. 1926, as follows, to wit:

BEGINNING on the Northwest side of Haines Avenue at the distance of three hundred sixty-eight feet and thirteen one-hundredths of a foot Northeastward from the Northeast side of Township Line Road.

CONTAINING in front or breadth on the said Haines Avenue twenty-nine feet and extending of that width in length or depth Northwestward between parallel lines at right angles to the said Haines Avenue one hundred fifty feet.

TITLE TO SAID PREMISES IS VESTED IN Judy Fine, a divorced woman, by Deed from Norma J. Stock, a divorced woman, dated 07/15/2005, recorded 08/09/2005, in Book 5565, Page 2292. Mortgagor Judy Fine died on 12/12/2011, and Linda Beth Shandley was appointed Administratrix of her estate. Letters of Administration were granted to her on 01/28/2014 by the Register of Wills of Montgomery County, No. 46-2014-X0333. Decedent's surviving heir at law and next-of-kin is Linda Beth Shandley.

Parcel Number: 30-00-25864-00-8.

Location of property: 128 Haines Avenue, Elkins Park, PA 19027-2104.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda Beth Shandley, in Her Capacity as Administratrix and Heir of The Estate of Judy Fine, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Judy Fine, Deceased** at the suit of LSF9 Master Participation Trust. Debt: \$187,758.61.

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

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

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

15-09224

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Plan of 'Perkiomen Woods' made by F. X. Ball Associates, Inc., Consulting Engineers and Surveyors, Schwenksville, Pennsylvania, dated April 14, 1976, last revised January 30, 1979, as follows:

BEGINNING at a point on the Northwesterly side of Larchwood Court (of variable width), which point is measured the three following courses from a point formed by the intersection of the extended center line of Larchwood Court with the center line of Perkiomen Boulevard (as shown on said plan): (1) from said point of intersection South fifty seven degrees, thirty-six minutes, twenty-six seconds East, fifty-nine feet to a point; (2) North eighty-five degrees, forty-nine minutes, nine seconds East, one hundred ten feet to a point; (3) North four degrees, ten minutes, fifty-one seconds West, thirty-one feet to the point and place of beginning; thence extending from said beginning point along the Northwesterly side of Larchwood Court South eighty five degrees, forty-nine minutes, nine seconds West, twenty feet to a point, a corner of Lot No. 176; thence extending along Lot No. 196 North four degrees, ten minutes, fifty-one seconds West, passing partly through the party wall between these premises and the premises adjoining to the West, one hundred feet to a point; thence extending North eighty-five degrees, forty-nine minutes, nine seconds East, twenty feet to a point, a corner of Lot No. 194; thence extending along Lot No. 194 South four degrees, ten minutes, fifty-one seconds East, passing partly through the party wall between these premises and the premises adjoining to the East one hundred feet to the first mentioned point and place of beginning.

BEING Lot No. 195, as shown on said plan.

BEING the same premises which Joseph Sweitzer and Annette H. Sweitzer by Deed dated September 3, 1999 and recorded October 21, 1999 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5293, Page 1719 granted and conveyed unto Lawrence A. Daley and Carol J. Daley, in fee.

AND THE SAID Lawrence J. Daley hereby departed this life on or about March 30, 2014, thereby vesting titled solely in his wife, Carol J. Daley

Parcel Number: 61-00-02834-30-9.

Location of property: 105 Larchwood Court, Collegeville, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Carol J. Daley** at the suit of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A. Debt: \$234,116.82.

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.

15-09376

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot No. 17 on a Plan of Laverack Downs, made by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania on the 17th day of July A.D. 1958, which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown in Plan Book A-4, Page 87 and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Doe Lane (fifty feet wide) which point is measured North forty-three degrees, fifty-four minutes, twenty-four seconds West, three hundred nine and seventy-two one-hundredths feet from a point of tangent therein, which point of tangent is measured on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-one and seventy-six one-hundredths Feet from a point of curve on the Northwesterly side of Waverly Road (forty-three feet wide); thence extending from said point of beginning along the said side of Doe Lane North forty-three degrees, fifty-four minutes, twenty-four seconds West, one hundred feet to a point a corner of Lot No. 16; thence extending along the same North forty-six degrees, five minutes, thirty-six seconds East, two hundred thirty feet to a point in the approximate required bottom of slope of freeway; thence extending through the same South forty-three degrees, fifty-four minutes, twenty-four seconds East, one hundred feet to a point a corner of Lot No. 18; thence extending along the same South forty-six degrees, five minutes, thirty-six seconds West, two hundred thirty feet to a point on the Northeasterly side of Doe Lane being the first mentioned point and place of beginning.

Parcel Number: 31-00-08482-00-1.

Location of property: 7715 Doe Lane, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Duane M. Sims, Executor of the Estate of Armita B. Sims** at the suit of School District of Cheltenham Township. Debt: \$9,686.69.

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.

15-10076

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Souderton Borough**, County of Montgomery, and Commonwealth of Pennsylvania and bounded and designated as Lot No. 2 according to a survey dated January 28, 1972, by George Reid Nevells, Surveyor, made for the Margaret B. Shmmel Estate, which plan is recorded in Plan Book C-11, Page 95, as follows, to wit:

BEGINNING at a point in the center line of Central Avenue measured South fifty-three (53) degrees, fifty-one (51) minutes West, one hundred fifteen and thirty-five hundredths (115.35) feet from a spike found at the intersection of the center lines of Central Avenue (forty feet wide) and School Lane (forty feet wide); thence from the point and place of beginning South fifty-three (53) degrees, fifty-one (51) minutes West along the center line of Central Avenue fifty (50) feet to a point; thence along lands now or late of Grace Building Company, Inc. North forty-two (42) degrees, forty-six (46) minutes West, crossing an iron pin found on the Northwesterly line of central Avenue, one hundred ninety-eight and seven hundredths (198.07) feet to an iron pin found in corner of land now or late of Richard Shnde; thence North fifty-four (54) degrees, two (2) minutes East along lands now or late of Kenneth Scholl seventy-two and eighty-one hundredths (72.81) feet; thence South thirty-six (36), degrees nine (9) minutes East along lands formerly of Margaret B. Stimmel of which this lot was once a part, one hundred ninety-six and fifty-three hundredths (196.53) feet to the point and place of beginning.

ALL THAT CERTAIN lot or piece of land, situate in **Souderton Borough**, Montgomery County, Pennsylvania, described according to a survey dated March 12, 1971, and prepared by Herbert H. Metz, Inc., Civil Engineers, for Grace Building Company, Inc., as follows:

BEGINNING at a point on the Northwesterly side of Central Avenue (forty feet wide) to a point measured one hundred forty-four and sixty-four hundredths (144.64) feet South fifty-three (53) degrees, forty-nine (49) minutes, thirty (30) seconds West, from the point of intersection of the Northwesterly side of Central Avenue with the Southwesterly side of School Lane, also known as Sixth Avenue (forty-feet wide); thence along the Northeasterly side of Central Avenue South fifty-three (53) degrees, forty-nine (49) minutes, thirty (30) seconds East, eighteen and nineteen hundredths (18.19) feet to a corner of lands now or late of Vernon and Bernadette Finkle, Jr.; thence along lands now or late of Vernon and Bernadette Finkle, Jr. North thirty-four (34) degrees, forty-two (42) minutes West, one hundred twenty-one and forty-two hundredths (121.42) feet to a point; thence along other lands now or late of Grace Building Company, Inc. (as described above) formerly of Margaret Bean Stimmel South forty-three (43) degrees, fifteen (15) minutes East, one hundred twenty-two and thirty-one hundredths (122.31) feet to the point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Nicholas G. Mayer and Robin L. Mayer by Deed from William F. Nolthemius, Jr. dated January 23, 2002 and recorded on January 24, 2002 in the Montgomery County Recorder of Deeds in Book 5393, Page 216.

Parcel Number: 21-00-01184-00-1.

Location of property: 445 Central Avenue, Souderton, PA 18964.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Nickolas G. Mayer a/k/a Nichola G. Mayer and Robin L. Mayer** at the suit of MTGLQ Investors, L.P. Debt: \$320,183.02.

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.

15-11279

ALL THAT CERTAIN unit, designated as Unit Number 35, Highgate Building, being a unit in Wickerton Heights Condominium, situate in **Pottstown Borough**, County of Montgomery, and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act of Pennsylvania, 68 PA C.S.A. 3101 et. seq., as designated in the Declaration of Condominium of Wickerton Heights Condominium, dated May 25, 1989, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, on May 26, 1989, and Plats and Plans for condominium bearing date May 25, 1989, and recorded as Exhibit "C" of the Declaration of Condominium of Wickerton Heights Condominium in Deed Book 4912, at Pages 624, et. seq., as amended by an Amended Declaration dated October 4, 1989, recorded in Deed Book 4925, at Pages 1660, et seq.

TOGETHER with all rights, title and interest, being 2.208% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

TITLE TO SAID PREMISES VESTED IN Kyong Sun Sautter by Deed from Wilson E. Hannah, Jr. dated January 13, 2009 and recorded on January 14, 2009 in the Montgomery County Recorder of Deeds in Book 5719, Page 1631 as Instrument No. 2009003408.

Parcel Number: 16-00-19972-78-4.

Location of property: 620 North Manatawny Street, Unit 35, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Kyong Sun Sautter** at the suit of Bayview Loan Servicing, LLC. Debt: \$75,223.41.

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.

15-13403

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

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

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

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

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

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Stanley M. P. Amey, Anna Marie Amey, and The United States of America, c/o the U.S. Attorney for the Eastern District of Pennsylvania** at the suit of Deutsche Bank National Trust Company, as Trustee in Trust for Registered Holders of Long Beach Mortgage Loan Trust 2006-7, Asset Backed Certificates, Series 2006-7. Debt: \$716,000.33.

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.

15-15038

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

BEGINNING at a point on the Northwesterly side of School Lane at a distance of one hundred twenty-five feet more or less Northeastwardly from the point forced by the intersection of the Northwesterly side of School Lane and the Northeastly side of Methacton Avenue.

CONTAINING in front or breadth on the said side of School Lane one hundred and twenty-five feet more or less and extending of that width in length or depth Northwesterly two hundred fifty feet more or less.

BEING Lots Nos. 3 and 4 and part of Lot No. 2 Section E, on a certain Plan of Lots of Plumlyn Park No. 1.

BEING the same premises which Florence C. Raimondi by Deed dated 7/6/2009 and recorded 7/20/2009 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5737, Page 1303, granted and conveyed unto Rebecca Verdecchio, in fee.

Parcel Number: 67-00-02902-00-1.

Location of property: 1027 Quarry Hall Road, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.
Seized and taken in execution as the property of **Rebecca Verdecchio** 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: \$222,977.23.

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.

15-21998

ALL THOSE CERTAIN message or tenement and lot or piece of ground, situate in **Jenkintown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made August 21st, 1922 by William T. Muldrew, Civil Engineer, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Division Street (twenty-five feet wide) at the distance of forty-two and five-tenths feet Northeastwardly from the Northeastly side of Walnut Street (forty feet wide); thence extending South twenty-four degrees, forty-seven minutes East, passing through the center of the party wall of said message, one hundred and nineteen and fifty-one one-hundredths feet to a point on the Southeasterly side of a right of way in the rear; thence extending along same, North sixty-eight degrees, fifty-four minutes East, fourteen and ninety-two hundredths feet to a point; thence extending North twenty-four degree, forty-seven minutes West and passing through the center of the party wall of said message one hundred and twenty and forty-seven hundredths feet to a point in the said side of Division Street; thence extending along same, South sixty-five degrees, thirteen minutes West, fourteen and eighty-nine hundredths feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Leonard C. Jones by Deed from Nancy Ann Burgess dated September 29, 2000 and recorded on October 19, 2000 in the Montgomery County Recorder of Deeds in Book 5335, Page 2059 as Instrument No. 020715.

Parcel Number: 10-00-00752-00-3.

Location of property: 404 Division Street, Jenkintown Borough, PA 19046.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Gwendolyn Dudley, Co-Administrator of the Estate of Leonard C. Jones a/k/a Leonard C. Jones Jr., Deceased and Cleo Jones a/k/a Cleo D. Jones, Co-Administrator of the Estate of Leonard C. Jones a/k/a Leonard C. Jones, Jr., Deceased and Leonard C. Jones Jr.** at the suit of Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Home Mortgage, Inc. Debt: \$69,776.49.

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.

15-22836

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

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

BEING Unit No. 13.

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Hyun Ju Hong a/k/a Hyun J. Hong and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$380,406.39.

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

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

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

15-22885

TRACT NO. 1.

ALL THOSE TWO CERTAIN contiguous 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 No. 441 and 442 described according to a plan made by William T. Muldrew, Surveyor and Regulator, Jenkintown, PA dated June 25, 1921 and recorded at Norristown in Deed Book 828, Page 600, as follows, to wit:

BEGINNING at a point in the middle line of Radcliffe Avenue (40 feet wide) at the distance of 210 feet Southeastwardly from the middle line of Colonial Avenue (40 feet wide).

CONTAINING together in front or breadth on the said middle line of Radcliffe Avenue 40 feet (each lot being 20 feet in front) and extending together of that width in length or depth Northeastwardly between lines at right angles to the said middle line of Radcliffe Avenue 120 feet.

TRACT NO. 2

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania dated June 25, 1921 and recorded at Norristown, Pennsylvania in Deed Book 828, Page 600, as follows:

BEGINNING at a point in the middle line of Radcliffe Avenue (40 feet wide) at the distance of 170 feet Southeastward from the middle line of Colonial Avenue (40 feet wide).

CONTAINING together in front or breadth on the said middle line of Radcliffe Avenue 40 feet (each lot being 20 feet in front) and extending together of that width in length or depth Northeastward between at right angles to the said middle line of Radcliffe Avenue 120 feet.

BEING Lots Numbered 443 and 444 on the said plan.

BEING as to Tracts 1 and 2 hereon known and identified as 2473 Radcliffe Avenue.

TITLE TO SAID PREMISES IS VESTED IN George A. Thompson and Deborah Thompson, by Deed from George A. Thompson and Deborah Barber, n/k/a, Deborah Thompson, dated 06/13/2006, recorded 06/29/2006 in Book 5606, Page 1064.

Parcel Number: 30-00-54988-00-8.

Location of property: 2473 Radcliffe Avenue, Abington, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George A. Thompson and Deborah Thompson a/k/a Deborah A. Thompson and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-WFI Asset-Backed Certificates, Series 2006-WFI. Debt: \$251,794.82.

Lauren R. Tabas, Attorney. I.D. #93337

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

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

15-23315

ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate in **Trappe Borough**, County of Montgomery and State of Pennsylvania, being a lot in Phase I shown on plan of Rittenhouse Square made by Czop/Specter, Inc. Consulting Engineers and Surveyors for Valley Forge Developers A.P., dated 3/7/1984 last revised 6/27/1984 and recorded in Plan Book A 46, Page 74, being Lot No. 188 on Phase I As-Built Plan of Rittenhouse Square dated 9/23/1985.

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

TITLE TO SAID PREMISES VESTED IN Anthony Cucchi and Cynthia Cucchi by Deed from Theresa D. Jackson dated June 30, 2008 and recorded on July 3, 2008 in the Montgomery County Recorder of Deeds in Book 5698, Page 2562 as Instrument No. 2008069619.

Parcel Number: 23-00-00499-60-3.

Location of property: 124 Lafayette Court, Trappe, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Cynthia L. Cucchi Real Owner and Original Mortgagor, Dylan T. Cucchi Known Heir of the Estate of Anthony Cucchi, Deceased Mortgagor and Real Owner, Anthony J. Cucchi, III Known Heir of the Estate of Anthony Cucchi, Deceased Mortgagor and Real Owner, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Anthony Cucchi, Deceased Mortgagor and Real Owner and Anthony J. Cucchi, Jr.** at the suit of Bayview Loan Servicing, LLC, a Delaware Limited Liability Company. Debt: \$297,123.64.

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.

15-26875

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania, and described according to a plan thereof made by Barton & Martin, Engineers on February 25, 1946 and recorded at Norristown, in Deed Book No. 1745, Page 600, as follows to wit:

BEGINNING at a point on the Northeasterly side of Erlen Road (40 feet wide) at the distance of nine hundred and thirty-four and twenty-three one-hundredths feet Southeastwardly from a point of curve formed by the intersection of the Northeasterly side of Erlen Road with the Southeasterly side of Valley Road (40 feet wide); thence extending Southeastwardly along Erlen Road on a line curving to the left with a radius of fifteen hundred and four and seventy one-hundredths feet the arc distance of seventy-seven feet to a point; thence extending on a line North forty-five degrees, twenty-nine minutes, two seconds East, two hundred and two and seventy-three one-hundredths feet to a point; thence extending on a line North forty-three degrees, thirty-eight minutes, twenty-five seconds West, sixty-six and sixty-four one-hundredths feet to a point; thence extending on a line South forty-eight degrees, twenty-four minutes, fifty-seven seconds West, one hundred and twenty-seven and fifty-four one-hundredths feet to a point; and thence continuing along said line through the center of a nine feet wide driveway seventy-four and five one-tenths feet to the place of beginning.

BEING known as Lot No. 362 on said plan.
 BEING the same premises which John J. McGonigle widower by his Power of Attorney John J. McGonigle, by Deed dated 7/10/97 and recorded 7/23/97 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5193, Page 738, granted and conveyed unto Frances O'Brien Jr.

Parcel Number: 49-00-03181-00-1.
 Location of property: 725 Erlen Road, Plymouth Meeting, PA 19462.
 The improvements thereon are: A residential dwelling.
 Seized and taken in execution as the property of **Francis O'Brien** at the suit of Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates. Debt: \$300,411.23.
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.

15-27969

ALL THAT CERTAIN lot, tract or piece of land being Lot No. 2, Section No. 1, shown on a plan of building lots prepared for David A. Swinehart, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, being more particularly bounded and described, as follows, to wit:

BEGINNING at a point in Snyder Road, intended to be 50 feet wide, a public township road leading from Gilbertsville Road to Swenk Road, said point being 170.00 feet Northwestwardly from land now or late of Mike Wambach; thence over and through Lot No. 2, South 73 degrees, 06 minutes, 51 seconds West, the distance of 142.46 feet to an iron pipe; thence along the Northerly side of Lot No. 1 on said plan, South 80 degrees, 25 minutes, 16 seconds West, the distance of 383.00 feet to an iron pipe; thence along land now or late of Drabinski, North 17 degrees, 46 minutes, 15 seconds West, the distance of 80.00 feet to an iron pipe; thence along the Southerly side of Lot No. 3 on said plan, North 79 degrees, 10 minutes, 15 seconds East, the distance of 351.00 feet to an iron pipe; thence over and through Lot No. 3, North 71 degrees, 51 minutes, 32 seconds East, the distance of 143.05 feet to a point; thence in and through Snyder Road, South 35 degrees, 15 minutes, 40 seconds East, the distance of 100.00 feet to the place of beginning.

BEING Lot No. 2 as on said plan.
 BEING the same premises which David A. Swinehart and Patricia A. Swinehart, h/w, by indenture dated 6/29/70 and recorded 7/1/70 in Montgomery County in Deed Book 3599, Page 1192, granted and conveyed unto Ronald E. Keifrider and Anna M. Keifrider, h/w, in fee.

TITLE TO SAID PREMISES IS VESTED IN Deborah A. Keifrider, by Deed from Ronald E. Keifrider and Anna M. Keifrider, dated 04/27/1994, recorded 05/02/1994, in Book 5076, Page 102.
 Parcel Number: 60-00-02761-00-5.

Location of property: 190 Snyder Road, Pottstown, PA 19464-1539.
 The improvements thereon are: Residential property.
 Seized and taken in execution as the property of **Deborah A. Keifrider** at the suit of Santander Bank, N.A. Debt: \$48,789.04.

Jennie C. Tsai, Attorney, I.D. #315213
 Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.
 DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-29796

ALL THAT CERTAIN lot or piece of land, with the message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 1106 on a certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an 'As Built' Plan of House No. 1106 prepared by Serdy & Bersich, Inc., as endorsed hereon, as follows:

BEGINNING at a point on the extended party wall between this lot and Lot Number 1105 as shown on said plan which point is at the distance of 52.00 feet measured South 43 degrees, 14 minutes East, from a point, a corner which last mentioned point is at the distance of 125.92 feet measured North 46 degrees, 46 minutes East from a p.i., a corner and which last mentioned p.i. is at the distance of 78.81 feet measured South 62 degrees, 52 minutes, 42 seconds East, from a concrete monument, a corner.

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

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements conditions, exceptions, reservations and exclusions as contained as set forth in that certain Declaration of Covenants, Conditions and Restrictions dated September 20, 1976, and recorded in the Office for the Recording of Deeds, aforesaid in Deed Book 4143, Page 209, &c., and any amendment to the said Declaration, as the same may be made from time to time.

TITLE TO SAID PREMISES IS VESTED IN Ronald J. Lewis, Jr. and Billie Marie Lewis h/w, as Tenants by the Entireties, by Deed from Todd A. Moriarity and Elizabeth B. Moriarity, h/w (incorrectly Todd A. Moriarty and Elizabeth B. Moriarty on prior Deed), dated 09/27/2001, recorded 10/22/2001, in Book 5381, Page 1857.

Parcel Number: 42-00-05117-67-3.

Location of property: 1106 Walnut Ridge Drive a/k/a 1106 Walnut Ridge Estates, Pottstown, PA 19464-3063.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronald J. Lewis, Jr. a/k/a Ronald J. Lewis and Billie Marie Lewis** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JP Morgan Chase Bank, N.A., as Trustee for The Benefit of The Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-B. Debt: \$140,180.77.

Peter Wapner, Attorney, I.D. #318263

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

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

15-30582

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan of Property made for Eugene K. Wieland, Jr. and Eleanor Wieland, by Richard G. Rauch, Registered Surveyor, dated 7/25/1985 and recorded in Montgomery County in Plan Book A-47, Page 267, as follows, to wit:

BEGINNING at a point of curve on the Northerly side of Welsh Road, a corner of this and Lot No. 2 as shown on the above mentioned plan; thence along the same, on the arc of a circle curving to the left having a radius of 741.78 feet, the arc distance of 123.26 feet to a point in line of lands now or formerly of Ben J. and Francis Catanese; thence along the same, the two following courses and distances: (1) North 04 degrees, 48 minutes West, 81.57 feet; (2) North 30 degrees, 38 minutes West, 146.00 feet to a point in line of lands of the Reading Company; thence along the same, North 39 degrees, 12 minutes East, 56.34 feet to a point on the Southwesterly side of Station Road; thence along the same, South 61 degrees, 54 minutes East, 164.85 feet to a point, a corner of Lot No. 2 aforesaid; thence along the same, South 07 degrees, 54 minutes East, 147.32 feet to the first mentioned point and place of beginning.

BEING Lot No. 1.

BEING the same premises, which Eugene K. Wieland, Jr. and Eleanor Wieland, husband and wife by Deed dated 2/27/2006 and recorded 3/1/2006 in Montgomery County in Deed Book 5591, Page 2634 granted and conveyed unto James P. Roche and Lisa M. Roche, husband and wife, in fee.

Parcel Number: 41-00-10099-00-3, Map #41030 021.

Location of property: 525 Welsh Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer J. Roche** at the suit of MTGLQ Investors, L.P. Debt: \$482,336.00 plus interest to sale date.

Heather Riloff, Attorney, I.D. #309906

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

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

16-02255

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 survey made by Schurr and Brattan Registered Land Surveyors on August 7, 1950 and recorded at Norristown in Deed Book 2169, Page 601, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Hilltop Road (forty feet wide) at the distance of seven hundred forty-three feet Southwestwardly from a point of curve formed by the intersection of the Northwesterly side of Hilltop Road and the Southwesterly side of Renel Road (forty feet wide); thence extending Southwestwardly along Hilltop Road on a line curving to the left with a radius of three hundred thirty-seven feet, the arc distance of seventy feet to a point; thence extending on a line North seventy-one degrees, forty minutes, forty-two seconds West, through the center of a nine feet wide driveway, sixty-six feet to the end thereof; thence continuing along said line, one hundred thirteen and ninety-five one-hundredths feet crossing a twenty feet wide drainage easement to a point; thence extending on a line North thirty-seven degrees, fifty-five minutes, ten seconds East, re-crossing the said drainage easement, one hundred seven and sixty one-hundredths feet to a point; and thence extending on a line South fifty-nine degrees, forty-six minutes, thirty-eight seconds East, one hundred fifty-four and forty-three one-hundredths feet to the place of beginning.

BEING known as Lot No. 555 on said plan.

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

TITLE TO SAID PREMISES IS VESTED IN Wan-Swin S. Kosak and Jianxin Chen, wife and husband, as Tenants by the Entireties, by Deed from Wan-Swin S. Kosak, dated 06/07/2011, recorded 06/08/2011, in Book 5803, Page 01157.

Parcel Number: 49-00-05269-00-1.

Location of property: 211 Hilltop Road, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wan-Swin S. Kosak and Jianxin Chen** 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: \$183,239.12.

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

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

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

16-03682

ALL THAT CERTAIN lot, plot or parcel of land, situate in Walnut Ridge Estates, in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania designated as Lot No. 1008 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 to an As-Built Plan of House No. 1008 prepared by Serdy, Bursich & Huth, Inc. as endorsed hereon, as follows:

BEGINNING at a point on the centerline of the party wall between these premises and Lot No. 1007 as shown on said plan, which point is at the distance of 57.33 feet measured North 43 degrees, 14 minutes West from a point a corner which last mentioned point is at the distance of 161.58 feet measured North 46 degrees, 46 minutes East from a p.i. which last mentioned p.i. is at the distance of 78.81 feet measured South 62 degrees, 52 minutes, 42 seconds East from a concrete monument.

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

UNDER AND SUBJECT to the covenants, restrictions, casements, terms, rights, agreements, conditions exceptions, reservations and exclusions as contained and set forth in that certain Declaration of Covenants, Conditions and Restrictions dated September 20, 1976 and recorded in the Office of the Recorder of Deeds aforesaid in Deed Book 4143, Page 209 &c. and any amendment to the said Declaration as the same may be made from time to time.

BEING the same premises which Michael Canfield and Holly Canfield, husband and wife, by Deed dated 06/11/2010 and recorded 07/02/2010 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5772, Page 798, Instrument No. 2010054887, granted and conveyed unto Holly Canfield, as Sole Owner.

Parcel Number: 42-00-05117-60-1.

Location of property: 1008 Walnut Ridge Estates, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Holly Elizabeth Canfield a/k/a Holly Canfield** 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: \$117,817.47.

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.

16-04863

ALL THAT CERTAIN tract or parcel of land as shown in Plat and Plan of Victoria Court, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, prepared by Showalter & Associates for Mounon Builders, Inc. dated April 30, 1986, and recorded 10/30/87 in Book 4855, Page 1973 and designated as Unit #402, in Victoria Court Condominium.

TOGETHER with all right, title and interest being a .016% undivided interest of, in and to the common elements as set forth in the Declaration of Condominium dated 10/22/87, recorded 10/30/87 as aforesaid in Deed Book 4855, Page 1973, and a First Amendments dated and recorded 1/14/88 in Deed Book 4862, Page 2437 and a Second Amendments dated 4/25/88 and recorded 5/4/88 in Deed Book 4871, Page 2398 and a Third Amendments dated 6/13/88 and recorded 6/30/1988, in Deed Book 4877, Page 2212 and a Fourth Amendments dated 11/1/88 and recorded 11/3/88 in Deed Book 4892, Page 1206.

BEING the same property conveyed to Soomock Shim who acquired title by virtue of a Deed from Kenneth R. Vojir and Carolyn T. Esposito, dated September 6, 2007, recorded October 9, 2007, at Instrument Number 2007122354, and recorded in Book 5667, Page 02380, Montgomery County, Pennsylvania records.

Parcel Number: 46-00-03968-39-6.

Location of property: 402 Victoria Drive, Montgomeryville, PA 18936.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Soomock Shim** at the suit of Wells Fargo Bank, N.A. Debt: \$219,435.13.

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.

16-05253

ALL THAT CERTAIN lot, piece or parcel of land, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Record Plan of a subdivision made for Kettle Properties, Inc., prepared by Eastern Chadrow Associates, Inc., dated August 2, 2006, last revised November 9, 2007, as follows, to wit:

BEGINNING at a point on the Southeast side of Keenan Street (30 feet wide) said point measured the following 2 courses and distances from the centerline intersection of Keenan Street and Willow Avenue (50 feet wide), extending South 41 degrees, West along the said centerline of Keenan Street, the distance of 96.39 feet to a point; (2) extending South 49 degrees East, the distance of 15.00 feet to a point on the Southeast side of the said Keenan Street, being the first mentioned point and place of beginning; thence extending South 49 degrees, East along lands of N/L John Shema and N/L Tobias Bohn & Jennifer Mary Knapp, the distance of 100.00 feet to a point; thence extending South 41 degrees, West along lands of N/L Elizabeth Triplett Trust, the distance of 38.50 feet to a point; thence extending North 49 degrees, West along Lot No. 1, the distance of 100.00 feet to a point; thence extending North 41 degrees, East along the said Southeast side of Keenan Street, the distance of 38.50 feet to a point, said point being the first mentioned point and place of beginning.

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

BEING part of the same premises which Kettle Properties, Inc. by Deed of Correction dated 12/18/2005 and recorded in Montgomery County in Deed Book 5585, Page 1017, granted and conveyed unto Kettle Properties, Inc., in fee.

Parcel Number: 31-00-15958-01-3, Map #31193 065.

Location of property: 7329 Keenan Street, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Danielle Mitchell** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$241,730.84 plus interest to sale date.

Heather Riloff, Attorney. I.D. 309906

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

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

16-06606

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.

BEGINNING at a point in the Southerly line of Rock Creek Drive where the division line between Lots 11 and 12, Block 7, on plan hereinafter mentioned, intersects the same, said point being distant 130.46 feet Westwardly from the point of curve in the Southerly line of Rock Creek Drive, just East of Hedgerow Lane, said beginning point being in the middle line of a 20 feet wide Right of Way or Easement; thence North 76 degrees, 11 minutes, 40 seconds East along the Southerly line of Rock Creek Drive 100 feet in front or width to a point in the division line between Lots 12 and 13, Block 7, said plan; thence South 13 degrees, 48 minutes, 20 seconds East along the division line between Lots 12 and 13, Block 7, said plan 169.04 feet to the Southerly line of said plan; thence South 80 degrees, 11 minutes, 05 seconds West along the Southerly boundary line of said plan 100.24 feet to the division line between Lots 11 and 12, said plan; thence North 13 degrees, 48 minutes, 20 seconds West along said division line and the middle line of said 20 feet wide Right of Way or Easement 162.06 feet to the place of beginning.

BEING Lot 12, Block 7, Plan of Part of Section 2, Curtis Hills, dated August 26, 1953, made by George B. Mebus, Registered Professional Engineer.

BEING the same premises which Moises Levy and Carol Levy, his wife, by her attorney in fact Moises Levy and Joel Kuznits by his attorney in fact Ella Kuznits and Ella Kuznits, his wife, Sheriff by Deed dated 3/5/1990 and recorded 3/12/1990 in the County of Montgomery in Deed Book No. 4940, Page 1314 conveyed unto Theodore E. Marshall and Denise R. Marshall, his wife, in fee.

AND THE SAID Theodore E. Marshall departed this life on 11/12/2013.

Parcel Number: 31-00-23221-00-4, Map #31160C043.

Location of property: 1036 Rock Creek Drive, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Denise R. Marshall and United States of America** at the suit of PROF-2013-S3 Legal Trust II, by U.S. Bank National Association, as Legal Trustee. Debt: \$135,479.31 plus interest to sale date.

Heather Riloff, Attorney. I.D. #309906

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

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

16-06848

ALL THOSE SIX CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, described together as one lot in accordance with a plan of lots known as "North Lansdale Square" recorded in Norristown in Deed Book 973, Page 600, as follows, to wit:

BEGINNING at a point on the Southeast side of Roosevelt Boulevard (fifty feet wide), at the distance of one hundred seventy-five feet Northeastwardly from the Northeast side of Elster Avenue (forty feet wide); thence along the Southeast side of Roosevelt Boulevard, North thirty-six degrees, twenty-four minutes East, seventy-five feet to a corner of Lot #30; thence along Lot #30 and Lot #15, South fifty-three degrees, thirty-six minutes East, two hundred feet to a point on the Northwest side of Spruce Street, South thirty-six degrees, twenty-four minutes West, seventy-five feet to a corner of Lot #11; thence along Lots #11 and Lot #34, North fifty-three degrees, thirty-six minutes West, two hundred feet to the first mentioned point and place of beginning.

BEING Lots #12, 13, 14, 31, 32 and 33, Section or Block #14 on said plan.

BEING the same property conveyed to Donald R. Denure who acquired title by virtue of a Deed from Edward F. Peter, III and Laury Peter, husband and wife, dated May 24, 2001, recorded June 13, 2001, in Deed Book 5363, Page 814, as Instrument Number 010848, Montgomery County, Pennsylvania records.

Parcel Number: 35-00-09484-00-3.

Location of property: 2019 Roosevelt Boulevard, Hatfield, PA 19440.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Donald Denure and Susan Denure** at the suit of U.S. Bank National Association. Debt: \$200,319.38.

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.

16-08996

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

BEGINNING at a point on the East side of Evans Street at a distance of 110 feet Northwardly from the North line of said West Street and line of land now or late of Sarah Weldner; thence Eastwardly along said Weldner's land 140 feet to a 20 feet wide alley; thence Northwardly along said alley 21 feet to a point; thence Westwardly and parallel with the first named line 140 feet to Evans Street aforesaid; thence along the same Southwardly 21 feet to the place of beginning.

Parcel Number: 16-00-07672-00-7.

Location of property: 512 North Evans Street, Pottstown, PA.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Tammy Denise Robinson** at the suit of Pottstown School District. Debt: \$4,558.83.

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.

16-09322

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 certain plan thereof known as "Plan Showing Revisions of Lots of Whitemarsh Downs, Inc." made by George B. Mebus, Registered Professional Engineer, dated 9/10/1952, and last revised 4/17/1953, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Clements Road (50 feet wide), said point of tangent being at the distance of 39.10 feet assured on the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Northeasterly side of Mellon Road (50 feet wide); thence extending from the said point of beginning North 63 degrees, 11 minutes, 20 seconds East along the said side of Clements Road, 136.76 feet to a point; thence extending South 26 degrees, 48 minutes, 40 seconds East, 78.08 feet to a point; thence extending South 41 degrees, 9 minutes, 50 seconds West, 125 feet to a point on the Northeasterly side of Mellon Road aforesaid; thence extending North 48 degrees, 50 minutes, 10 seconds West along the said side of Mellon Road, 105.13 feet to a point of curve in the same; thence extending on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 39.10 feet to the first mentioned point and place of beginning.

Parcel Number: 31-00-07006-00-1.

Location of property: 7753 Clements Road, Cheltenham, PA.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Benita Carruth** at the suit of School District of Cheltenham Township. Debt: \$7,178.56.

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.

16-09496

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania and described according to a plan of subdivision prepared for Fisher by Coventry Associates dated 10/26/1979 and last revised 12/9/1988 and recorded in Montgomery County in Plan Book B-41, Page 138, as follows, to wit:

BEGINNING at a point on the Northwesterly right of way line of Glasgow Street (60 feet wide) which point of beginning is common to this lot and land now or late of Kizywanski; thence extending from said point of beginning, along said last mentioned land and also along land now or late of West Pottsgrove Township North 44 degrees, 03 minutes West, 256.73 feet (erroneously stated as 156.73 feet in prior deeds) to a point in line of land now or late of Pottstown airport; thence extending along the same North 74 degrees, 07 minutes, 10.1 seconds East, 110.88 feet to a point a corner of land now or late of Doris M. Troelsch, et al., of which this was a part; thence extending along the same the 2 following courses and distances viz: (1) South 44 degrees, 03 minutes East, 118.73 feet to a point; and (2) South 48 degrees, 48 minutes, 52.5 seconds West, 70.36 feet to a point on the said Northwesterly right of way line of Glasgow Street, aforesaid; thence extending along the same South 40 degrees, 11 minutes, 44 seconds West, 104.17 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Shannon R. Fritz and Thomas E. Fritz, as Tenants by the Entirety by Deed from Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Company of Pennsylvania dated 01/17/2008 recorded 02/19/2008 in Deed Book 5682, Page 02012.

Parcel Number: 64-00-01549-00-7.

Location of property: 1133 Glasgow Street, Stowe, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Shannon R. Fritz, Thomas Fritz a/k/a Thomas E. Fritz and United States of America Department of The Treasury-Internal Revenue Service** 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: \$124,651.51.

David Neeren, Attorney. I.D. #204252

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

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

16-10757

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, being composed of Lots Nos. 104 and 105 on the Plan of "Narberth Grove" and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Merion Avenue at the distance of two hundred feet Southwestwardly from the Southwestly side of Essex Avenue.

CONTAINING in front or breadth on the said Merion Avenue, fifty feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Merion Avenue one hundred twenty-five feet.

BEING the same premises which William Fooks Adams and Mary Lee Adams, his wife, by Deed dated 04/18/1988 and recorded 11/09/1988 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book, 4893, Page 2048, granted and conveyed unto William Fooks Adams.

Parcel Number: 12-00-02389-00-2.

Location of property: 147 Merion Avenue, Narberth, PA 19072.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William Fooks Adams a/k/a William F. Adams** at the suit of USAA Federal Savings Bank ("USAA FSB"). Debt: \$45,231.88.

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

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

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

16-10821

ALL THAT CERTAIN message and tract of land known as No. 321 State Street, in **East Greenville Borough**, in the County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey made by Smith and Brunner, dated May 16th, 1950, as follows:

BEGINNING at an iron pin, a corner in the center line of State Street, fifty-seven feet and seven inches Northwesterly from the premises belonging to Henry Jacobs; thence along the center line of said State Street North twenty-two degrees, eighteen minutes West, sixteen feet eight and one-half inches to an iron pin, a corner in line of land of premises No. 323, about to be conveyed to Louis C. Pirnik and Myrtle A. Pirnik, his wife; thence along the same North sixty-seven degrees, thirty-five minutes East, one hundred and sixty-six feet to the Southwestly side of an alley; thence along the side of said alley South twenty-two degrees, eighteen minutes East, sixteen feet, eight and one-half inches to an iron pin a corner of premises No. 319 about to be conveyed to Lloyd I. Kulp; thence along the same South sixty-seven degrees, thirty-five minutes West, one hundred and sixty-six feet to the place of beginning.

BEING the same premises which William H. Bartholomew and Louise Bartholomew, his wife, by Deed dated 2/6/2008, recorded 2/12/2008 in Book 5682, Page 295 conveyed unto Kenneth P. Bartholomew and Louise Bartholomew, his wife.

Parcel Number: 06-00-03208-00-8.

Location of property: 321 State Street, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kenneth P. Bartholomew and Jessica A. Witman** at the suit of PROF-2013-S3 Legal Title Trust II, by U.S. Bank National Association, as Legal Title Trustee. Debt: \$123,110.72 plus interest to sale date.

Heather Riloff, Attorney. I.D. #309906

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

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

16-13153

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Site Plan made for Whitpain Hill Home Owners Association, dated June 5, 1976 and recorded in Plan Book A-27, Page 42, as follows, to wit:

TOGETHER with the free and common use, right, liberty and privilege of a certain 80 feet wide right of way extending in a Southwesterly direction from a point on the title line in the bed of Pennsylvania Route 73, known as Skippack Pike, said center line of said right of way is measured the two following courses and distances from a point, a corner of lands now or late of David M. Law: (1) along the title line in the bed of Skippack Pike, North 49 degrees, 50 minutes, 00 seconds West, a distance of 353.45 feet; and (2) North 48 degrees, 52 minutes, 00 seconds West, 112.50 feet to the point of beginning; thence extending along the center line of said 86 feet wide right of way, through the property now or late of Thomas Meehan Estate, South 46 degrees, 47 minutes, 56 seconds West, 730.04 feet, subject, however, to the proportionate part of the expense of maintaining said 86 feet wide right of way.

TITLE TO SAID PREMISES VESTED IN James Lee by Deed from Christopher Timm dated March 19, 2004 and recorded on April 2, 2004 in the Montgomery County Recorder of Deeds in Book 05502, Page 0709 as Instrument No. 2004067393.

Parcel Number: 66-00-06407-94-3.

Location of property: 1113 Whitpain Hills, Blue Bell, PA 19422.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **James H. Lee a/k/a James Lee** at the suit of Nationstar Mortgage, LLC. Debt: \$136,106.22.

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.

16-13714

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

BEGINNING at a point on the Northeasterly side of Cheltenham Avenue 80 feet wide) which point is measured North 51 degrees, 36 minutes, 50 seconds West, 125 feet from a point which point is measured on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31 42 feet from a point on the Northwesterly side of Brief Road (50 feet wide); thence extending along the Northeasterly side of Cheltenham Avenue North 51 degrees, 36 minutes, 50 seconds West, 55 feet to a point; thence extending North 38 degrees, 23 minutes, 10 seconds East, 147.80 feet to a point; thence extending South 59 degrees, 41 minutes, 06 seconds East, 55.55 feet to a point; thence extending South 38 degrees, 23 minutes, 10 seconds West partly passing through the center of a certain 14 feet wide driveway which extends Southwestwardly into a certain 14 feet wide driveway which extends Southwestwardly into Cheltenham Avenue 15. 60 feet to a point on the Northeasterly side of Cheltenham Avenue the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Yudish Cruz and Agustin Fana by Deed from Emmanuel Buhart dated August 31, 2005 and recorded on September 22, 2005 in the Montgomery County Recorder of Deeds in Book 5672, Page 407 as Instrument No. 2005136347.

Parcel Number: 31-00-05347-00-4.

Location of property: 117 Cheltenham Avenue, Cheltenham, PA 19012.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Yudish Cruz and Agustin Fana** at the suit of U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-AB1, Mortgage Pass-Through Certificates, Series 2006-AB1. Debt: \$253,466.39.

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.

16-14629

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Municipality of **North Wales Borough**, in the County of Montgomery, State of PA:

BEGINNING at an iron pin on the Northeast side of Tenth Street (50 feet wide) at the distance of 650 feet Northwesterly from the Northwest side of Church Street (50 feet wide); thence along the Northeast side of Tenth Street, North 44 degrees, 20 minutes West, 50 feet to an iron pin; thence along Lot #197 North 45 degrees, 40 minutes East, 168 feet to an iron pin; thence by other land of Edward J. Schwass, Jr. and Anna Belle, his wife of which this was part, South 44 degrees, 20 minutes East, 50 feet to an iron pin; thence by Lot #199 South 45 degrees, 40 minutes West, 168 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Jansen and Regina I. Jansen, h/w, by Deed from Nancy L. Rector, dated 07/05/2000, recorded 07/25/2000, in Book 5324, Page 1653.

Parcel Number: 14-00-03732-00-7.

Location of property: 215 South 10th Street, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Jansen a/k/a Michael John Jansen and Regina I. Jansen** at the suit of Wells Fargo Bank, N.A. Debt: \$271,373.03.

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.

16-14633

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision made for 'Fair Hills' made for Skippack Village, Inc., by Urwiler and Walter, Inc., dated October 29, 1976, last revised April 19, 1978, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-32, Page 53, as follows, to wit:

BEGINNING at a point on the Southerly side of Fort Bevon Road (50.00 feet wide), a corner of Lot Number 42, as shown on said plan, which point is at the distance of 46.75 feet, measured North 77 degrees, 20 minutes West, along the said Southerly side of Fort Bevon Road from a point of tangent on the same and which last mentioned point of tangent is at the arc distance of 39.27 feet measured on the arc of a curve, curving to the left, having a radius of 25.00 feet from a point of curve on the Westerly side of Caln Circle (of irregular width); thence extending from said point of beginning South 12 degrees, 40 minutes West, along Lot Number 42, aforesaid, the distance of 126.54 feet to a point, a corner in line of Lot Number 40, as shown on said plan; thence extending South 75 degrees, 40 minutes, 34 seconds West, along Lot Number 40, the distance of 39.28 feet to a point, a corner of Lot Number 44, as shown on said plan; thence extending North 12 degrees, 40 minutes East, along Lot Number 44, the distance of 144.37 feet to a point on the said Southerly side of Fort Bevon Road; thence extending South 77 degrees, 20 minutes East, along the said Southerly side of Fort Bevon Road, the distance of 35.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 43, as shown on the above mentioned plan.

BEING the same premises which W. David Nolen and Dorothy M. Nolen, husband and wife, by Indenture dated August 4, 1989 and recorded on August 4, 1989 in the Office for the Recorder of Deeds, in and for the County of Montgomery in Deed Book No. 4919, Page 786, granted and conveyed unto Jeffrey L. Worthington and Gwen F. Worthington, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Virginia L. Marchuk, by Deed from Jeffrey L. Worthington and Gwen F. Worthington, h/w, dated 09/28/2001, recorded 10/23/2001, in Book 5381, Page 2452.

MORTGAGOR Virginia L. Marchuk a/k/a Virginia Marchuk a/k/a Virginia Lee Marchuk died on 05/10/2015, leaving a Last Will and Testament dated 10/06/2014. Letters Testamentary were granted to Alexis Farley on 06/02/2015 No. 46-2015-X1917. The Decedent's surviving devisees are Alexis Farley, Megan Marchuk, and Emily Marchuk.

Parcel Number: 51-00-01693-72-2.

Location of property: 2108 Fort Bevon Road, Harleysville, PA 19438.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alexis Farley, in Her Capacity as Executrix and Devisee of The Estate of Virginia L. Marchuk a/k/a Virginia Marchuk a/k/a Virginia Lee Marchuk, Megan Marchuk, in Her Capacity as Devisee of The Estate of Virginia L. Marchuk a/k/a Virginia Marchuk a/k/a Virginia Lee Marchuk and Emily Marchuk, in Her Capacity as Devisee of The Estate of Virginia L. Marchuk a/k/a Virginia Marchuk a/k/a Virginia Lee Marchuk** at the suit of Citimortgage, Inc. Debt: \$174,133.25.

Peter Wapner, Attorney. I.D. #318263

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

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

16-20617

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Upper Pottsgrove Township**, Montgomery County, PA bounded and described according to Subdivision Plan I of Chestnut Grove made by Nave Newell, Engineers, Surveyors and Landscape Architects dated 8/21/1996 and last revised 10/25/2002 and recorded in Plan Book A-61, Page 65, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Fallbrook Lane (50.00 feet wide) said point of beginning being a point a corner of lot as shown on above plan; thence from said point of beginning and along said lot North 07 degrees, 02 minutes, 05 seconds East, 123.13 feet to a point a corner of lands now or late of Frederick and Marie Prout; thence along said lands North 83 degrees, 51 minutes, 04 seconds East, 74.47 feet to a point; thence from said point South 53 degrees, 23 minutes, 56 seconds East, 25.10 feet to a point a corner of Lot 4 as shown on above plan; thence along said lot South 17 degrees, 39 minutes, 45 seconds East, 136.50 feet to a point of curve on the Northeasterly side of Fallbrook Lane; thence along same on an arc of a circle curving to the left having a radius of 375.00 feet and the arc distance of 69.56 feet to the first mentioned point of curve and place of beginning.

CONTAINING in area 11,088 square feet.

BEING Lot 3 as shown on above plan.

TITLE TO SAID PREMISES VESTED IN Ahron Winston and Latrina Winston by Deed from Rouse/Chamberlain, LTD, dated November 29, 2005 and recorded on December 6, 2005 in the Montgomery County Recorder of Deeds in Book 05581, Page 2546 as Instrument No. 2005177509.

Parcel Number: 60-00-00387-02-1.

Location of property: 1004 Fallbrook Lane, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Ahron Winston and Latrina Winston** at the suit of U.S. Bank, N.A., Successor Trustee to Bank of America, N.A., Successor in Interest to LaSalle Bank, N.A., as Trustee, on Behalf of the Holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2006-4. Debt: \$672,523.66.

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.

16-20939

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

BEGINNING at a point on the South side of Eighth Street distant 325 feet Westwardly from Johnson Street; thence in a Westerly direction a distance of 35 feet to Lot No. 154; thence Southwardly 140 feet, 2 inches to a 20 feet wide alley; thence Eastwardly 35 feet to a point; thence Northwardly 140 feet to the point or place of beginning.

BEING the whole of Lot No. 153 and the Western portion of Lot No. 152 in the Peter L. Egolf Plan and Tract No. 2. **ALSO ALL THAT CERTAIN** 20 feet of Lot No. 154 situate the South side of 8th Street in the Ninth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the South side of 8th Street a corner of Lot No. 153, 360 feet Westwardly from the Southwest corner of 8th and Johnson Streets; thence along said Lot No. 153 Southwardly 140 feet to the North side of a 20 feet wide alley; thence along said alley Westwardly a distance of 20 feet to a point; thence Northwardly the line drawn parallel to the first described line 140 feet to the South side of 8th Street aforesaid; thence along said 8th Street Westwardly a distance of 20 feet to the point or place of beginning.

BEING the Easterly two-thirds or 20 feet of Lot No. 154.

BEING the same premises which Fannie Mae a/k/a Federal National Mortgage Association by its Attorney in Fact, Phelan Hallinan & Schmieg, LLP, by Power of Attorney recorded 01/14/2009 Book 0230, Page 02006-02008, Instrument #2009003460, by Deed dated August 07, 2009 and recorded August 31, 2009 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5742, Page 01148, granted and conveyed unto Harry B. McElroy, V. Parcel Number: 16-00-07300-00-1.

Location of property: 36 West 8th Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harry B. McElroy, V** at the suit of Wells Fargo Bank, N.A. Debt: \$66,569.42.

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

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

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

16-21937

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

BEGINNING at a point on the Northeasterly side of Roberts Avenue at the distance of 346.35 feet measured Southwardly along the Northeasterly side of Roberts Avenue from a monument located at the intersection of said Northeasterly side of Roberts Avenue and the Southeasterly side of Hallowell Street; thence Northeastwardly at right angles to Roberts Avenue 143 feet to a point on the Southwesterly side of a 15 feet wide alley; thence Southeastwardly along the Southwesterly side of said alley 90 feet to a point; thence Southwardly at right angles to said alley 143 feet to a point on the Northeasterly side of Roberts Avenue; thence along said side of Roberts Northwestwardly 90 feet to the first mentioned point and place of beginning.

BEING the Southeasterly one-half of Lot No. 114 and all of Lots Nos. 115, 116, 117 and 118 on Cedar Heights Plan of Lots as recorded in Deed Book 952, Page 600.

BEING the same premises which Paul G. Detwiler and Esther M. Detwiler, his wife by Deed dated 12/3/1971 and recorded 12/6/1971 in Montgomery County in Deed Book 3717, Page 534 conveyed unto Robert F. Wright, Jr. and Anna M. Wright, husband and wife, in fee.

Parcel Number: 65-00-10174-00-3.

Location of property: 240 Roberts Avenue, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Maria Tharan and Richard C. Tharan** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$197,201.48 plus interest to sale date.

Heather Riloff, Attorney. I.D. #309906

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

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

16-21974

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania and described according to a plan thereof made by Barton and Martin Engineers and February 25, 1946 and recorded at Norristown, in Deed Book No. 1745, Page 600, as follows to wit:

BEGINNING at a point on the Southwesterly side of Renel Road (forty feet wide), at the distance of one thousand ninety-five and ninety-three one-hundredths feet Southeastwardly from a point of curve formed by the intersection of the Southwesterly side of Renel Road and the Southeasterly side of Valley Road, (forty feet wide); thence extending along Renel Road, Southeastwardly on a line curving to the left, with a radius of one thousand nine hundred eighty-four and seventy one-hundredths feet the arc distance of seventy-one and twenty one-hundredths to a point; thence extending on a line South forty-nine degrees, forty-eight minutes, three seconds West, one hundred eighty feet to a point; thence extending Northwestwardly on a line curving to the right with a radius of two thousand one hundred sixty-four and seventy one-hundredths feet the arc distance of seventy-seven and sixty-five one-hundredths feet to a point; thence extending North fifty-one degrees, fifty-one minutes, twenty-two seconds East, one hundred eight and five-tenths feet to a point; and thence continuing along said line through the center of a nine feet wide driveway seventy-one and five -tenths feet to the place of beginning.

BEING known as Lot No. 296 on said plan.

BEING the same premises conveyed to Glenn D. DeSantis by Deed from Glenn D. DeSantis and Mary Ann DeSantis, his wife, dated 3/26/2012 and recorded 3/27/2012 in Book 5831, Page 72.

TOGETHER with the free use, right and liberty of said driveway as and for a passageway and driveway in common with the owners, tenants and occupier of the premises adjoining to the Northwest.

Parcel Number: 49-00-09904-00-1.

Location of property: 728 Renel Road, Plymouth Meeting, PA 19462.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Mary Ann DeSantis and Glenn D. DeSantis** at the suit of PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known as National City Mortgage Company, Successor by Merger to Integra Mortgage Company. Debt: \$67,818.40.

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

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

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

16-22115

ALL THAT CERTAIN lot or piece of ground, with improvements thereon, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan of Cardious Gross and Gable Gidden made by Ralph E. Shaner & Son Engineering Company dated 7-16-79 and recorded in Plan Book B-37, Page 62, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Rice Street (21.00 feet wide) a corner of this and Lot 2 as shown on said plan; thence extending from said point and place of beginning and along said Lot 2 South 40 degrees, 24 minutes West, 162.55 feet to a point on the Northeasterly side of West King Street (30.00 feet wide) as shown on said plan; thence extending along the said side of West King Street South 72 degrees, 34 seconds West, 65.74 feet to a point; thence extending North 49 degrees, 36 minutes West, 10.00 feet to a point on the Southwesterly side of "P" Street North 40 degrees, 24 minutes East, 208.20 feet to a point of tangent; thence extending on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 31.42 feet to a point on the aforesaid side of Rice Street; thence extending along the same South 49 degrees, 36 minutes, 35.00 feet to the first mentioned point and place of beginning.

BEING Lot 1 as shown on said plan.

BEING the same premises which Denis Lee, by Deed dated April 15, 2008 and recorded in the Montgomery County Recorder of Deeds Office on June 2, 2008 in Deed Book 5694, Page 990, granted and conveyed unto William D. Gregory and Whittina L. Gregory as Tenants by the Entirety.

Parcel Number: 16-00-18352-12-7.

Location of property: 59 Rice Street, Pottstown, PA 19464.

The improvements thereon are: Commercial-Residential, Commercial, Non-Confirming.

Seized and taken in execution as the property of **Whittina L. Gregory and William D. Gregory** at the suit of JP Morgan Chase Bank, National Association. Debt: \$156,882.75.

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.

16-22333

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a plan of property made for Emil and Maria Mannherz by George B. Mebus, Inc., Engineers, dated April 18, 1972, and revised July 5, 1972, and recorded in Plan Book A-19, Page 80 and later revised August 4, 1972, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Harrison Avenue (42 feet wide), a common front corner of Parcel "A" and "B" on a subdivision plan of property made for Emil and Maria Mannherz and approved by the Board of Township Commissioners of the Township of Cheltenham on July 18, 1972, said point being at the distance of 329.82 feet measured in a Northwesterly direction along the said side of Harrison Avenue from a point of intersection which the said Northeasterly side of Harrison Avenue makes with the Northwesterly side of Mill Road (33 feet wide); thence from the place of beginning and along the Northeasterly side of Harrison Avenue North 52 degrees, 14 minutes West, 57.11 feet to a point of curve; thence still along the said side of Harrison Avenue by a line extending in a Northwesterly direction and curving to the right with a radius of 71.31 feet the arc distance of 140.01 feet to a point, a corner of Parcel "C"; thence along the Southeasterly line of Parcel "C" North 29 degrees, 03 minutes East, 101.32 feet to a point; thence along the Southwesterly line of Parcel "C" South 60 degrees, 57 minutes East, 70.00 feet to a point, a rear corner of Parcel "A"; thence along the Northwesterly line of Parcel "A" South 29 degrees, 03 minutes West, 113.44 feet to a point on the aforementioned Northeasterly side of Harrison Avenue, the place of beginning.

BEING Parcel B.

CONTAINING 7,558 square feet.

TITLE TO SAID PREMISES IS VESTED IN Issac Downing and Latisha Downing by Deed from Barry L. Magen and Cheryl Magen dated January 21, 2014 and recorded April 8, 2014 in Deed Book 5909, Page 631.

Parcel Number: 31-00-13666-00-1.

Location of property: 315 Harrison Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Issac Downing and Latisha Downing** at the suit of Prime Lending, a Plains Capital Company. Debt: \$268,343.88.

Jacob M. Ottley, Attorney.

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

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

16-23106

ALL THAT CERTAIN lot, tract or piece of land being Lot No. 3, Section No. 1, shown on a plan of building lots prepared for David A. Swinehart, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, being more particularly bounded and described, as follows, to wit:

BEGINNING at a point in Snyder Road, intended to be 50 feet wide, a Public Township Road Leading from Gilbertsville Road to Swank Road, said point being 270.00 feet Northwestwardly from land now or late of Mike Wambach; thence over and through Lot No. 3, South 71 degrees, 51 minutes, 32 seconds West, the distance of 143.05 feet to an iron pipe; thence along the Northerly side of Lot No. 2 on said plan, South 79 degrees, 10 minutes, 15 seconds West, the distance of 351.00 feet to an iron pipe; thence along land now or late of Drabinski, North 17 degrees, 46 minutes, 15 seconds West, the distance of 68.08 feet to an iron pipe; thence along land of R. La Scala, North 77 degrees, 50 minutes, 38 seconds East, the distance of 269.02 feet to an iron pipe; thence along the same, North 60 degrees, 33 minutes, 29 seconds East, the distance of 175.00 feet to a point; thence in and through said Snyder Road, South 44 degrees, East the distance of 93.96 feet to a point; thence along the same South 35 degrees, 15 minutes, 40 seconds East, the distance of 36.04 feet to the place of beginning.

CONTAINING in area 0.91 of an acre of land.

BEING the same premises which Mary G. Havrilla and John J. Havrilla by Deed dated October 29, 2009 and recorded November 4, 2009 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5749 Page 00617, granted and conveyed unto Victor Robinson and Patricia Robinson, as Tenants by the Entirety.

Parcel Number: 60-00-02764-00-2.

Location of property: 188 Snyder Road, Pottstown, PA 19464-1539.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Victor Robinson and Patricia Robinson, as Tenants by the Entirety, by Deed dated October 29, 2009, recorded November 4, 2009, in the Montgomery County Recorder of Deeds in Deed Book 5749, Page 00617** at the suit of Ocwen Loan Servicing, LLC. Debt: \$205,042.29.

Jessica N. Manis, Attorney.

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

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

16-24580

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 November 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 thirty-nine (39) degrees, twenty (20) minutes, thirty (30) seconds West, two hundred twenty (220.00) feet to a corner of remaining land of Clayton A. Hoover; thence by said land of which this was a part, North fifty (50) degrees, thirty-nine (39) minutes, thirty (30) seconds West, one hundred fifty (150.00) feet to a corner of Lot No. 54, thence by Lot No. 54 North thirty-nine (39) degrees, twenty (20) minutes, thirty (30) seconds East, two hundred twenty (220.00) feet to a corner on the side of County Line Road aforesaid; thence extending along the said side thereof South fifty (50) degrees, thirty-nine (39) minutes, thirty (30) seconds East, one hundred fifty (150.00) feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lawrence D. Haban by Deed from Charles M. Belknap and Joan C. Belknap dated September 11, 1995 and recorded September 21, 1995 in Deed Book 5126, Page 89. The said Lawrence D. Haban died on February 22, 2011. On March 14, 2016, Letters of Administration were granted to Diane Haban, nominating and appointing her as the Administratrix of the Estate of Lawrence D. Haban. The said Gloria J. Haban died on October 27, 2015 without a will or appointment of an Administrator.

Parcel Number: 41-00-02515-00-9.

Location of property: 158 County Line Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Diane J. Haban, Administratrix of the Estate of Lawrence D. Haban** at the suit of Police and Fire Federal Credit Union. Debt: \$73,903.36.

Jacob M. Ottley, Attorney.

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

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

16-24818

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, Montgomery County and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision of Wethersfield prepared for Dratch Construction Company, made by Showalter and Associates, Chalfont, PA, dated May 30, 1986 and last revised April 28, 1988, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Beacon Court, said point being at a corner of Lot 126 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 126 as shown on the above mentioned plan South 35 degrees, 05 minutes, 55 seconds West, 93.00 feet to a point; thence extending North 54 degrees, 54 minutes, 05 seconds West, 36 feet to a point; thence extending North 35 degrees, 05 minutes, 55 seconds East, 93.00 feet to a point on the Southwesterly side of Beacon Court; thence extending South 54 degrees, 54 minutes, 05 seconds East along the Southwesterly side of Beacon Court 36 feet to the first mentioned point and place of beginning.

BEING Lot Number 127 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN James Kehan, Jr. and Nicole Hanson, by Deed from Richard Ainge and Carol L. Ainge, husband and wife, dated 08/31/2006, recorded 09/13/2006, in Book 5616, Page 558.

Parcel Number: 46-00-00007-49-6.

Location of property: 100 Beacon Court, Lansdale, PA 19446-6382.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Kehan, Jr. and Nicole Hanson** at the suit of Wells Fargo Bank, N.A. Debt: \$203,600.27.

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

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

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

16-25328

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Providence Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a survey and plan thereof made by Howad F. Meixner, Registered Surveyor, Collegeville, PA on February 16, 1930, as follows, to wit:

BEGINNING at a point in the center line of Township Line Road at the distance of 377 feet Northeastwardly from the center line of the present pavement of Ridge Pike; thence extending along the center line of Township Line Road North 37 degrees, 45 minutes East, 75 feet to a point; thence along other land of Daniel Ott and Esther W. Ott, his wife, of which this is a part, the 3 following courses and distances: (1) South 51 degrees, East 200 feet to a point; (2) South 37 degrees, 45 minutes West, 75 feet to a point; and (3) North 51 degrees, West 200 feet to the place of beginning.

EXCEPTING AND RESERVING THEREFROM all that certain piece of land as described in the Declaration of Taking dated August 15, 2008, filed in the Eminent Domain action at Montgomery County Court of Common Pleas Docket #08-23217. Said Declaration of Taking also recorded August 15, 2008 in the Montgomery County Recorder in Deed Book 5704, Page 900 at Instrument # 2008084755.

TITLE TO SAID PREMISES IS VESTED IN Britt L. Stehman and Frank D. Cridland, by Deed from Britt L. Stehman, dated 09/24/1999, recorded 10/26/1999, in Book 5294, Page 0844.

Parcel Number: 61-00-05032-00-1.

Location of property: 18 North Township Line Road, Royersford, PA 19468-2820.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frank D. Cridland and Britt L. Cridland a/k/a Britt L. Stehman** at the suit of JP Morgan Chase Bank, National Association s/b/m to Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$106,208.77.

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.

16-26140

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a certain plan of a portion of Burnside Estates, made by Jon V. Hoey, Registered Engineer, Norristown, Pennsylvania, dated 12/15/1950 and revised 1/31/1951 and 3/5/1951 and which plan is recorded at Norristown, in the aforesaid office in Deed Book 2112-601, etc. bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Penfield Avenue (fifty feet wide) which point is a corner of Lots #1 and 2 Block 'C' of said plan; thence extending along said side of Penfield Avenue on the arc of a circle curving left with the radius of one hundred fifty feet the arc distance of fifty-two and forty-four one-hundredths feet to a point a corner of Lot #3 Block 'C'; thence extending South seventy-six degrees, fifty-eight minutes, fifteen seconds East along said Lot #3 one hundred forty-two and seventy-two one-hundredths feet to a point in line of Lot #23 Block 'C'; thence partly along said Lot #23 Lot #24 and partly along Lot #25 Block 'C' South one degree, thirty-four minutes, thirty seconds East, one hundred twenty-one feet to a point a corner of Lot #31 Block 'C'; thence extending along Lots #31, #32 and #1 Block 'C' North fifty-six degrees, fifty-six minutes West, one hundred ninety-one and sixteen one-hundredths feet to the place of beginning.

BEING Lot #2, Block 'C'.

BEING the same premises which James J. Waters, by Deed dated 08-06-94 and recorded 08-16-94 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5087, Page 2170, granted and conveyed unto James J. Waters, Jr.

TITLE TO SAID PREMISES IS VESTED IN James J. Waters, Jr., by Deed from James J. Waters, dated 08/06/1994, recorded 08/16/1994, in Book 5087, Page 2170.

Parcel Number: 63-00-06103-00-8.

Location of property: 9 Penfield Avenue, Norristown, PA 19403-2816.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James J. Waters, Jr. and Lydia M. Waters** at the suit of Wells Fargo Bank, N.A. Debt: \$107,026.81.

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

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

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

16-28313

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected, thereon, situate in **New Hanover Township**, County of Montgomery and State of Pennsylvania, and described according to a final subdivision plan of Heather Estates made by Ross Consulting Engineers, dated 9/6/1994 and last revised 6/7/1996 and recorded in Montgomery County in Plan Book A-57, Page 13, as follows, to wit:

BEGINNING at a point on the Northwesterly side of the cul-de-sac at the end of Weller Court 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 South 77 degrees, 37 minutes, 36 seconds West, 93.86 feet to a point a corner of Lot No. 21 as shown on said plan; thence extending along the same North 48 degrees, 23 minutes, 40 seconds West, 158.39 feet to a point on the Southeasterly side of Romig Road; thence extending along the same, the 2 following courses and distances: (1) North 41 degrees, 36 minutes, 20 seconds East partly through Wetlands Area, 104.18 feet to a point; and (2) North 41 degrees, 40 minutes, 00 seconds East, 42.72 feet to a point, a corner of Lot No. 19 as shown on said plan; thence extending along the same, South 43 degrees, 08 minutes, 04 seconds East, 190.60 feet to a point on the Northwesterly side of the cul-de-sac at the end of Weller Court; thence extending along the same Northwesterly on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 61.69 feet to the first mentioned point and place of beginning.

BEING Lot No. 20 shown on said plan.

BEING the same property conveyed to Joseph M. Morris and Kay E. Morris, no marital status shown who acquired title by virtue of a Deed from Patrick J. Pridie and Debra L. Pridie, his wife, dated August 26, 2005, recorded September 9, 2005, at Document ID 2005127628, and recorded in Book 05570, Page 0068, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 47-00-07830-82-6.

Location of property: 2170 Weller Court, New Hanover, PA 19525 a/k/a 2170 Weller Court, Gilbertsville, PA 19525.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kay E. Morris, a/k/a Kay Morris, a/k/a Kay Ellen Morris and Joseph M. Morris** at the suit of Deutsche Bank Trust Company Americas as Trustee for Residential Accredited Loans, Inc. Pass Through Certificates 2006-QO1. Debt: \$389,484.59.

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.

16-28676

ALL THAT CERTAIN message and lot or piece of land, situate in **East Greenville Borough**, County of Montgomery and State of Pennsylvania, being known as No. 329 Jefferson Street, and bounded and described, as follows, to wit:

BEGINNING on the Eastern curb line of Jefferson Street and land about to be conveyed to Marvin Leh and wife; thence along the Eastern curb line of said Jefferson Street North 24 degrees, West 15 feet, 1-1/2 inches to a point in the line of land now or late of Henry Stahl; thence along the same and through an alley used in common by the owners thereof North 66 degrees, East 201 feet to a post, a corner on the Western line of School Alley; thence along the same South 24 degrees, East 15 feet, 1-1/2 inches to an iron pin set for a corner in the line of now or late F.A. Trexler's land; thence along the same South 66 degrees, West 201 feet to a point on the Eastern curb line of Jefferson Street to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Ambrose and Freedom Ambrose, h/w, by Deed from Gregory Maicher and Donna Maicher, h/w, dated 07/23/2010, recorded 08/03/2010, in Book 5775, Page 1443.

Parcel Number: 06-00-01724-00-7.

Location of property: 329 Jefferson Street, East Greenville, PA 18041-1626.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Ambrose and Freedom Ambrose** at the suit of Newlands Asset Holding Trust. Debt: \$173,389.40.

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.

16-29013

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for 'County Springs, Phase III', made by Urwiler & Walter, Inc., Sumneytown, Pennsylvania dated December 21, 1984 and last revised January 18, 1985 and recorded in the Office of the Recorder of Deeds in Plan Book A-46, Pages 136 and 137, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Steeplechase Circle (40.00 feet wide) measured the 4 following courses and distances from a point of curve on the Southeasterly side of Hunt Drive (50.00 feet wide): (1) on the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 48.54 feet to a point of tangent; (2) North 84 degrees, 52 minutes, 00 seconds East, 71.12 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 320.00 feet the arc distance of 185.24 feet to a point of tangent; (4) South 61 degrees, 58 minutes, 00 seconds East, 71.21 feet to a point of curve; (5) on the arc of a circle curving to the left having a radius of 180.00 feet the arc distance of 96.26 feet to a point a corner of Lot No. 242; thence extending from said point and place of beginning along said lot North 00 degrees, 26 minutes, 25 seconds West passing through a partition wall 209.29 feet to a point, a corner of Lot No. 261; thence extending along said lot South 89 degrees, 10 minutes, 00 seconds East, 23.28 feet to a point, a corner of Lot No. 262; thence extending along said lot South 74 degrees, 12 minutes, 03 seconds East, 8.49 feet to a point, a corner of Lot No. 240; thence extending along said lot South (erroneously omitted in prior deed) 01 degrees, 26 minutes, 11 seconds East, 202.01 feet to a point on the Northeasterly side of Steeplechase Circle; thence extending along said side thereof the two following courses and distances: (1) South 79 degrees, 44 minutes, 00 seconds West, 11.14 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 180.00 feet the arc distance of 24.11 feet to the first mentioned point and place of beginning.

BEING Lot No. 241 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Timothy R. Lackman and Stefania L. Lackman, by Deed from Enrico Paolino and Marilyn Wimp Paolino, dated 02/24/2014, recorded 02/24/2014, in Book 5904, Page 02722.

Parcel Number: 36-00-10717-76-7.

Location of property: 18 Steeplechase Circle, Horsham, PA 19044-1147.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy R. Lackman a/k/a Timothy Lackman and Stefania L. Lackman a/k/a Stefania Lackman** at the suit of Wells Fargo Bank, N.A. Debt: \$224,122.65.

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.

16-29121

ALL THAT CERTAIN lot or piece of ground, with the framed dwelling house thereon erected, situate in Wyncote, **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey made thereof by Thomas S. Gillen, Civil Engineers, on the 9th day of April A.D. 1908, as follows, to wit:

BEGINNING at a point on the Easterly side of Fernbrooke Avenue (40 feet wide) a corner of this and land now or late of William E. Weber at the distance of 189.50 feet Northerly from a stone at the intersection of the Easterly side of Fernbrooke Avenue with the Southerly side of Helion Avenue (40 feet wide); thence by land now or late of the side William E. Weber, North 76 degrees, 45 minutes East, 206.15 feet to a point; thence by land now or late of the said William E. Weber, North 15 degrees, 48 minutes West, 80.24 feet to a point a corner of this and land now or late of the said William E. Weber; thence land now or late of the said William E. Weber South 76 degrees, 45 minutes West, 201.70 feet to the Easterly side of the said Fernbrooke Avenue; thence along the Easterly side of the said Fernbrooke Avenue South 13 degrees, 15 minutes East, 80 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Joseph G. Wingert and Lynn C. Wingert by Deed from Alan C. Goodrich and June G. Goodrich dated June 25, 2002 and recorded on July 8, 2002 in the Montgomery County Recorder of Deeds in Book 5415, Page 0445 as Instrument No. 014537.

Parcel Number: 31-00-10006-00-7.

Location of property: 146 Fernbrook Avenue, Wyncote, PA 19095.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joseph Wingert a/k/a Joseph G. Wingert and Lynn Wingert, Deceased** at the suit of Bank of America, N.A. Debt: \$243,884.90.

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.

16-29649

ALL THAT CERTAIN unit in the property known, named and identified as Riverwalk at Royersford, a condominium, located in **Royersford Borough**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 66 PA C.S. 3101 et seq. by the recorded in the Montgomery County Recorder of Deeds of a Declaration dated 7/25/2006 and recorded in Deed Book 5610, Page 317, and any Amendments thereto, being and designated as Building 19 Unit No. 9 together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 6.25%.

TITLE TO SAID PREMISES IS VESTED IN Robert G. Scaia and Frances A. Scaia, h/w, by Deed from The Riverfront at Royersford, L.P., a Pennsylvania Limited Partnership, dated 08/23/2006, recorded 09/08/2006, in Book 5615, Page 1886.
Parcel Number: 19-00-01412-03-6.

Location of property: 9 Cameron Court, a/k/a 9 Cameron Court, Building 19, Condominium 9, Royersford, PA 19468-2259.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert G. Scaia a/k/a Robert Scaia and Frances A. Scaia a/k/a Frances Scaia** at the suit of Specialized Loan Servicing, LLC. Debt: \$211,462.35.

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.

17-00200

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate partly in **Lower Providence Township and partly in Skippack Township**, County of Montgomery, and Commonwealth of Pennsylvania, described in accordance with a plan of division of property made for Henry A. Burger by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated April 10th, 1962 as, follows, to wit:

BEGINNING at a nail at the intersection of the title line in the bed of Germantown Pike, fifty feet wide, with the title line in the bed of Grange Avenue, thirty-three feet wide; thence along the title line in the bed of Germantown Pike, North forty-six degrees, thirty-six minutes West, one hundred ninety-six and thirty one-hundredths feet to a corner of Lot No. 2; thence along Lot No. 2, North forty-three degrees, two minutes East crossing the Township Line dividing the Townships of Lower Providence and Skippack, three hundred sixty-two and eight one-hundredths feet to an iron pin in line of land nor or late of Norman Jones; thence along said land South forty-six degrees, twenty-six minutes East, one hundred eighty-one and eighty one-hundredths feet to a point in the title line in the bed of Grange Avenue; thence along the title line in Grange Avenue, South forty degrees, forty-four minutes West, and re-crossing said Township Line three hundred sixty-two feet to the first mentioned point and place of beginning.

CONTAINING sixty-five thousand, one hundred fifty-one square feet of land.

BEING Lot No. 1 on said plan.

BEING the same premises which Stanley G. McClennen, III, Executor of the Estate of Stanley G. McClennen, Jr., by Deed dated June 18, 1997, recorded June 27, 1997, in Montgomery County in Deed Book 5190, Page 611 &c, granted and conveyed unto Wayne T. Arena and Carol J. Arena, in fee.

Parcel Number: 43-00-05305-00-7.

Location of property: 3501 Germantown Pike, Collegeville, PA 19426.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **Wayne T. Arena and Carol J. Arena** at the suit of Entrust CAMA FBO Vincent C. Arena IRA. Debt: \$161,330.61.

Michael P. Donohue, Attorney.

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

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

17-00548

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan thereof made the 24th day of June 1959, by Russell S. Lyman, Registered Professional Engineer, Surveyor of Huntingdon Valley, Pennsylvania, as follows:

BEGINNING at a point on the Southeasterly side of Park Avenue (50 feet wide) said point being 250.00 feet North 45 degrees, 00 minutes East from a point formed by the intersection of the Northeasterly side of Rubican Avenue; (50 feet wide) with the Southeasterly side of Park Avenue; thence from the first mentioned point and place of beginning and extending along the Southeasterly side of the said Park Avenue North 45 degrees, 00 minutes East, 50 feet to a point; thence along the Southwesterly side of Lot #283, South 45 degrees, 00 minutes East, 125 feet to a point; thence along the East line of Lots #185 and #186 South 45 degrees, 00 minutes West, 50 feet to a point thence along the Northeasterly side of Lot #280, North 45 degrees, 00 minutes West, 125 feet to the point and place of beginning.

BEING all of Lots #281 and #282 as shown on a plan of lots of a subdivision known as Willow Grove Heights.

BEING the same property conveyed to Brandon King who acquired title by virtue of a Deed from Sylvia E. Hooke, dated April 16, 2007, recorded May 10, 2007, at Instrument Number 2007057986, and recorded in Book 5646, Page 02063, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 30-00-51468-00-9.

Location of property: 1723 Park Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Brandon King** at the suit of Nationstar Mortgage, LLC. Debt: \$301,313.50.

Meredith H. Wooters, Attorney.

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

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

17-00727

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

BEGINNING at a point on the Northeasterly side of Main Street at the distance of fifty feet Southeasterly from Selma Street a corner of this and properties of Mason E. Moyer; thence Northeasterly along said property of said Moyer parallel with Selma Street one hundred sixty-one feet, three inches to the Southwesterly side of a ten feet wide alley running into and from Selma Street; thence along said side of said alley Southeasterly twenty-five feet to a stone a corner of this and land of Franklin L. Wright; thence Southwesterly along said Wrights' land parallel with Selma Street the line passing through the middle of the partition wall between the house erected on the herein described premises and the house on the adjoining premises of Franklin L. Wright one hundred sixty-one feet, three inches to the Northeasterly side of said Main Street; and thence Northwesterly along said side of said Main Street twenty-five feet to the place of beginning.

BEING the same premises which Windell E. Cooper-Porter, by Deed dated 12/14/07 and recorded 1/2/08 in and for the Montgomery County Recorder of Deeds Office, as Instrument Number 2008000469 in Book 5677, Page 01270, granted and conveyed unto Stephen Tracanna, II as sole owner, in fee.

Parcel Number: 13-00-23232-00-2.

Location of property: 1219 West Main Street, Norristown, PA 19401.

The improvements thereon are: C-residential-commercial-non-conform.

Seized and taken in execution as the property of **Stephen Tracanna, II** at the suit of M&T Bank. Debt: \$100,523.05.

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

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

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

17-02041

ALL THAT CERTAIN lot, situate in **Marlborough Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on a plan of subdivision prepared for David R. Morrison and Marilyn M. Morrison by Urwiler & Walter, Inc., dated 8/25/2000, last revised 3/23/2001, bounded and described, as follows, to wit:

BEGINNING at a point, a railroad spike found on the centerline of Swamp Creek Road (50 feet wide - S.R. 1030), said point being a corner of Lot No. 1 of the abovementioned subdivision and lands of N/L Russel W. Young and lands of N/L Gerard J. Merlnar!; thence from said point along lands of N/L Russel W. Young, the next three (3) courses and distances: 1) North 24 degrees, 47 minutes, 48 seconds West, 19.36 feet to a rebar found, a corner; 2) North 63 degrees, 57 minutes, 26 seconds East, 36.37 feet to a railroad spike found, a corner; 3) North 25 degrees, 03 minutes, 00 seconds West and passing over a concrete monument set at 6.63 feet from the beginning of this line and passing over the corner of lands of N/L Russel W. Young, 127.12 feet to a point, a corner of Lot No. 1 and in line of lands of Lot No. 2; thence from said point and along Lot No. 2, North 60 degrees, 00 minutes, 00 seconds East, 72.28 feet to a point, a corner of Lot Nos. 1 and 2 and line of lands of N/L Lucinda Reichley and Sharon M. Frame; thence from said point and partially along lands of N/L Lucinda Reichley and Sharon M. Frame and partially along lands of Bryan Halmes and Katherine M. Walther and passing over a drill hole set in stone 22.87 feet from the terminus of this line, South 47 degrees, 05 minutes, 30 seconds East, 143.09 feet to a PK Nail set in the bed of Swamp Creek Road, a corner of this and lands of N/L Bryan Haines and Katherine M. Walther; thence from said point and through the bed of Swamp Creek Road, North 52 degrees and 51 minutes, 33 seconds East, 112.04 feet to a PK Nail set in the bed of Swamp Creek Road, a corner of this and lands of N/L Bryan Haines and Katherine M. Walther; thence from said point along lands of N/L Leonard W. and Pauline R. Herman and over a concrete monument set 32.30 feet from the beginning of this line, South 46 degrees, 33 minutes, 57 seconds East, 442.06 feet to a pipe found, a corner of Lot No. 1 and lands of N/L Leonard W. and Pauline R. Herman and in line of lands of N/L Charles R., Jr. and Cheryl D. Croak; thence from said point and partially along lands of N/L Charles R., Jr. and Cheryl D. Croak and lands of N/L Henry B. and Kathryn Z. Bergey, South 46 degrees, 21 minutes, 09 seconds West, 626.14 feet to a pipe found, a corner of this and lands of N/L Henry B. and Kathryn Z. Bergey and in line of land of N/L Gerald J. Marinar!; thence from said point, and along lands of N/L Gerald J. Marinar!, the next two (2) courses and distances: 1) North 29 degrees, 47 minutes, 10 seconds West, 451.84 feet to a pipe found, a corner; 2) North 47 degrees, 13 minutes, 35 seconds East and passing over a drill hole set in boulder, 333.37 feet from the beginning of this line, 396.00 feet to a point in the bed of Swamp creek Road, a corner of this and lands of N/L Gerald J. Marinar!; thence from said point and through the bed of Swamp Creek Road, South 63 degrees, 39 minutes and 05 seconds West, 180.35 feet to the point and place of beginning.

CONTAINING 6.0015 acres more or less.

BEING the same premises which David R. Morrison a/k/a David Rittenhouse Morrison and Marilyn M. Morrison a/k/a Marilyn Morrow Morrison, Individually and as Co-Trustees Under Morrison Retirement Trust, by Deed date May 30, 2001 and recorded June 6, 2001 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5362, Page 1001, granted and conveyed unto Joseph C. Zdun, in fee.

Parcel Number: 45-00-03032-00-1 (PIN: 45304-009).

Location of property: 2595 Swamp Creek Road, Green Lane, PA 18054.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joseph C. Zdun** at the suit of Specialized Loan Servicing, LLC. Debt: \$204,598.53.

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.

17-02372

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, Montgomery County, Pennsylvania, and described according to a plan thereof made by George B. Mebus, Registered Professional Engineer, dated March 24, 1948, known as 'Whitemarsh Downs' which plan is recorded at Norristown, Pennsylvania in Deed Book 1905, Page 600, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Pheasant Lane (50 feet wide) at the distance of 23.56 feet measured on the arc of a circle curving to the right having a radius of 15 feet from a point of curve on the Southeasterly side of East Heather Road (50 feet wide); thence extending South 50 degrees, 47 minutes East along the said side of Pheasant Lane, 135 feet to a point; thence extending South 39 degrees, 13 minutes West, 86 feet to a point; thence extending North 50 degrees, 47 minutes West, 150 feet to a point on the Southeasterly side of East Heather Road aforesaid; thence extending North 39 degrees, 13 minutes, in the same; thence extending on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.56 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain easements and building restrictions of record.

BEING known as Lot No. 379 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Frank Wizorek and Betty Wizorek, husband and wife, by Deed from Cort Wizorek, dated 09/04/1998, recorded 10/06/1998, in Book 5243, Page 716. Frank Wizorek was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Frank Wizorek's death on or about 11/07/2012, his ownership interest was automatically vested in the Surviving Tenant by the Entirety.

MORTGAGOR Elizabeth Wizorek a/k/a Betty Wizorek died on 04/11/2016, and upon information and belief, her surviving heirs are Betty Jane Wizorek, Cort Wizorek, Maryann Wizorek, and Robert Lee. By executed waiver, Robert Lee waived his right to be named defendant in the foreclosure action.

Parcel Number: 52-00-08560-00-1.

Location of property: 506 East Heather Road, Oreland, PA 19075-2348.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Betty Jane Wizorek, in Her Capacity as Heir of Elizabeth Wizorek a/k/a Betty Wizorek, Deceased, Maryann Wizorek, in Her Capacity as Heir of Elizabeth Wizorek a/k/a Betty Wizorek, Deceased, Cort Wizorek, in His Capacity as Heir of Elizabeth Wizorek a/k/a Betty Wizorek, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Elizabeth Wizorek a/k/a Betty Wizorek, Deceased** at the suit of JP Morgan Chase Bank, National Association. Debt: \$88,173.29.

Peter Wapner, Attorney, I.D. #318263

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

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

17-03013

ALL THAT CERTAIN one-half of a double brick house situated on Union Alley between Manatawny and York Streets, in **Pottstown Borough**, Montgomery County, Pennsylvania, known as House No. 17 bounded and described, as follows, to wit:

BEGINNING at the center of the partition wall of House No. 1517 at a distance of one hundred forty-seven feet, one inch East from the Northeast corner of Manatawny Street and Union Alley; thence Northwardly through the center of said partition wall fifty feet to land now or late of Frederick Reif; thence Eastwardly along said now or late Frederick Reif's land sixteen feet, eight inches to a corner of this and said now or late Frederick Reif's land; thence Southwardly between this and other land now or late of the said Frederick Reif fifty feet to Union Alley, aforesaid; thence Westwardly along said alley seventeen feet to the place of beginning.

BEING the same property conveyed to Kathleen D. Will, no marital status shown who acquired title by virtue of a Deed from Meridian Bank n/k/a CoreStates Bank, N.A., dated August 15, 1997, recorded August 18, 1997, at Document ID 013842, and recorded in Book 5196, Page 0874, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-29628-00-2.

Location of property: 17 Union Alley, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kathleen D. Will** at the suit of Nationstar Mortgage, LLC. Debt: \$9,806.86.

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.

17-03141

ALL THAT CERTAIN lot or parcel of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, designated as Lot No. 2 on a Plan of Property surveyed and subdivided for Lincoln G. Nycy by Herbert H. Metz, Inc., dated 11/8/1971 bounded and described, as follows, to wit:

BEGINNING at a point on the centerline of Morwood Road (33 feet wide) with an ultimate width of 60 feet said point of beginning being North 24 degrees, 55 minutes East, 233.10 feet along the centerline of Morwood Road

from its intersection with the centerline of Sumnietown Pike (50 feet wide); thence from said beginning point and extending along said centerline of Morwood Road, North 24 degrees, 55 minutes East, 100.14 feet to a point; thence leaving said centerline and extending along this and Lot No. 1 on said plan, South 57 degrees, 58 minutes East, 397.55 feet to an iron post, a corner in common with this and Lot No. 1 and lands now or late of Clarence Ziegler and lands now or late of Nyce Manufacturing Company; thence along this and said lands of Nyce Manufacturing Company, South 23 degrees, 48 minutes West, 130.52 feet to a point, a corner of this and land of unknown ownership; thence along the same, North 68 degrees, 41 minutes West, 82.73 feet to an iron pin, being a common corner of this and lands now or late of David D. and Sharon K. Landis, being also the Northerly most point of intersection of the sideline of 2 proposed alleys; thence extending along the said lands of said Landis and other lands now or late of Lincoln G. Nyce, North 50 degrees, 00 minutes West, 325.83 feet to the point of beginning.

CONTAINING 1.145 acres of land, more or less.

BEING the same premises which David D. Alderfer and Susan L. Dreyer by Deed dated 8/6/2003 and recorded 8/14/2003 in Montgomery County in Deed Book 5469, Page 2090 conveyed unto David D. Alderfer, in fee.

Parcel Number: 50-00-02824-01-5.

Location of property: 240 Morwood Road, Harleysville, PA 19438.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **David D. Alderfer a/k/a David Alderfer** at the suit of Key Bank National Association s/b/m First Niagara Bank, N.A. s/b/m Harleysville National Bank and Trust Company. Debt: \$138,836.48.

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.

17-03485

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a subdivision plan of Greenbriar made by Bursich Associates, Inc., Pottstown, Pennsylvania dated August 26, 1993 and last revised October 1, 1998 and recorded in the Office of the Recorder of Deeds in Plan Book A-58, Page 76, as follows, to wit:

BEGINNING at a point on the Southerly side of Penny Lane (50 feet wide) a corner of Lot 48 on said plan; thence extending along said Lot 48 South 09 degrees, 11 minutes, 14 seconds East, 231.25 feet to a point on the Northerly side of Grosser Road (50 feet wide); thence extending along said Grosser Road North 69 degrees, 21 minutes, 46 seconds West, 141.13 feet to a point a corner of Lot 50 on said plan; thence extending along said Lot 50 North 01 degrees, 58 minutes, 33 seconds East, 178.41 feet to a point on the Southerly side of Penny Lane, aforesaid; thence extending along said Penny Lane the two following courses and distances, viz: 1) South 88 degrees, 01 minute, 27 seconds East, 55.06 feet to a point; and 2) on the arc of a circle curving to the left having a radius of 175.00 feet to the arc distance of 34.10 feet to a point a corner of Lot 48 on said plan; being the first mentioned point and place of beginning.

BEING Lot 49 on said plan.

TITLE TO SAID PREMISES IS VESTED IN John Duggan and Colleen Duggan by Deed from Karl A. Hainsey and Kimberly D. Hainsey dated October 25, 2013 and recorded October 28, 2013 in Deed Book 5893, Page 2545.

Parcel Number: 32-00-05703-01-1.

Location of property: 1511 Penny Lane, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John Duggan and Colleen Duggan** at the suit of Pacific Union Financial, LLC. Debt: \$231,577.16.

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.

17-03557

ALL THAT CERTAIN lot or piece of ground, with the building thereon erected, situate in **East Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania, and described according to certain plan thereof known as Section No. 1 Subdivision, "Knoeller Farm" made for James Altemose By Donald H. Schurr, Civil Engineer and Surveyor, dated 8/26/1964, being recorded in Plan Book A-8, Page 54, as follows to wit:

BEGINNING at a point on the Southeast side of Nottingham Road (50 feet wide) a corner of Lot No. 10 on said plan, which point is measured the 2 following courses and distances along said side of Nottingham Road from the Southeast side of Knoeller Road (50 feet wide) viz: (1) on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 16.80 feet to a point of reverse curve; and (2) on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 126.5 feet to a point; thence leaving said Nottingham Road along line of Lot No. 10 South 72 degrees, 03 minutes East, 172.53 feet to a point a corner of lands now or late of Wales Village Subdivision; thence along said lands South 41 degrees, 17 minutes, 30 seconds West, 168.31 feet to point; thence extending along said lands North 51 degrees, 19 minutes, 30 seconds West, 140.15 feet to a point on the Southeast side of Nottingham Road; thence extending along said lands North 51 degrees, 19 minutes, 30 seconds West, 140.15 feet to a point on the Southeast side of Nottingham Road; thence extending along said Nottingham Road the 2 following courses and distances, viz: (1) North 41 degrees, 17 minutes, 30 seconds East, 17.21 feet to a point; and (2) on the arc of a circle curving to the left having a radius of 225 feet the arc distance of 91.06 feet to a point being the first mentioned point and place beginning.

BEING Lot No. 11 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ray B. Hughes, III by Deed from Richard J. Brady and Cynthia A. Brady dated September 12, 2014 and recorded September 16, 2014 in Deed Book 5927, Page 02569.

Parcel Number: 33-00-06394-00-8.

Location of property: 3204 Nottingham Road, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ray B. Hughes, III** at the suit of Pacific Union Financial, LLC. Debt: \$283,247.88.

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.

17-04063

ALL THAT CERTAIN lot or piece of ground, together with the brick house thereon erected, situated on the West side of Cherry Street in **East Greenville Borough**, Montgomery County and State of PA, bounded and described, as follows, to wit:

BEGINNING at a point in the Westerly curb line of said Cherry Street in the line of late Edwin H. Erdan's now Frederick Diehl's land; thence along said curb line South 24 degrees, East 21 feet, 4 inches to a point in line of Frank Schiffert's Land; thence along the same North 66 degrees, West 178 feet to a point in the Easterly line of Long Alley; thence along the same North 24 degrees, West 21 feet, 4 inches to a point in said Fredericks Diehl's land; thence along the same North 66 degrees, East and running thence by and through the centre of the party or partition wall 178 feet to the place of beginning.

BEING the same property conveyed to Lisa M. Howser who acquired title by virtue of a Deed from Andrew L. Merritt and Carol Merritt, dated November 19, 2012, recorded December 3, 2012, at Instrument Number 2012120752, and recorded in Book 5856, Page 00669, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 06-00-00712-00-2.

Location of property: 228 Cherry Street, East Greenville, PA 18041.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Lisa M. Keller, a/k/a Lisa M. Howser** at the suit of Wells Fargo Bank, N.A. Debt: \$160,596.29.

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.

17-04077

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate **Springfield Township**, County of Montgomery, and Commonwealth of Pennsylvania bounded and described according to a certain Lot Location Plan prepared for Elmo Pio by C. Raymond Weir, Registered Professional Engineer, dated December 17, 1965, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Hawthorne Lane (fifty feet wide) (intended to be dedicated) said point being the two following courses and distances from a point of curve on the Southeasterly side of Rambler Road (forty-five feet wide): (1) leaving Rambler Road on Ware of a circle curving to the left having a radius of ten feet the arc distance of fifteen and fifty-nine one-hundredths feet to a point of tangent on the Northeasterly side of Hawthorne Lane; and (2) South forty-seven degrees, thirty-four minutes East along the Northeasterly side of Hawthorne Lane five hundred seventy-seven and ninety-two one hundredths feet to the point of beginning; thence extending from said point of beginning North forty-two degrees, twenty-six minutes East, three hundred twenty-eight and ninety-six one-hundredths feet to a point; thence extending South forty-seven degrees, thirty-four minutes East, one hundred eighty-two and twenty-one one-hundredths feet to a point; thence extending South forty-two degrees, twenty-six minutes West, three hundred twelve and eighty-five one-hundredths feet to a point on the Northeasterly side of Hawthorne Lane (of irregular width); thence extending Northwestwardly along the same the following courses and distances: (1) on the arc of a circle curving to the right having a radius of fifty feet the arc distance of twenty-nine and forty-nine one-hundredths feet to a point of reverse curve; (2) on the arc of a circle curving to the left having a radius of fifty feet the arc distance of sixty-two and fifty-six one-hundredths feet to a point of reverse curve; and (3) on the arc of a circle curving to the right having a radius of Thirty feet the arc distance of twenty-four and thirty-eight one hundredths feet to a point of tangent on the Northeasterly side of Hawthorne Lane (fifty feet wide); thence extending North forty-seven degrees, thirty-four minutes West, along the Northeasterly side of Hawthorne Lane seventy-four and twelve one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Jeanne Pio Family Trust under Trust dated December 13, 1993 and Amended December 2, 1997, by Deed dated July 2, 1997 and recorded August 5, 1999 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5282, Page 1445, Instrument No, 016600, granted and conveyed unto Cassandra Banko.

Parcel Number: 52-00-08524-00-1.

Location of property: 8801 Hawthorne Lane a/k/a 8801 Hawthorn Lane, Glenside, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Cassandra Banko** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, N.A., as Trustee, for Chase Mortgage Finance Trust Multi-Class Mortgage Pass-Through Certificates Series 2005-A1. Debt: \$1,157,203.05.

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.

17-04571

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Record Plan for Phase VIII, prepared for Windlestrae Investments, LLC made by Urwiler & Walter, Inc., Sumneytown, PA dated December 8, 1989 and last revised October 15, 2010 and recorded in Office of the Recorder of Deeds in Plan Book 35, Pages 486 to 492, as follows, to wit:

BEING Lot #413, as shown on said plan.

UNDER AND SUBJECT to a Master Declaration of Windlestrae Planned Community Phase II, III, IV and V dated 8/6/2007, recorded 9/5/2007 and recorded in Deed Book 5663, Page 116, in the County aforesaid, affecting the unit or lot described above.

TITLE TO SAID PREMISES IS VESTED IN James C. Warrington, unmarried man, by Deed from NVR, Inc., a Virginia Corporation, Trading as Ryan Homes, dated 06/29/2012, recorded 07/03/2012, in Book 5840, Page 00652. Parcel Number: 47-00-05013-40-9.

Location of property: 121 Raven Court, Gilbertsville, PA 19525-8119.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James C. Warrington** at the suit of U.S. Bank National Association. Debt: \$180,641.77.

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.

17-05169

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Towamencin Village made by Hans P. Stein, Associates of Philadelphia, PA, Architects, Landscape Architects, Planners & Engineers dated 5/21/1980 and revised 12/9/1980 and recorded in the Recorder of Deeds Office in Plan Book A-41, Page 99-E, as follows, to wit:

BEGINNING at a point on the Northwesterly side of the cul-de-sac of Breckenridge Place a corner of Lot #7-11 on said plan; thence extending from said beginning and along Lot #7-11 North 74 degrees, 44 minutes, 44 seconds West, 195.29 feet to a point in line of lands of North Penn School District; thence extending along the same North 37 degrees, 55 minutes, 30 seconds East, 132.00 feet to a point a corner of Lot #7-9 on said plan; thence extending along the same South 52 degrees, 04 minutes, 30 seconds East, 170.52 feet to the Northwesterly side of Breckenridge Place, aforesaid; thence extending along the same South 30 degrees, 24 minutes, 19 seconds West, 50.34 feet to a point of curve; thence continuing along the same on the arc of a circle curving to the left having a radius of 55.00 feet the arc distance of 10.30 feet to the point and place of beginning.

BEING Lot #7-10 on said plan.

BEING the same property conveyed to William F. Morrow and Kristen A. Morrow, husband and wife, as Tenants by the Entirety who acquired title by virtue of a Deed from Paul M. Cramer and Lori Cramer, husband and wife, dated September 30, 2005, recorded October 6, 2005, at Document ID 2005145649, and recorded in Book 05574, Page 0654, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 53-00-00940-22-2.

Location of property: 1504 Breckenridge Place, Harleysville, PA 19438.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **William F. Morrow and Kristen A. Morrow** at the suit of Caliber Home Loans, Inc. Debt: \$208,732.27.

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.

17-05262

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan of property for York Gardens Homes, Inc. made by George C. Gilmore, Registered Surveyor dated November 23, 1942, as follows, to wit:

BEGINNING at a point in the bed of County Line Road (60 feet wide) said point being thirty-five feet Northeastwardly from the Southwesterly side of said County Line Road at the distance of one thousand thirty-seven and sixty-six one-hundredths feet Northwestwardly from the center line of York Road (60 feet wide); thence extending Southwardly thirty-seven degrees, fifty-two minutes Westwardly parallel to the Township Line Road one hundred sixty and seventy-five one-hundredths feet to a point; thence extending Northwardly fifty-two degrees, eight minutes Westwardly, fifty feet to a point; thence extending Northwardly thirty-seven degrees, fifty-two minutes Eastwardly, one hundred sixty and ninety-four one-hundredths feet to a point in the bed of County Line Road; thence extending along the bed of County Line Road Southwardly fifty-one degrees, fifty-five minutes Eastwardly, fifty feet to the first mentioned point and place of beginning.

BEING known as: 38 West County Line Road, Hatboro, PA 19040, Lot No. 17 on said plan.

BEING the same premises which Michael Nolan and Deborah Nolan, husband and wife, by Deed dated August 20, 2004 and recorded September 1, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5524, Page 167, granted and conveyed unto Steven Harris and Colleen Harris, husband and wife.

Parcel Number: 59-00-03388-00-9.

Location of property: 38 West County Line Road, Hatboro, PA 19040.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven E. Harris a/k/a Steven Harris and Colleen Harris** at the suit of U.S. Bank National Association as Trustee for Sasco Mortgage Loan Trust 2005-WF4 c/o Wells Fargo Bank, N.A. Debt: \$178,924.82.

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

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

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

17-05591

ALL THAT CERTAIN stone house and lot of ground, situate in Jeffersonville, **West Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the middle of Ridge Turnpike Road, being 46 feet, 2 inches Southwesterly from the front of said house; thence Northeasterly passing through the middle of an alley, between the house, on this lot and house on late Heysham's Adjoining Lot, 181 feet to a corner; thence by other ground of late Heysham, Southeasterly 17 feet, 8 inches to a point; thence still by other ground of now or late Heysham's Southwesterly passing through the middle of the partition wall dividing the house on this from the house on the adjoining property, 181 feet to the middle of said inches to said Ridge Turnpike Road; and thence by the same, Northwestery 17 feet, 8 inches to the place of beginning.

CONTAINING 3,000 square feet, more or less.

BEING the same premises which Frank Marelo and Eleanor Marelo, husband and wife, by Deed dated June 14, 2002 and recorded June 17, 2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5412, Page 1368, granted and conveyed unto Kevin Marelo.

Parcel Number: 63-00-06877-00-8.

Location of property: 2007 West Main Street, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jessica L. Marelo, as Co-Administratrix of The Estate Kevin Marelo, Deceased and Matthew Marelo, as Co-Administrator of The Estate of Kevin Marelo, Deceased** at the suit of Citibank, N.A., Successor by Merger With Citibank, FSB. Debt: \$181,800.72.

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

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

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

17-05963

ALL THAT CERTAIN piece or parcel of ground, with the building and improvements thereon, situate, in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a certain plot plan made for Louis Veneziaie by John A. Berger, Registered Surveyor, dated January 6, 1966, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Cheltenham Avenue (80 feet wide) said point being at the distance of 30.80 feet measured on the arc of a circle curving to the right having a radius of 15 feet from a point of curve on the Westerly side of new Second Street (60 feet wide); thence extending from said point of beginning North 51 degrees, 23 minutes, 30 seconds West along the Northeasterly side of Cheltenham Avenue 110.03 feet to a point; thence extending North 38 degrees, 36 minutes, 30 seconds East, 130 feet to a point; thence extending South 51 degrees, 23 minutes, 30 seconds street aforesaid; thence extending South 10 degrees, 58 minutes West along the Westerly side of New Second Street 121.96 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 30.80 feet to the first mentioned point of tangent and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Morris Cody and Helen Lucille Cody by Deed from Herman Robins and Selma Robins dated June 8, 1979 and recorded June 15, 1979 in Deed Book 4419, Page 204. The said Morris Cody died on August 10, 2009 thereby vesting title into Helen Lucille Cody by operation of law.

Parcel Number: 31-00-05374-00-4.

Location of property: 201 West Cheltenham Avenue, Melrose Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Helen Lucille Cody** at the suit of Broad Street Funding Trust I. Debt: \$264,112.13.

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.

17-06009

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below 100 Centre Avenue, located at West Marshall Street, **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provision of the Unit Property Act of Pennsylvania Act of July 3, 1963, P.L., 196 by the recording in the Office for the Recording of Deeds at Montgomery County, a Declaration dated February 15, 1980 and recorded on May 5, 1980, in Deed Book 4523, Page 519 and an Amendment thereto dated November 24, 1980 and recorded November 26, 1980 in Deed Book 4584, Page 98 and the Declaration Plan dated May 3, 1979 and recorded on May 5, 1980 in Condominium Plan Book 8, Page 1, 2 and 3 and a Code of Regulations dated December 27, 1979 and recorded on May 5, 1980 in Deed Book 4523, Page 552 and an Amendment thereto dated November 24, 1980 and recorded November 26, 1980 in Deed Book 4584, Page 100 being designated on Declaration Plan as Unit No. 329 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 .73217%.

BEING Condominium/Unit #329.

TITLE TO SAID PREMISES IS VESTED IN Ernest Moore a/k/a Ernest C. Moore by Deed from Joseph M. Santello and Deborah M. Santello dated December 3, 1993 and recorded December 7, 1993 in Deed Book 5063, Page 400. The said Ernest Moore a/k/a Ernest C. Moore died on November 10, 2016 without a will or appointment of an Administrator.

Parcel Number: 63-00-04864-94-1.

Location of property: 329 Centre Avenue, Unit #329, Norristown, PA 19403.

The improvements thereon are: Condominium Townhouse.

Seized and taken in execution as the property of **Delores D. Moore, Known Surviving Heir of Ernest Moore, Erma C. Royster, Known Surviving Heir of Ernest Moore and Unknown Surviving Heirs of Ernest Moore** at the suit of CIT Bank, N.A. Debt: \$76,762.64.

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.

17-06025

ALL THAT CERTAIN message and lot or piece of land, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, known as 1120 Swede Street, being Lot #36 in a Plan of Lots laid out by Isaac Roberts and bounded and described, as follows, to wit:

BEGINNING at a stake on the Easterly side of Swede Street 40 feet Southwesterly from the South side of Basin Street, a corner of this and Lot #35 now or late of John Mathias; thence by said lot Easterly at right angles to said Swede Street, 150 feet to a stake on Spring Alley; thence along said alley, Southerly 20 feet to a stake, a corner of this and Lot #37 also of said Jacob Edwards; thence by said lot, Westerly parallel to the first line, the line passing through the middle of the partition wall between this house and the house on the adjoining lot, 150 feet to the Easterly side of Swede Street aforesaid; thence along the same Northerly, 20 feet to the place of beginning.

BEING the same premises which Bree Depalo, by Deed dated 12/15/2006 and recorded 12/21/2006, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5628, Page 1747, granted and conveyed unto Celia Sanchez Palanca and Domingo S. Palanca.

Parcel Number: 13-00-36204-00-8.

Location of property: 1120 Swede Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Celia Sanchez Palanca a/k/a Celia S. Palanca a/k/a Celia Palanca and Domingo S. Palanca a/k/a Domingo Palanca** at the suit of JP Morgan Chase Bank, National Association. Debt: \$151,301.45.

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.

17-06991

ALL THAT CERTAIN brick message and lot of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, known as Premises No. 654 Astor Street, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Astor Street at the distance of four hundred and forty-eight and seven-tenths feet Northeasterly from the Northeast side of Marshall Street, a corner of this and message now or late of Neville and Marquerite Morris; thence through the middle of the partition wall between this and the said house of Morris at right angles to Astor Street Southeasterly one hundred and ten feet to a point; thence Northeasterly fifteen and

one-half feet to a corner of this and land now or late of Elizabeth D. Kneedler; thence by the same parallel to the first line Northwesterly the line passing through the middle of a two and two-tenths feet wide alley between the houses one hundred and ten feet to Astor Street aforesaid and along the Southeasterly side thereof Southwesterly fifteen and one-half feet to the place of beginning.

BEING the same premises conveyed to Horace W. Smith from Dennis R. Vogt and Cynthia M. Vogt, his wife by Deed dated June 27, 1990 recorded July 9, 1990 as Book 4951, Page 804, of Official Records.

Parcel Number: 13-00-02768-00-9.

Location of property: 654 Astor Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Horace W. Smith** at the suit of Lakeview Loan Servicing, LLC. Debt: \$74,744.89.

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

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

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

17-07317

ALL THAT CERTAIN lot or piece of land, situate in **Skippack Township**, County of Montgomery and State of Pennsylvania, with tax parcel number 51-00-01552-00-8.

BEING part of Lot 3 prepared by Will D. Hiltner, February 8th, 1950, by Francis W. Wack.

BEGINNING, at a point in the middle of the public road leading from Evansburg to Skippack known as the Evensburg Road, a corner of this and Lot 2, recently conveyed to Charles W. and Virginia L. Hesser (said beginning point being North 46 degrees, East 244.2 feet from a spike, a corner of land of Alpheus H. Mill; thence in and thru the middle of said Evensburg Road, North 46 degrees, East 68.2 feet a point a corner of land about to be conveyed to Silkinitter; thence along the same North 43 degrees, 6 minutes, 40 seconds West, 280.57 feet to an iron pin a corner of other land of Robert Carl Bender, et ux., of which this was a part; thence along same, South 46 degrees, West 66.08 feet to a point a corner of Lot 2, of Charles W. and Virginia L. Hesser; thence along the same, South 42 degrees, 40 minutes East, 280.57 feet to the place of beginning.

CONTAINING .432 acres.

PART of same premises Joseph Bender and Emilija, h/w, June 11th, 1946 recorded in 1925-347, granted unto Robert Carl Bender and Regnina R. h/w, in fee.

ALSO CONTAINING ALL THAT CERTAIN lot or piece of land, situate in **Skippack Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made February 8, 1950, by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at a point in the middle of the public road leading from Evansburg to Skippack, known as the Evensburg Road, a corner of this and other land of Walter J. and Betty L. Edinger (said beginning point being North forty-six degrees, East three hundred twelve and four-tenths feet from a spike, a corner of land of Alpheus H. Miller); thence along said Edinger's land, North forty-three degrees, six minutes, forty seconds West, two hundred eighty and fifty-seven hundredths feet to an iron pin, a corner of land of Robert C. and Regina R. Bender; thence along the same, North forty-six degrees East, thirty-two and sixteen hundredths feet to a point, a corner of land about to be conveyed to Herschell J. and Jean Webb; thence along the same, South forty-three degrees, fifty-seven minutes, fifty-three seconds East, two hundred eighty and six-tenths feet to a point in the center line of Evensburg Road aforesaid; thence in and through the center line of said road, South forty-six degrees, West thirty-six and four-tenths feet to the place of beginning.

CONTAINING two hundred twenty-one one-thousandths acre of land, more or less.

UNDER AND SUBJECT to covenants, restrictions and agreements fully set forth in Deed Book No. 2063, Page 195.

Parcel Number: 51-00-01552-00-8.

Location of property: 461 Evensburg Road, Collegeville, PA 19426-1305.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wilmer Halpin and Patricia Halpin** at the suit of Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$18,186.08.

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.

17-07478

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

TRACT NO. 1:

BEGINNING at a point in line with Third Street and the center of double brick dwelling, thence Northwardly through center of said dwelling and along other land of now or late Jonathan Y. Keck, 140 feet to a 20 feet wide alley; thence Eastwardly along said alley and parallel with said Third Street, 20 feet, 6 inches, more or less to a stake, a corner of this and land now or late of Rebecca Yergey; thence Southwardly and parallel with first line 140 feet to said Third Street; thence Westwardly along the North line of said Third Street, 20 feet, 6 inches to the place of beginning.

TRACT NO. 2:

BEGINNING at a point in the North line of Third Street a corner of this and land of now or late Samuel W. Eagle; thence by the same, Northwardly 140 feet to a 20 feet wide alley; thence along said alley Eastwardly 10 feet to a corner; thence Southwardly and parallel with said first line, 140 feet to the North line of Third Street aforesaid; thence by the same Westwardly 10 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ping Cao and Kevin Wilmot, by Deed from Mabel M. Burdan, dated 09/01/2006, recorded 09/20/2006, in Book 5616, Page 2818.

Parcel Number: 16-00-29552-00-6.

Location of property: 33 West Third Street, Pottstown, PA 19464-2207.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ping Cao and Kevin Wilmot** at the suit of U.S. Bank National Association. Debt: \$105,190.87.

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.

17-07552

ALL THAT CERTAIN two story brick message and lot or piece of land, situate on the Southwest side of Marshall Street, in **Norristown Borough**, County of Montgomery, and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Southwest side of Marshall Street at the distance of 180 feet Southeasterly from the Southeast side of a 20 feet wide alley, called High Alley, said point begin in the division line between this and the property now or late of David J. Gould and Helen Gould, his wife; thence at right angles to said Marshall Street Southwesterly, said line passing through the middle of the partition wall between this and the house of the said Gould, 120 feet to the Northeast side of 20 foot wide alley; thence along said side of said alley Southeasterly 20 feet to a point M line of other land of said Richard Kerner; thence by said other land of Richard Kerner at right angles to said Marshall Street Northwesterly 20 feet to the point of beginning.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

FEE SIMPLE TITLE VESTED IN Danielle O'Connor by Deed from, Michael J. Sgrignoli, Jr. and Maria Sgrignoli, husband and wife, dated 7/15/2005, recorded 8/9/2005, in the Montgomery County Recorder of Deeds in Deed Book 5565, Page 2312, as Instrument No. 2005110996.

Parcel Number: 13-00-24120-00-5.

Location of property: 234 East Marshall Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Danielle O'Connor** 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: \$78,869.60.

Jessica N. Manis, Attorney. I.D. #318705

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

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

17-07727

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

BEGINNING at a point the intersection of the Northwesterly side of Maple Alley (20 feet wide) and the Northeasterly side of Wissahickon Avenue as presently laid out (40 feet wide); thence along said side of Wissahickon Avenue, North twenty-six degrees, forty-five minutes West, one hundred fifty-three and three-tenths feet to a point a corner of other land of the grantor herein, of which this was a part; thence North sixty-three degrees, fifteen minutes East, one hundred seventy feet to a point on the Southwesterly side of Beech Alley (20 feet wide); thence along said side of Beech Alley South twenty-six degrees, forty-five minutes East, one hundred fifty-three and three-tenths feet to a point on the Northwesterly side of Maple Alley as aforesaid; thence along said side of Maple Alley as aforesaid South sixty-three degrees, fifteen minutes West, one hundred seventy feet to the first mentioned point and place of beginning.

BEING a part of the same premises which Mary T. Gambone, single woman by Deed dated July 2, 1945, and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Deed Book 1662, Page 370, granted and conveyed unto Richard W. Johnson and Edith E. Johnson, in fee.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM as set out in Deed Book 3002, Page 572, being described, as follows:

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Lots #1 and #2 made by George S. Davis, Registered Surveyor dated June 9, 1959, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Wissahickon Avenue (forty feet wide) at the distance of seventy-six and sixty-five one-hundredths feet measured North twenty-six degrees, forty-five minutes West from the point formed by the intersection of the Northeasterly side of Wissahickon Avenue and the Northwesterly side of Maple Alley (Avenue) (twenty feet wide) (also designated on said plan as "center line of a street"); thence extending

along the Northeasterly side of Wissahickon Avenue North twenty-six degrees, forty-five minutes West, seventy-six and sixty-five one-hundredths feet to a point a corner of land now or late of Warren E. Gordon; thence along same North sixty-three degrees, fifteen minutes East one hundred sixteen feet to a point; thence extending along other land of Richard Johnson of which this was a part the two following courses and distances, viz: (1) South twenty-six degrees, forty-five minutes East, seventy-six and sixty-five one-hundredths feet to a point; and (2) South sixty-three degrees, fifteen minutes West along Lot No. 2 on said plan one hundred sixteen and no one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING in area 0.203 acre.

BEING Lot #1 on the said plan.

ALSO EXCEPTING AND RESERVING thereout and therefrom as set out in Deed Book 3398, Page 380, being described, as follows:

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a plot plan made by John Albert Berger, Registered Surveyor on the 29th day of June A.D. 1965, as follows, to wit:

BEGINNING at the point of intersection of the Northeasterly side of Wissahickon Avenue (forty feet wide) and the Northwesterly side of Maple Alley (Avenue) (twenty feet wide).

CONTAINING in front or breadth on the said side of Wissahickon Avenue, seventy-six and sixty-five one-hundredths feet and extending of that width in length or depth Northeasterly between parallel lines at right angles to the said Wissahickon Avenue, the Southeasterly line thereof extending along the Northwesterly side of said Maple Alley (Avenue) one-hundred sixteen feet.

TITLE TO SAID PREMISES IS VESTED IN Margaret Chambers by Deed from Margaret Johnson, Administratrix of the Estate of Edith Johnson dated June 16, 1983 and recorded July 5, 1983 in Deed Book 4711, Page 621.

Parcel Number: 39-00-02452-00-2.

Location of property: 205 Maple Avenue, Penllyn, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Margaret Chambers** at the suit of CIT Bank, N.A. Debt: \$169,700.22.

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.

17-08009

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision prepared for Mainland Ridge made by Urwiler & Walter, Inc., Summeytown, PA dated 1/16/89, and last revised 2/20/92, and recorded in Plan Book A-53, Page 212.

BEING Lot No. 59 on said Plan, Block 18A, Unit 62.

TITLE TO SAID PREMISES IS VESTED IN Mark Eckardt, married and Angela Eckardt, married, by Deed from Lisa D. Sprague, married and Robert F. Sprague, married, dated 06/04/2003, recorded 07/11/2003, in Book 5464, Page 262.

Parcel Number: 50-00-00412-84-3.

Location of property: 458 Coachlight Circle, Harleysville, PA 19438-2537.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark Eckardt a/k/a Mark F. Eckardt, Angela Eckardt a/k/a Angela M. Eckardt and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Wells Fargo Bank N.A. s/b/m Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB. Debt: \$407,550.76.

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.

17-08920

THE LAND HEREINAFTER referred to is situated in the City of **Pottstown Borough**, County of Montgomery, State of PA, and is described, as follows:

BEGINNING at a point on the South side of said Fourth Street at the distance of 222 feet and 5-1/4 inches Westwardly from Hanover Street, a corner of this and land now or late of James H. Will; thence by the same South 140 feet to a twenty feet wide alley; thence by the same Westwardly 5 feet and 1/2 inch to other land now or late of Robert C. Hawk; thence by the same Northwardly 140 feet to the South side of Fourth Street aforesaid; thence by the same Eastwardly 5 feet and 1/2 inch to the place of beginning. And also all that certain brick bungalow and lot of land, situate on the South side of Fourth Street between Hanover and York Streets in **Pottstown Borough**, Montgomery County, Pennsylvania being known as no. 140 East 4th Street, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Fourth Street, between Hanover and York Streets, on the West side of a twenty feet wide alley known as Erb Alley at a point distant one hundred sixty feet, five and one-quarter inches Westwardly from Hanover Street; thence by the same Westwardly along the South side of Fourth Street sixty-four feet to land now or late of William H. Wiand; thence by said land Southwardly one hundred feet to a twenty feet wide alley; thence by said alley Eastwardly twenty-five feet, six inches to Erb Alley aforesaid; thence along the said alley Northeastwardly sixty-two feet, two inches to a point; thence along the said alley Northwardly eighty-four feet, four and three-quarter inches to the place of beginning.

BEING the same premises which J. Kevin Schurr and Lisa A. Schurr, his wife conveyed unto Jennifer E. Ficklen and Brendan M. O'Connor by Deed dated 4/12/04 and recorded 5/25/04 in Montgomery County Book 05508, Page 2151. Parcel Number: 16-00-09736-00-4.

Location of property: 140 East Fourth Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jennifer E. Ficklen and Brendan M. O'Connor** at the suit of Keybank, N.A., Successor by Merger to First Niagara Bank, National Association, Successor by Merger to The Harleysville National Bank and Trust Company, Successor by Merger to Willow Grove Bank. Debt: \$108,187.14.

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

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

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

17-09080

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Minor Subdivision, prepared by Joseph M. Estock, PE, PLS dated February 7, 2008, recorded in the Recorder of Deeds of Montgomery County in Plan Book 32, Page 212, as follows, to wit:

BEGINNING at a point on the Southeasterly side of East Hayes Road (50 feet wide) at a corner of lands now or formerly of Cody as shown on said plan, thence extending along the arc of a curve, curving to the left, having a radius of 310.00 feet, the arc distance of 86.11 feet to a point, a corner of lands now or formerly of Klink, as shown on said plan; thence extending North 84 degrees, 4 minutes, 30 seconds East, the distance of 234.43 feet to a point, a corner of Lot No. 2, as shown on said plan; thence extending South 02 degrees, 02 minutes, 00 seconds West along Lot No. 2, the distance of 150.76 feet to a point a corner in line of lands of Cody, aforesaid; thence extending North 80 degrees, 00 minutes, 30 seconds West, along said lands, the distance of 234.43 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Richard Bregenzer and Donna Bregenzer, by Deed from Zoltan Zuberecz and Bernadette Zuberecz, dated 07/09/2009, recorded 07/30/2009, in Book 5738, Page 2036.

Parcel Number: 33-00-04033-00-2.

Location of property: 3238 East Hayes Road, a/k/a 3238 Hayes Road, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donna Bregenzer and Richard Bregenzer a/k/a Richard A. Bregenzer** at the suit of Wells Fargo Bank, N.A. Debt: \$325,327.00.

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.

17-09103

ALL THAT CERTAIN lot of ground, with the improvements thereon erected, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, and being Lot 49, bounded and described according to a Subdivision Plan of Presidential Estates, prepared by F. X. Ball Associates, Inc., Consulting Engineers and Surveyors, dated 11/28/1973, last revised 8/15/1974, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-25, Page 46, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Roosevelt Drive (50 feet wide), said point being at the distance of 60.84 feet measured North 21 degrees, 56 minutes, 29 seconds East, along the said Northwesterly side of Roosevelt Drive, from a point of tangent on the same which point of tangent is at the arc length of 19.21 feet, measured on the arc of a curve curving to the left, having a radius of 15.00 feet from a point of reverse curve on the Northerly side of Buchanan Drive (50 feet wide); thence extending from said point of beginning, North 09 degrees, 03 minutes, 31 seconds West, along Lot 48, the distance of 140.00 feet to a point, a corner in line of Lot 70 as shown on said plan; thence extending North 27 degrees, 11 minutes, 45 seconds East, along Lot 70 and along Lot 69 and 68 as shown on said plan, the distance of 97.12 feet to a point, a corner of Lot 50, as shown on said plan; thence extending South 56 degrees, 49 minutes, 46 seconds East, along Lot 50 the distance of 140.00 feet, to a point on the said Northwesterly side of Roosevelt Drive; thence extending along said Northwesterly side of Roosevelt Drive the 2 following courses and distances, viz: (1) extending on the arc of a curve curving to the left, having a radius of 175.00 feet, the arc length of 46.77 feet, to a point of tangent; (2) thence extending South 21 degrees, 56 minutes, 29 seconds West, the distance of 23.23 feet, to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher M. Kilian and Jessica Kilian, by Deed from Melanie Eidle, dated 05/30/2014, recorded 05/30/2014, in Book 5915, Page 48.

Parcel Number: 32-00-06076-00-3.

Location of property: 83 Roosevelt Drive, Boyertown, PA 19512-1913.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher M. Kilian a/k/a Christopher Kilian and Jessica Kilian** at the suit of Stearns Lending, LLC. Debt: \$223,206.33.

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.

17-09131

ALL THAT CERTAIN lot or tract of land, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made by Francis W. Wack, Registered Surveyor, on September 16, 1947, as follows, to wit:

BEGINNING at an iron pin in ('THE DRIVE') leading from Ringing Rocks to Pleasantview Road, a corner of this and land of now or late Gordon G. Hiltwine and Lillian Hiltwine, his wife; thence along the now or late Gordon G. Hiltwine and Lillian Hiltwine's land North 20 degrees, 45 minutes East, 683.44 feet to an iron pin, a corner; thence along other land of now or late Lloyd H. Rogers and Jennie M. Rogers, his wife, South 72 degrees, East 100.35 feet to an iron pin, a corner; thence continuing other land of Lloyd H. Rogers and Jennie M. Rogers, his wife, South 20 degrees, 45 minutes West, 688.26 feet to an iron pin, a corner, in the middle of the aforesaid drive; thence along the middle of the aforesaid drive North 69 degrees, 15 minutes West, 100 feet to the point or place of beginning.

EXCEPTING THEREOUT AND THEREFROM premises conveyed by Stephen S. Wisser, Jr. and Janet W. Wisser, his wife to Steward H. Stauffer and Arlene M. Stauffer, his wife by Deed dated January 18, 1967 and recorded January 25, 1967 in Deed Book 3457, Page 815, bounded and described, as follows, to wit:

ALL THAT CERTAIN tract or parcel of land, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner & Son Engineering Company, as follows, to wit:

BEGINNING at the Northeasterly corner other lands Stephen S. Wisser, said point being distant along said lands from a corner in the middle of Buchert Road (33 feet wide) North 20 degrees, 45 minutes East, 400.0 feet; thence from said point of beginning along the Northerly side of other lands North 69 degrees, 15 minutes West, 100.0 feet to a corner other lands Stephen Wisser; thence continuing along the same North 20 degrees, 45 minutes East, 283.44 feet to a corner on the Southerly property line of Cedar Hill Road; thence along the same South 72 degrees, 00 minutes East, 100.11 feet to a corner other lands Stephen Wisser; thence along the same South 20 degrees, 45 minutes West, 288.24 feet to a corner other lands of Stephen Wisser and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jerome J. Tomczak, by Deed from Janet W. Wisser, dated 02/13/2007, recorded 03/01/2007, in Book 5637, Page 563.

Parcel Number: 42-00-00670-00-8.

Location of property: 1511 Buchert Road, Pottstown, PA 19464-2925.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jerome J. Tomczak** at the suit of Wells Fargo Bank, N.A. Debt: \$105,304.19.

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.

17-09328

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

BEGINNING at a point in the middle line of Sandy Hill Road at the distance of 613.00 feet Southeasterly from its point of intersection with the middle line of Belvoir Road; thence extending along the middle line of Sandy Hill Road South 80 degrees, 12 minutes East, 200.00 feet to a point in the middle line of said road, being also a corner of this and land of Franklin L. Wright and the Estate of John Faber Miller, deceased; thence extending along said land South 09 degrees, 48 minutes West, 345.00 feet to a stake, thence still along said land North 80 degrees, 12 minutes West, 200.00 feet to a point in the line of land now of S. Lehman Nyce and Esther S., his wife; thence extending along said land, North 09 degrees, 46 minutes East, 345.00 feet to the place of beginning.

CONTAINING 1.17 acres of land, be the same more or less.

Parcel Number: 49-00-11143-00-4.

Location of property: 1712 Sandy Hill Road, Plymouth Meeting, Township of Plymouth, Montgomery County, PA.

The improvements thereon are: Residential, single family dwelling.

Seized and taken in execution as the property of **Michael A. Spampinato, Wendy M. Spampinato and The United States of America** at the suit of Wilmington Savings Fund Society, FSB Successor by Merger to Penn Liberty Bank. Debt: \$646,257.79.

Keith B. McLennan, Attorney.

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

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

17-09366

A CERTAIN CONDOMINIUM unit, located in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, specifically described, as follows: Unit 1308, Building 1, 200 West Elm Street, Suite 1308 and Parking Space(s) Number(s) 82, Garage No.1, Upper Level, situated in The Grande at Riverview Condominium, (referred to in this Unit Deed as the "Unit"), together with an undivided 0.351% interest in the Common Elements of said Condominium, as same may be adjusted in the future as allowed by the Declaration for The Grande at Riverview Condominium. The conveyance evidenced by this Unit Deed is made under the provisions of and is subject to the Pennsylvania Uniform Condominium Act, as amended and any applicable regulations adopted under

the law. The conveyance evidenced by this Unit Deed -is also made in accordance with the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in that certain Declaration for The Grande at Riverview Condominium dated September 1, 2005 and recorded September 13, 2005 in Montgomery County Clerk's Office in Deed Book 05570 at Page 1950 et seq., as same may now or hereafter be lawfully amended and/or supplemented. The Unit is now designated as Tax Parcel Number 05-00-11876-87-3 on the municipal tax map of the Borough of Conshohocken. The Unit is subject to the Declaration mentioned above and all its exhibits including all easements, terms, conditions, reservations, rights-of-way, air rights, covenants of record, governmental statuses, ordinances and regulations, possible added assessments for the year of sale and all facts that an accurate survey may disclose.

BEING the same which Lorie Kemeckel by Deed dated 3/24/2016 and recorded 3/25/2016 in the County of Montgomery in Book 5992, Page 2861 conveyed unto Brendan Patrick Duffy, as Sole Owner.

Parcel Number: 05-00-11876-87-3.

Location of property: 200 West Elm Street, Suite 1308, Conshohocken, PA 19428.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Brendan Patrick Duffy** at the suit of Pennsylvania Housing Finance Agency. Debt: \$249,234.21.

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

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

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

17-09663

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as Plan of "Abby Estates", made by Charles E. Shoemaker, Registered Professional Engineer, dated June 25, 1965, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-8, Page 113, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Stonehouse Lane, formerly Abby Lane (50 feet wide), said point being the two following courses and distances from a point of curve on the Northwesterly side of Heacock Lane (45 feet wide): (1) Leaving Heacock Lane, on the arc of circle, curving to the right, having a radius of 20 feet, the arc distance of 31.77 feet to a point of tangent on the Northeasterly side of Stonehouse Lane; and (2) North 15 degrees, 45 minutes, 45 seconds West along the Northeasterly side of Stonehouse Lane, 61.96 feet, to the point of beginning; thence, extending from said point of beginning, North 15 degrees, 45 minutes, 45 seconds West, along the Northeasterly side of Stonehouse Lane, 51.52 feet, to a point of curve on the same; thence extending Northwestwardly and Northeastwardly, partly along the Northeasterly and Southeasterly sides of Stonehouse Lane, on the arc of a circle, curving to the right, having a radius 75 feet, the arc distance of 92.50 feet to a point; thence extending South 56 degrees, 29 minutes, 49 seconds East, 124.43 feet, to a point; thence extending South 16 degrees, 45 minutes, 45 seconds East, 28 feet, to a point; thence extending South 74 degrees, 14 minutes, 15 seconds West, 131.86 feet, to the first mentioned point and place of beginning.

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

BEING the same premises which Marshall C. Bobrin, widower, by Deed dated 12/1/2003 and recorded 2/9/2004 at Norristown, Pennsylvania in Deed Book 5494, Page 1652, granted and conveyed unto Marshall C Bobrin, widower, in fee.

AND the said Marshall C. Bobrin departed this life 3/11/2005, Intestate, for whose Estate Letters of Administration were granted on 3/18/2005 by the Register of Wills of Montgomery County under Register of Wills No 46-05-968 to Bradford Bobrin and Betsy Massaro.

TITLE TO SAID PREMISES IS VESTED IN Jong Ki Lee by Deed from Bradford Bobrin and Betsy Massaro, Administrators of the Estate of Marshall C. Bobrin, deceased dated 08/15/2005 recorded 08/23/2005 in Deed Book 05567, Page 2634.

Parcel Number: 31-00-25387-00-7.

Location of property: 205 Stonehouse Lane, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jong Ki Lee** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-NC1, Mortgage Pass-Through Certificates, Series 2006-NC1. Debt: \$221,947.85.

Morris A. Scott, Attorney.

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

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

17-09741

ALL THAT CERTAIN tract or piece of land, situate in **Upper Salford Township**, County of Montgomery, and State of Pennsylvania, described according to a survey made by Francis C. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at a point on the center line of State Highway Route #63, formerly known as the Springhouse and Summeytown Turnpike Road, a corner of this and other lands of the said George F. Engles and Irma Z. Eagles; thence extending along the other lands of the said George F. Engles and Irma Z. Engles (crossing an iron pin in line of the

Southwest side of the said highway at a distance of twenty-six feet from the said highway at a distance of twenty-six feet the said point of beginning) South fifty-four degrees, ten minutes West, three hundred fifteen feet to an iron pin, a corner in line of other lands of the said Irvin S. Moser; thence extending along the same North forty-one degrees, fifteen minutes West, twenty-four and seventy-five one-hundredths feet to an iron pin a corner; thence still extending along other lands of the said Irvin S. Moser, North forty-five degrees, twelve minutes East, three hundred fourteen and twelve one-hundredths feet to a point in the center line of the aforesaid state highway (said point being twenty-six feet Northeast from an iron pin in line on the Southwest side of said highway; thence extending along the center line of the said state highway South forty-one degrees, fifteen minutes East, seventy-four and eight-tenths feet to the place of beginning.

Parcel Number: 62-00-02206-00-9.

Location of property: 297 Sunnyside Pike, Harleysville, PA 19438-1247.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis R. Rothermel and Brenda S. Rothermel** at the suit of Carisbrook Asset Holding Trust. Debt: \$286,587.18.

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.

17-10048

ALL THAT CERTAIN lot or piece of land, with the house thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, in August, 1951, as follows:

BEGINNING at a point on the Northwest side of Stanbridge Street, 66 feet wide, at the distance of 146.67 feet Southwestwardly from the Southwesterly side of James Street, 66 feet wide; thence along the Northwest side of Stanbridge Street South 41 degrees, 15 minutes West, 40 feet to a stake; thence North 49 degrees, West 170 feet to a point on the Southeasterly side of a 21.33 feet wide alley; thence along said side of said alley North 41 degrees, 15 minutes East, 40 feet to a stake; thence South 49 degrees, East 170 feet to the place of beginning.

BEING the same premises which Carl Miller and Patricia Fluellen, who incorrectly acquired title as Fluellen Patricia, by Deed dated 8/15/2007, recorded 11/27/2007 in Book 5673, Page 353 conveyed unto Carl Miller, an unmarried man and Patricia Fluellen, a single woman.

Parcel Number: 13-00-35668-00-4.

Location of property: 919 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carl Miller and Patricia Fluellen** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$99,635.27 plus interest to sale date.

Heather Riloff, Attorney. I.D. #309906

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

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

17-10759

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

BEGINNING 150 feet from the Southwest corner of Center Avenue and Roland Street at Lot No. 478; thence by said Center Avenue, Northwesterly 60 feet to Lot No. 481; thence by the same Southwesterly 105 feet to a 10 feet wide alley; thence by said alley, Southeasterly 60 feet to Lot No. 478 aforesaid; thence by the same Northeasterly 105 feet to the place of beginning.

BEING Parcel #16-00-02992-00-7, Block 107, Unit 6.

TITLE TO SAID PREMISES IS VESTED IN Ping Cao and Kevin Wilmot, by Deed from Alphonso Jackson, Secretary of Housing and Urban Development of Washington D.C., by Shameeka Harris, dated 09/23/2005, recorded 10/20/2005, in Book 6575, Page 2896.

Parcel Number: 16-00-02992-00-7.

Location of property: 1142 Center Avenue, Pottstown, PA 19464-5804.

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: \$57,963.80.

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.

17-12557

ALL THAT CERTAIN message and lot of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania known as No. 610 West Airy Street, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of West Airy Street, at the distance of 91 feet Northwesterly from the Westerly corner of George and Airy Street, a corner of this and land now or late of J. George Byer; thence along the same, the line passing through the middle of the partition wall of the house on this and the house on the side of Byer's Adjoining Land Southwesterly 85 feet to a 4 feet wide alley used in common by the adjoining properties; thence along the Northeasterly side of said alley Northwesterly 16 feet to a point, the same, the line passing through the middle of the partition wall of the house on this and the house on said Yoder's Adjoining Land Northeastwardly 85 feet to Airy Street aforesaid; thence along the Southwesterly side thereof Southeastwardly 16 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark Baker by Deed from Bree Depalo dated 03/30/2007 recorded 04/20/2007 in Deed Book 5644, Page 00115.

Parcel Number: 13-00-00808-00-7.

Location of property: 610 West Airy Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark Baker** at the suit of CIT Bank, N.A. Debt: \$104,186.89.

Nicole LaBletta, Attorney.

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

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

17-12701

PREMISES "A"

ALL THOSE CERTAIN lots or pieces of land, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by William T. Muldrew, C.E. and Surveyor, Jenkintown, Pennsylvania, dated July 28, 1925 and recorded in Deed Book 990, Page 600, as follows, to wit:

BEGINNING at a point in the center line of York Road (forty-five feet wide) at the distance of one hundred forty-four and eighty-two one-hundredths feet Northeast of the intersection of the center line of York Road and Summit Avenue (fifty feet wide); thence along the center line of York Road, North nine degrees, thirty-seven minutes East, fifty feet; thence along Lot No. 570, South eighty degrees, twenty-three minutes East, one hundred fifty feet; thence along Lot No. 575, 574 and 573, South nine degrees, thirty-seven minutes West, fifty feet; thence along Lot No. 567, North eighty degrees, twenty-three minutes West, one hundred fifty feet to the place of beginning.

BEING Lots No. 568 and 569.

PREMISES "B"

ALL THAT CERTAIN lot or piece of land, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by William T. Muldrew, C.E. and Surveyor, Jenkintown, Pennsylvania, dated July 28, 1925, as follows, to wit:

BEGINNING at a point in the center line of York Road (forty-five feet wide) at the distance of one hundred ninety-four and eighty-two one-hundredths feet North of the intersection of the center line of York Road and Summit Avenue (fifty feet wide); thence along the center line of York Road, North nine degrees, thirty-seven minutes East, twenty-five feet to a point; thence along Lot No. 571, South eighty degrees, twenty-three minutes East, one hundred fifty-eight and sixty-six one-hundredths feet to a point; thence along Lots No. 132 and 575, South thirty-seven degrees, forty-five minutes West, eighteen and thirty-six one-hundredths feet to a point and still along Lot No. 575, South nine degrees, thirty-seven minutes West, eight hundred and eighty-one one-hundredths feet to a point; thence along Lot No. 569, North eighty degrees, twenty-three minutes West, one hundred fifty feet to the center line of York Road and place of beginning.

BEING Lot No. 570 on the above mentioned plan.

BEING the same premises conveyed by Deed, dated 8/24/07, conveying from Catherine L. Hudson to Cheryl Coulson recorded 8/30/07, in Montgomery County in Book 5662, Page 1373.

Parcel Number: 08-00-06295-00-6.

Location of property: 312 North York Road, Hatboro, PA 19040.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Cheryl Coulson** at the suit of Ditech Financial, LLC. Debt: \$154,819.69.

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

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

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

17-14862

ALL THAT CERTAIN building unit, in the property known, named and identified in the Declaration Plan referred to below as Towamencin Condominium, Sections 1 and 2, located on Bustard Road, **Towamencin Township**, Montgomery County, PA, which has heretofore been submitted to the provision 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, of a Declaration dated 02/08/1974 and recorded 03/04/1974, in Deed Book 3925, Page 308; and an Amendment thereto, dated 03/21/1974 and recorded 03/25/1974, in Deed Book 3929, Page 387; and a further Amendment thereto, dated 05/09/1974 and recorded 05/14/1974, in Deed Book 3943, Page 64, and a further Amendment thereto dated 10/11/1974 and recorded 10/17/1974, in Deed Book 3983, Page 412, and a further Amendment thereto dated 02/28/1975 and recorded 03/03/1975, in Deed Book 4009, Page 192, and a further Amendment thereto, dated 07/01/1975 and recorded 08/05/1975, in Deed Book 4045, Page 215, and a further Amendment thereto, dated 11/02/1977 and recorded 03/10/1983, in Deed Book 4703, Page 882, and a further Amendment thereto, dated 03/17/1987 and recorded 04/01/1987, in Deed Book 4833, Page 823, and the Declaration Plan of Towamencin Condominium, dated 02/28/1974 and recorded 03/04/1974, in Condominium Plan Book 2, Page 48, as Amended, by Amended Plan, thereto dated 02/06/1974 and recorded 05/14/1974, in Condominium Plan Book 3, Page 8, and Amended, again, in Amendment dated 05/09/1974 and recorded 05/14/1974, in Deed Book 3942, Page 55, and Declaration Site Plan of Towamencin Condominium, Sections 1 and 2, dated 10/11/1974 and recorded 10/17/1974,

in Condominium Plan Book 3, Page 72, and an Amendment thereto, dated 06/09/1980 recorded 06/21/1981, in Condominium Plan Book 8, Page 65, and a Corrective Amendment to the Declaration Plan, dated 09/09/1982 and recorded 01/07/1983, in Condominium Plan Book 4699, Page 1204, and the Code of Regulations of Towamencin Condominium, dated 02/08/1974 and recorded 03/04/1974, in Deed Book 3925, Page 273, and as Amended, by Amendment dated 05/09/1974 and recorded 05/14/1974, in Deed Book 3942, Page 83, and further Amended by Second Amendment, dated 03/03/1975 and recorded 03/03/1975, in Deed Book 4009, Page 197.

BEING and designated on such Declaration Plan as Building 38, Unit 400, 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).

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

TITLE TO SAID PREMISES IS VESTED IN Audrey L. Nurse-Gregg by Deed from John W. Cupitt, Jr. and Erin M. Cupitt, dated June 23, 2005 and recorded July 14, 2005 in Deed Book 05562, Page 0724.

Parcel Number: 53-00-00101-03-5.

Location of property: 202 Adams Road, Harleysville, PA 19438.

The improvements thereon are: Condominium Townhouse.

Seized and taken in execution as the property of **Audrey L. Nurse-Gregg** at the suit of Police and Fire Federal Credit Union. Debt: \$193,225.80.

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.

17-14985

ALL THAT CERTAIN lot or piece of ground, situate in **Salford Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Final Land Development Plan for Rosy Ridge Associates, L.P., being "Country View at Salford" by Bohler Engineering, Inc. dated May 17, 2004 and last revised August 11, 2010 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Land Site Plan Book 35, Page 313, as follows, to wit:

BEING Unit No. 63.

AS SUCH LOT and appurtenances are defined in the Declaration of Country View Townhouse Planned Community dated July 29, 2010 and recorded August 10, 2010 in Deed Book 5776, Page 590.

UNDER AND SUBJECT TO restrictions of record.

BEING the same premises which Rosy Ridge Associates, L.P., by Deed dated 4/3/2013 and recorded 4/19/2013 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5870, Page 1199, granted and conveyed unto Jessica M. Mroz.

Parcel Number: 44-00-00208-08-1.

Location of property: 4 Libby Court, Unit No. 63, Telford, PA 18969.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jessica M. Keppeler a/k/a Jessica M. Mroz a/k/a Jessica Marie Mroz Keppeler** at the suit of MB Financial Bank, N.A. Debt: \$244,150.16.

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.

17-14989

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 stake on the Northeasterly side of Freedley Street at a distance of 80.72 feet Northwesterly from the Northwesterly side of Willow Street a corner of this and premises now or late of Gerald R. Nocton; thence along said premises Northeasterly at right angles to Freedley Street 105 feet to a point a corner of this and a 15 feet wide alley laid out for the use of this and the adjoining premises abutting thereon; thence along the Southwesterly side of the said alley Northwesterly 20.98 feet to a point a corner of this and premises conveyed to Ida M. Stover; thence Southwesterly along premises of said Stover, parallel with the first line the line passing through the middle of the partition wall between the house on these premises and house of said Stover 105 feet to the Northeasterly side of Freedley Street aforesaid; and thence along the said side of said Freedley Street Southeasterly 20.98 feet to the place of beginning.

SEE SIMPLE TITLE VESTED IN Benito Gomez, as Sole Owner by Deed from, Mildred E. Butler Coleman, dated 12/20/2004, recorded 2/3/2005, in the Montgomery County Recorder of Deeds in Deed Book 5542, Page 1856, as Instrument No. 2005018397.

Parcel Number: 13-00-12444-00-8.

Location of property: 23 East Freedley Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Benito Gomez by Deed from Mildred E. Butler Coleman, by Deed dated 12/20/2004, recorded 02/03/2005, in the Montgomery County Recorder of Deeds in Deed Book 05542, Page 1856** at the suit of Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in its Individual Capacity, but Solely as Trustee for BCAT 2015-14BTT. Debt: \$85,722.40.

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.

17-15038

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

BEGINNING on the North side of Third Street, a corner of this and other land late of Howard B. Baker; thence by the same Northwardly 140 feet to a 20 feet wide alley, passing in part of said course and distance through the middle of the partition or division wall of the hereby granted brick message and another brick message of Howard B. Baker adjoining on the East; thence by said alley in a line parallel to Third Street Westwardly 20 feet to a corner of this and land of Rebecca Yergey; thence by the same Southwardly 140 feet to the North line of Third Street; and thence by the same Eastwardly 20 feet to the place of beginning.

BEING Parcel #16 00 29536 00 4, Block 36, Unit 107.

TITLE TO SAID PREMISES IS VESTED IN Ping Cao and Kevin D. Wilmot, by Deed from Kris Mettler, dated 11/15/2005, recorded 12/19/2005, in Book 5583, Page 1502.

Parcel Number: 16-00-29536-00-4.

Location of property: 21 West 3rd Street, Pottstown, PA 19464-5211.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kevin Wilmot a/k/a Kevin D. Wilmot and Ping Cao** at the suit of U.S. Bank National Association. Debt: \$113,074.50.

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.

17-15284

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof of lots made for P.J. Lawler, by Damon & Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated February 8, 1940 and revised April 10, 1940 and August 4, 1941, as follows:

BEGINNING at a point in the middle of Harvard Road, 45 feet wide, said point being a corner of Lot No. 6 at the distance of 402 feet measured the 2 following courses and distances along the middle line of said Harvard Road from the point of intersection of said middle line of said Harvard Road with the middle line of Dartmouth Road 50 feet wide: (1) on the arc of a circle curving to the left from the aforementioned point of intersection of Harvard and Dartmouth Roads with a radius of 632.38 feet the arc distance of 239.19 feet to a point; (2) still on the arc of a circle curving to the left with a radius of 1025 feet the arc distance of 162.81 feet to the aforementioned point and place of beginning; thence from the beginning point along the middle line of Harvard Road on the arc of a circle curving to the left with a radius of 1025 feet the arc distance of 52.84 feet to a point a corner of Lot No. 8; thence leaving the said middle line of said Harvard Road and extending along Lot No. 8, on a radial line North 77 degrees, 13 minutes, 38 seconds East, 107.5 feet to a point; thence extending on the arc of a circle curving to the right with a radius of 1132.5 feet the arc distance of 56.26 feet to a point a corner of Lot No. 6; thence extending along said Lot No. 6, South 79 degrees, 2 minutes, 47 seconds West, 107.52 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 7 on the aforementioned plan and being premises 715 Harvard Road.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Fischer and Deborah Fischer, h/w, by Deed from Ryan F. Pearson and Michelle B. Pearson, h/w, dated 10/23/2008, recorded 12/01/2008, in Book 5715, Page 1756.

Parcel Number: 40-00-23232-00-2.

Location of property: 715 Harvard Road, Bala Cynwyd, PA 19004-2107.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert J. Fischer and Deborah Fischer** at the suit of Wells Fargo Bank, N.A. Debt: \$312,251.82.

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.

17-15696

ALL THAT CERTAIN lot or piece of ground, situate in **Souderton Borough**, Montgomery County, Pennsylvania, as shown on Plan of Subdivision prepared for G. Edward Swartley made by Urwiler and Walter, Inc., dated October 24, 1975 and last revised November 2, 1976, as more fully described, as follows, to wit:

BEGINNING at a point marking the intersection of the center line of North Fourth Street (fifty feet wide) and the center line of North Fourth Street (fifty feet wide); thence from said point of beginning along the center line of North Fourth Street, South twenty-six degrees, nine minutes East, one hundred seventy-one and eighty-two one-hundredths feet to a point; thence leaving the bed North Fourth Street, crossing the Southwesterly side thereof, and along Lot #3 on said plan, South fifty-five degrees, thirty minutes West, one hundred fifty-six and twelve one-hundredths feet to a point; thence along Lot #1 on said plan, North thirty-four degrees, thirty minutes West, one hundred ninety-five feet, crossing the Southeasterly side of Central Avenue to a point on the center line of same; thence along said center line, North fifty-five degrees, thirty minutes East, one hundred eighty-one and eighty one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #2 on said plan.

BEING the same premises which Gregory C. Ott and Rosalee S. Ott, his wife by Deed dated 5/30/2007, recorded 6/12/2007 in Deed Book 5650, Page 2199 conveyed unto David B. Smith and Constance J. Smith.

Parcel Number: 21-00-01236-00-3.

Location of property: 330 Central Avenue, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David B. Smith and Constance J. Smith** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$431,337.68 plus interest to sale date.

Heather Riloff, Attorney. I.D. #309906

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

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

17-15847

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, dated December 13, 1956, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Division Street (50 feet wide) said point being the two following courses and distances from a point of curve on the Northeasterly side of Greyhorse Road (50 feet wide): (1) having a Greyhorse Road on the arc of a circle curving to the left, having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent and on the Northwesterly side of Division Street; and (2) North 39°, 30', 50" East along the Northwesterly side of Division Street, 266.00 feet to the place of beginning; thence extending from said point of beginning, North 50°, 29', 10" West, 137.00 feet to a point, thence extending North 39°, 30', 50" East, 66.00 feet to a point; thence extending South 50°, 29', 10" East partly through the bed of a certain 15.50 feet wide joint driveway land out partly on these premises and premises adjoining to the Northeast, 137.00 feet to a point on the Northwesterly side of Division Street, aforesaid; thence extending South 39°, 30', 50" West along the Northwesterly side of Division Street, 66.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 250 on said plan.

BEING the same premises which David W. Vanzant and Jennifer A. Griffin by Deed dated July 12, 2006 and recorded August 21, 2006 in Montgomery County in Deed Book 5613, Page 789 conveyed unto Eric Watt, as Sole Owner, in fee.

Parcel Number: 59-00-04930-00-6.

Location of property: 1108 Division Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Eric Watt** at the suit of Goshen Mortgage, LLC. Debt: \$332,904.60.

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

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

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

17-17358

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of PA, bounded and described according to a survey and subdivision of property of Samuel Yassi made by Herbert H. Metz, Inc., Civil Engineers and Surveyors, Lansdale, PA dated February 17, 1971 and last revised August 17, 1971, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Plan Book B21, Page 70, as follows, to wit:

BEGINNING at a point on the Southwesterly side of a 50 feet wide proposed road, said point being measured on the arc of circle curving to the right having a radius of 20 feet the arc distance of 31.58 feet from a point of curve on the Southeasterly side of the ultimate right of way line of Vine Street (40 feet wide proposed to be widened to 50 feet); thence form said beginning point along the Southwesterly side of said 50 feet wide proposed road South 41 degrees, 32 minutes, 38 seconds East, 129.84 degrees, no minutes, no seconds West, 191.14 feet to a point a corner of lands now or late of Clifford D. and Laura B. Harpel; thence extending along said Harpel's Land North 42 degrees, 44 minutes, 09 seconds West, 150.00 feet to a point on the Southeasterly side of the ultimate right of way line of Vine Street; thence along the seconds East 174.10 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.58 feet to the first mentioned point and place of beginning.

FEE SIMPLE TITLE VESTED IN David C. Bond and Kimberly Bond by Deed from, Sara Lee Fink dated 06/24/05 and recorded 08/30/06 in Montgomery County in Deed Book 05660, Page 1142, Instrument Number 2005090631.

Parcel Number: 35-00-10690-00-3.

Location of property: 2419 East Vine Street, Hatfield, PA 19440.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **David C. Bond and Kimberly Bond** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, Successor in Interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II, Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-8. Debt: \$307,820.93.

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.

17-17612

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **Plymouth Township**, Montgomery County, Pennsylvania and described according to a certain Plan thereof known as "Sandwood Village Sub-division Plan" made by Reeder and Magarity Professional Engineer, dated July 6, 1957 and last revised April 7, 1958, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Colwell Road (proposed to be widened to 60 feet) said point being the two following courses and distances from a point of curve on the Southwesterly side of Sandwood Road (60 feet wide): (1) leaving Sandwood Road on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the Southeasterly side of Colwell Road; and (2) South 37 degrees, 20 minutes, 15 seconds West along the Southeasterly side of Colwell Road 88.57 feet to the place of beginning; thence extending from said point of beginning South 52 degrees, 39 minutes, 45 seconds East, 199.21 feet to a point in line of land now or late of the general State Authority; thence extending South 75 degrees, 28 minutes West along the aforesaid land 90.88 feet to a stone; thence extending North 54 degrees, 04 minutes West, 143.14 feet to a point on the Southeasterly side of Colwell Road aforesaid; thence extending North 37 degrees, 20 minutes, 15 seconds East along the Southeasterly side of Colwell Road 75 feet to the first mentioned point and place of beginning.

BEING Lot Number 35 as shown on the above mentioned plan.

BEING the same premises which John Pergine and Caroline Pergine, his wife and Catherine Pergine, their daughter, by Deed dated 05/29/1996, recorded 08/13/1996, in the Office of the Recorder of Deeds, in and for Montgomery County, in Book 5157, Page 1931, Instrument #012915, conveyed unto Edward Borkowski and Rita Borkowski, husband and wife, Grantees Herein.

Parcel Number: 49-00-02578-00-1.

Location of property: 1327 Colwell Lane, Conshohocken, PA 19428.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Rita Borkowski, Edward Borkowski and United States of America** at the suit of LSF8 Master Participation Trust. Debt: \$317,987.09.

Bradley J. Osborne, Attorney.

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

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

17-18771

ALL THAT CERTAIN tract of land, with buildings and improvements, situate in Montgomery County, Pennsylvania, being UPI No. 50-00-02824-01-5, otherwise known as 240 Morwood Road, Harleysville, PA and being more fully described in Deed Book 5469, Page 2090, date of Deed 08/06/2003, located in **Lower Salford Township**.

TITLE TO SAID PREMISES IS VESTED IN David D. Alderfer by Deed from David D. Alderfer and Susan L. Dreyer, husband and wife dated 08/06/2003 recorded 08/14/2003 in Deed Book 5469, Page 2090.

Parcel Number: 50-00-02824-01-5.

Location of property: 240 Morwood Road, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David D. Alderfer** at the suit of Key Bank, N.A. Successor by Merger to First Niagara Bank. Debt: \$71,844.02.

David Neeren, Attorney.

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

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

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on January 31, 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**

**WILLIAM J.
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Wayne, PA 19087-1805

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.

Classic Auto Mall, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**J. Edmund Mullin, Solicitor
Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.**
375 Morris Road, Post Office Box 1479
Lansdale, PA 19446-0773

Gee Gee Enterprises Inc., with an address of 1004 Drexel Avenue, Dresher, Montgomery County, PA 19025, has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

ARTICLES OF INCORPORATION NONPROFIT

COURTS AT BRYNWOOD COMMUNITY ASSOCIATION has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended, for the purposes as follows: to manage, maintain, care for, preserve and administer a planned unit community to be known as the Courts at Brynwood Planned Community located in Lower Providence Township, Montgomery County, Pennsylvania.

**CARL N. WEINER, Solicitor
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, P.C.**
375 Morris Road, P.O. Box 1479
Lansdale, PA 19446-0773

Cradle of Care, Inc. has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Mark Feinman, Esquire
8171 Castor Avenue
Philadelphia, PA 19152

Notice is hereby given that Articles of Incorporation has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Jacob's Crossing Community Association**

The purposes for which it was organized are: to maintain, manage, care for, preserve and administer a residential community known as Jacob's Crossing located in Lower Salford, Montgomery County, PA.

George J. Ozorowski, Esquire, Solicitor
1250 Germantown Pike, Suite 205
Plymouth Meeting, PA 19462

NOTICE IS HEREBY GIVEN THAT, on 10/31/2017, Articles of Incorporation were filed with the Department of State for **Kindle Hill Foundation**, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable, scientific and educational purposes.

**KAPLIN STEWART MELOFF REITER &
STEIN, PC, SOLICITORS**
910 Harvest Drive, P.O. Box 3037
Blue Bell, PA 19422

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2017-24854

NOTICE IS HEREBY GIVEN that on October 17, 2017, the Petition of Brandon Michael Rusin was filed in the above named Court, praying for a Decree to change his name to BRANDON MICHAEL BROOKS.

The Court has fixed December 6, 2017, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2017-25110

NOTICE IS HEREBY GIVEN that on October 19, 2017, the Petition of Brianna Nicole Gaugler, a minor child was filed in the above named Court, praying for a Decree to change her name to BRIANNA NICOLE MACKANICH.

The Court has fixed December 6, 2017, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Kenneth E. Picardi, Esquire
Attorney for Petitioners
Yergey, Daylor, Allebach, Scheffey, Picardi.**
1129 E. High Street, P.O. Box 776
Pottstown, PA 19464
Telephone: 610-323-1400

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2017-24870

NOTICE IS HEREBY GIVEN that the Petition of Caron D. Schwartz and Murray E. Schwartz, on behalf of minor child, Jessica Nicole Schwartz, was filed in the above named Court, praying for a Decree to change the name to ELLIOT JAMES SCHWARTZ.

The Court has fixed December 20, 2017, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2017-25787

NOTICE IS HEREBY GIVEN that on October 30, 2017, the Petition of Charity Lynn Lott was filed in the above named Court, praying for a Decree to change the name to CADE AIDEN LOTT.

The Court has fixed December 20, 2017, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2017-24469

NOTICE IS HEREBY GIVEN that the Petition of Cheyenne Alisa Cohen was filed in the above named Court, praying for a Decree to change her name to CHEYENNE ALISA GOODMAN.

The Court has fixed December 20, 2017, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Hope Bosniak, Esquire, Solicitor
Dessen, Moses & Rossitto**
600 Easton Road
Willow Grove, PA 19090

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2017-24856

NOTICE IS HEREBY GIVEN that on October 17, 2017, the Petition of Dylan Matthew Rusin was filed in the above named Court, praying for a Decree to change his name to DYLAN MATTHEW BROOKS.

The Court has fixed December 6, 2017, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2017-25790

NOTICE IS HEREBY GIVEN that on October 30, 2017, the Petition of Kyung Yeon Lee was filed in the above named Court, praying for a Decree to change her name to SOPHIA YEON LEE.

The Court has fixed December 20, 2017, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2017-25851

NOTICE IS HEREBY GIVEN that on December 31, 2017, the Petition of Yang An was filed in the above named Court, praying for a Decree to change her name to IVY ANYANG FOX.

The Court has fixed December 20, 2017, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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

ALDERFER, IRENE B., dec'd.

Late of Franconia Township.
Executor: RALPH C. ALDERFER,
107 C Menno Home Drive,
Souderton, PA 18964.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

BERGER, REINA A., dec'd.

Late of Lower Moreland Township.
Administrator: SCOTT KATTELMAN,
211 Chase Road,
Wayne, PA 19087.

CHRIST, VICTORIA, dec'd.

Late of Lower Pottsgrove Township.
Co-Executors: CHERYL C. VISCARDI,
618 Woodland Drive,
Pottstown, PA 19464,
MELANIE R. TUCKER,
1173 Kristy Court,
Pottstown, PA 19464,
GEORGE A. CHRIST,
1269 Lynn Drive,
Pottstown, PA 19464.

COSCIA, LAMBERT SULLIVAN, dec'd.

Late of Borough of Norristown.
Executor: JOHN COSCIA,
810 Noble Street,
Norristown, PA 19401.

DATTILO, FRANK, dec'd.

Late of Lower Moreland Township.
Administratrix: ANTOINETTA DATTILO,
827 Furrow Lane,
Huntingdon Valley, PA 19006.
ATTORNEY: MARK FEINMAN,
8171 Castor Avenue,
Philadelphia, PA 19152

FISCHER, BETH C. also known as**BETH CHERYL FISCHER and
BETH C. PETRIK, dec'd.**

Late of Borough of Hatboro.
 Executor: ROBERT J. PETRIK,
 c/o Bruce A. Nicholson, Esquire,
 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: BRUCE A. NICHOLSON,
 104 N. York Road,
 Hatboro, PA 19040

FLITTER, ROWENA, dec'd.

Late of Abington Township.
 Administratrix: HOLLIS F. LEVY,
 1739 Oak Hill Road,
 Huntingdon Valley, PA 19006.
 ATTORNEY: PAUL S. BILKER,
 538 Durham Road,
 Newtown, PA 18940

GALANTE, ELVIRA C. also known as**ELVIRA C. MARTELLO, dec'd.**

Late of Hatboro, PA.
 Executor: ROBERT M. GALANTE,
 4627 Clearwater Ct.,
 Doylestown, PA 18902.

GRUBB, MARION A., dec'd.

Late of Limerick Township.
 Executrix: LINDA ENGLHARD.
 ATTORNEY: ROWAN KEENAN,
 KEENAN, CICCITTO & ASSOCIATES, LLP,
 376 E. Main Street,
 Collegeville, PA 19426,
 610-489-6170

HAINES, BARBARA G., dec'd.

Late of Perkiomen Township.
 Executrix: KELLY ROGERS,
 c/o King Laird, P.C.,
 360 W. Main Street,
 Trappe, PA 19426.
 ATTORNEY: THOMAS C. RENTSCHLER,
 KING LAIRD, P.C.,
 360 W. Main Street,
 Trappe, PA 19426

HUDDLESTON, CAROLYN, dec'd.

Late of Upper Moreland Township.
 Executrix: AUDREY HUDDLESTON,
 c/o Eagan & Eagan Law Offices,
 410 Easton Road, P.O. Box 459,
 Willow Grove, PA 19090.
 ATTORNEY: DINA M. EAGAN,
 EAGAN & EAGAN LAW OFFICES,
 410 N. Easton Road, P.O. Box 459,
 Willow Grove, PA 19090

KIESLING, JOHN, dec'd.

Late of Lansdale, PA.
 Executrix: DIANE SMOZYNSKI,
 c/o Vincent Carosella, Jr., Esquire,
 Carosella & Associates, P.C.,
 882 S. Matlack Street, Suite 101,
 West Chester, PA 19382.
 ATTORNEY: VINCENT CAROSELLA, JR.,
 CAROSELLA & ASSOCIATES, P.C.,
 882 S. Matlack Street, Suite 101,
 West Chester, PA 19382

KOBLITZ, KENNETH G., dec'd.

Late of Borough of Lansdale.
 Executrix: ELIZABETH DOSTER,
 c/o Lewis Goodman, Esquire,
 Rubin, Glickman, Steinberg & Gifford,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.
 ATTORNEY: LEWIS GOODMAN,
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446

LEAHY, PATRICIA A., dec'd.

Late of Upper Providence Township.
 Executor: JOHN P. STARK,
 c/o Samuel J. Trueblood, Esquire,
 P.O. Box 521,
 Valley Forge, PA 19481.
 ATTORNEY: SAMUEL J. TRUEBLOOD,
 MORROW, TOMPKINS, TRUEBLOOD &
 LEFEVRE, LLC,
 P.O. Box 521,
 Valley Forge, PA 19481

LoSTRACCO, AMEDEO, dec'd.

Late of Whippen Township.
 Executrix: LAURA LoSTRACCO,
 1046 Sunset Drive,
 Blue Bell, PA 19422.

MAGEE, MICHAEL JOHN also known as

MICHAEL MAGEE, dec'd.
 Late of Lower Merion Township.
 Administrators, CTA: KATHERINE MAGEE AND
 FREDERICK Z. LEVIS,
 c/o Henry J. Schireson, Esquire,
 Beford & Schireson,
 333 E. Lancaster Avenue, Suite 200,
 Wynnewood, PA 19046.
 ATTORNEY: HENRY J. SCHIRESON,
 BEDORD & SCHIRESON,
 333 E. Lancaster Avenue, Suite 200,
 Wynnewood, PA 19046

MARINCOLA, MODESTA C., dec'd.

Late of Borough of Lansdale.
 Executrix: ANGELA P. ROSENBERGER,
 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

MOSS, OLGA, dec'd.

Late of Borough of Jenkintown.
 Executor: WILLIAM L. McKENNAN, CPA,
 1133 DeKalb Pike,
 Blue Bell, PA 19422.

O'NEILL, AGNES M. also known as

AGNES MARIE O'NEILL, dec'd.
 Late of Lower Merion Township.
 Executor: EDWARD FRANCIS O'NEILL,
 c/o 105 Sibley Avenue,
 Ardmore, PA 19003-2311.
 ATTORNEY: GEORGE J. TREMBETH, III,
 105 Sibley Avenue,
 Ardmore, PA 19003-2311,
 610-642-4360

PAULSEN, JANET W., dec'd.

Late of Lower Gwynedd Township.
 Executrix: FAITH J. PAULSEN,
 809 Irenic Court,
 East Norriton, PA 19403.

PRZYBYLOWSKI, ADELE M. also known as

**ADELE PRZYBYLOWSKI and
 ADELA MARIE PRZYBYLOWSKI, dec'd.**
 Late of Cheltenham Township.

Executor: THADDEUS J. PRZYBYLOWSKI, JR.,
 c/o Joseph J. Witiw, Esquire,
 1140-B York Road,
 Warminster, PA 18974-2072.
 ATTORNEY: JOSEPH J. WITIWI,
 1140-B York Road,
 Warminster, PA 18974-2072

REAVES, CHARLES EDWARD, dec'd.

Late of Cheltenham Township.
 Executrix: DEBRA CHESTNUT REED,
 c/o Amy H. Besser, Esquire,
 1701 Walnut Street, 6th Fl.,
 Philadelphia, PA 19103.

ATTORNEY: AMY H. BESSER,
 THE LAW OFFICES OF PETER L. KLENK &
 ASSOCIATES,
 1701 Walnut Street, 6th Fl.,
 Philadelphia, PA 19103

ROTH, JACK, dec'd.

Late of Horsham Township.
 Co-Executors: RACHEL R. RESNICK AND
 HOWARD M. ROTH,
 c/o Law Offices of Michelle C. Berk, P.C.,
 1300 Virginia Drive, Suite 325A,
 Fort Washington, PA 19034.

ATTORNEY: MICHELLE C. BERK,
 LAW OFFICES OF MICHELLE C. BERK, P.C.,
 1300 Virginia Drive, Suite 325A,
 Fort Washington, PA 19034

ROTHERMEL, ERVIN E., dec'd.

Late of Upper Moreland Township.
 Administratrix: SHERI A. SCHICK,
 c/o Douglas G. Thomas, Esquire,
 104 N. York Road,
 Hatboro, PA 19040.

ATTORNEY: DOUGLAS G. THOMAS,
 104 N. York Road,
 Hatboro, PA 19040

SAMBRICK, LOUIS JUSTIN also known as

LOUIS SAMBRICK, dec'd.
 Late of Borough of Norristown.
 Executor: MICHAEL SAMBRICK,
 1518 Powell Street,
 Norristown, PA 19401.

SCHWARTZ, MARVIN, dec'd.

Late of Lower Merion Township.
 Executrix: LIBBY ALEXANDER SCHWARTZ,
 c/o Bruce A. Rosenfield, Esquire,
 1600 Market Street, Suite 3600,
 Philadelphia, PA 19103.

ATTORNEY: BRUCE A. ROSENFELD,
 SCHNADER HARRISON SEGAL & LEWIS LLP,
 1600 Market Street, Suite 3600,
 Philadelphia, PA 19103

SMITH, BETHOLINE J., dec'd.

Late of Borough of Ambler.
 Executor: BERNARD F. SIERGIEJ,
 140 E. Butler Avenue, P.O. Box 387,
 Ambler, PA 19002-0387.

ATTORNEY: BERNARD F. SIERGIEJ,
 140 E. Butler Avenue, P.O. Box 387,
 Ambler, PA 19002-0387

STILES, WHILMA M., dec'd.

Late of Lower Moreland Township.
 Co-Executors: JOHN E. STILES, JR.,
 1850 Terwood Road,
 Huntingdon Valley, PA 19006,
 DEBORAH S. MACKAY,
 44 Shady Lawn Drive,
 Churchville, PA 18966.

ATTORNEY: DAVID P. GRAU,
 911 N. Easton Road, P.O. Box 209,
 Willow Grove, PA 19090

**STONE, ALLEN M. also known as
 ALLEN STONE, dec'd.**

Late of Montgomery County, PA.
 Co-Executors: JEFFREY M. STONE AND
 JONATHAN D. STONE,
 c/o Roman J. Koropecy, Esquire,
 14 S. Bryn Mawr Avenue, Suite 210,
 Bryn Mawr, PA 19010.
 ATTORNEY: ROMAN J. KOROPCY,
 LAMB McERLANE PC,
 14 S. Bryn Mawr Avenue, Suite 210,
 Bryn Mawr, PA 19010

**SWAN, MARY TERESA also known as
 MARY T. SWAN, dec'd.**

Late of Springfield Township.
 Executrix: ELLEN C. SWEENEY,
 c/o McLafferty & Kroberger, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: BERNARD J. McLAFFERTY,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

**VOSE, MARGARET L. also known as
 MARGARET LENTZ VOSE, dec'd.**

Late of Worcester Township.
 Executor: LAWRENCE C. VOSE,
 P.O. Box 33559,
 Juneau, AK 99803.

**WATTENMAKER, RICHARD J. also known as
 RICHARD WATTENMAKER, dec'd.**

Late of Springfield Township.
 Executrix: EVA WATTENMAKER,
 1616 Pennsylvania Avenue,
 Oreland, PA 19075.

ATTORNEY: JOSEPH S. HOCKY,
 3300 Darby Road, Unit 6203,
 Haverford, PA 19041

**WATTS, JULIA LEE also known as
 JULIA WATTS, dec'd.**

Late of Abington Township.
 Administratrix: SANDRA I. GANT,
 1615 Fairview Avenue,
 Willow Grove, PA 19090.
 ATTORNEY: JOSEPH D. SILVAGGIO,
 5500 Corporate Drive, Suite 150,
 Pittsburgh, PA 15237

**WEGLARZ, JEAN V. also known as
 JEAN WEGLARZ, dec'd.**

Late of Limerick Township.
 Executor: STANLEY J. WEGLARZ,
 c/o Joseph P. McGowen, Esquire,
 6221 Rising Sun Avenue,
 Philadelphia, PA 19111.
 ATTORNEY: JOSEPH P. MCGOWEN,
 6221 Rising Sun Avenue,
 Philadelphia, PA 19111

Second Publication**ABBONIZIO, PALMINA A., dec'd.**

Late of Lower Merion Township.
Co-Executors: ROBERT M. ABBONIZIO AND
MARIAN J. DALY,
c/o William A. Pietrangelo, Esquire,
Kelly Grimes Pietrangelo & Vakil, P.C.,
36 E. Second Street, P.O. Box 1048,
Media, PA 19063.

ADAMS, BETH ANN, dec'd.

Late of Lower Merion Township.
Administratrix: MARISSA A. ADAMS,
c/o Charles W. Campbell, Esquire,
1 E. Airy Street,
Norristown, PA 19401.
ATTORNEY: CHARLES W. CAMPBELL,
1 E. Airy Street,
Norristown, PA 19401

ALLEN, SYLVIA ELIZABETH also known as

SYLVIA ALLEN, dec'd.
Late of Montgomery County, PA.
Executrix: KIMBERLY ALLEN,
6901 N. 12th Street, Apt. 2,
Philadelphia, PA 19126.

ARNOTT, GEORGE B. also known as

GEORGE BRADLEY ARNOTT, dec'd.
Late of Worcester Township.
Executor: G. BRADLEY ARNOTT, JR.,
c/o Scott F. Waterman, Esquire.
ATTORNEY: SCOTT F. WATERMAN,
110 W. Front Street,
Media, PA 19063

AVERILL, LOUISE E. also known as

LOUISE EGGLESTON AVERILL, dec'd.
Late of Lower Merion Township.
Executrix: LEIGH A. GUSTAFSON,
c/o David B. Pudlin, Esquire,
One Logan Square, 27th Floor,
Philadelphia, PA 19103-6993.
ATTORNEY: DAVID B. PUDLIN,
HANGLEY ARONCHICK SEGAL PUDLIN &
SCHILLER,
One Logan Square, 27th Floor,
Philadelphia, PA 19103-6993

BACINO JR., EDWARD L., dec'd.

Late of Springfield Township.
Executrix: DEBRA A. BACINO,
c/o Deborah B. Miller, Esquire,
650 Sentry Parkway, Suite One,
Blue Bell, PA 19422.
ATTORNEY: DEBORAH B. MILLER,
STRONG STEVENS MILLER & WYANT, P.C.,
650 Sentry Parkway, Suite One,
Blue Bell, PA 19422

BRENNER, FRED H., dec'd.

Late of Lower Merion Township.
Executors: STANLEY BRENNER AND
HAROLD BRENNER,
c/o Stanley A. Pelli, Esquire,
1608 Walnut Street, Suite 900,
Philadelphia, PA 19103.
ATTORNEY: STANLEY A. PELLI,
ALEXANDER & PELLI, LLC,
1608 Walnut Street, Suite 900,
Philadelphia, PA 19103

CHAMBERS, MARY V., dec'd.

Late of Lower Gwynedd Township.
Executrices: DIANE GAMBLE AND
JAYNE LANDIS,
c/o Bruce D. Hess, Esquire,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006.
ATTORNEY: BRUCE D. HESS,
HOWLAND, HESS, GUINAN, TORPEY,
CASSIDY & O'CONNELL, LLP,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006

COKE, LARRY R. also known as

LARRY COKE, dec'd.
Late of Towamencin Township.
Executor: R. REID ZEIGLER,
415 Militia Drive,
Lansdale, PA 19446.
ATTORNEY: ERIC LADLEY,
MONTCO ELDER LAW,
608 W. Main Street,
Lansdale, PA 19446

DUNLEAVY, JOSEPH BRIAN also known as

JOE DUNLEAVY, dec'd.
Late of Willow Grove, PA.
Executrix: KATHLEEN DUNLEAVY,
8114 Hammond Road,
Elkins Park, PA 19027.

GEPHART, ROBERT H., dec'd.

Late of Lower Pottsgrove Township.
Co-Executors: NORMAN S. GEPHART,
75 Cricket Avenue,
Boyertown, PA 19512,
ROBERTA G. HANLEY,
845 Scholl Road,
Pottstown, PA 19465.

GRADY, MARGARET N., dec'd.

Late of Montgomery Township.
Executor: WILLIAM A. GRADY,
986 Lansdale Avenue,
Lansdale, PA 19446.

HOAGLAND, BARBARA J., dec'd.

Late of Springfield Township.
Executor: JENNIFER L. HOAGLAND,
c/o Janet E. Amacher, Esquire,
311 N. Sumneytown Pike, Suite 1A,
North Wales, PA 19454.
ATTORNEY: JANET E. AMACHER,
311 N. Sumneytown Pike, Suite 1A,
North Wales, PA 19454

JOHNSON, PAUL F. also known as

PAUL JOHNSON, dec'd.
Late of Borough of Conshohocken.
Executor: ROBERT L. KELLY, JR.,
3004 Cottage Lane,
East Norriton, PA 19405.
ATTORNEY: RICHARD J. WEITZMAN,
3 N. 2nd Street, Suite 200,
Philadelphia, PA 19106

KABA, MARTIN JOSEPH, dec'd.

Late of Douglass Township.
Administratrix: LORETTA K. SWIER,
438 Walnut Street,
Royersford, PA 19468.
ATTORNEY: DAVID A. MEGAY,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464

KNERR, WILLIAM G., dec'd.

Late of Hatfield Township.
 Executrix: CAROL L. KELLY,
 1680 Governor's Way,
 Blue Bell, PA 19422.

ATTORNEY: MICHAEL S. CONNOR,
 THE LAW OFFICE OF MICHAEL S. CONNOR,
 644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444

KULP, ELIZABETH LEATHERMAN also known as BETTY KULP, dec'd.

Late of Souderton, PA.
 Executor: DANIEL L. KULP,
 462 Kansas Road,
 Warrington, PA 18976.

ORTLIEB, MARIAM, dec'd.

Late of Whippen Township.
 Co-Administratrices: LISA D'AMELIO AND
 SALLYANN BIRKS,
 c/o F. Craig La Rocca, Esquire,
 800 N. Broad Street,
 Lansdale, PA 19446.

QUATTLEBAUM, VERNICE also known as VERNICE G. QUATTLEBAUM, dec'd.

Late of Borough of Norristown.
 Administratrix: ROSLYN HUTSON,
 c/o Thomas A. Boulden, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.

ATTORNEY: THOMAS A. BOULDEN,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

SANTORO, ELVERA MARIE also known as VERA SANTORO, dec'd.

Late of Whippen Township.
 Executor: DAVID M. SANTORO,
 520 Skippack Pike,
 Blue Bell, PA 19422.

SONSTEIN, MIRIAM also known as MIRIAM ROSE SONSTEIN, dec'd.

Late of Lower Gwynedd Township.
 Executrix: JACQUELINE S. MOORE,
 c/o George M. Riter, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.

ATTORNEY: GEORGE M. RITER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

STRABLE, CATHERINE E., dec'd.

Late of Upper Moreland Township.
 Executrix: MARY F. CHESSLO,
 c/o Bruce A. Nicholson, Esquire,
 104 N. York Road,
 Hatboro, PA 19040.

ATTORNEY: BRUCE A. NICHOLSON,
 104 N. York Road,
 Hatboro, PA 19040

TENENBAUM, RUTH, dec'd.

Late of Horsham, PA.
 Executor: ELLIOT TENENBAUM,
 c/o Law Offices of Michelle C. Berk, P.C.,
 1300 Virginia Drive, Suite 325A,
 Fort Washington, PA 19034.

ATTORNEY: MICHELLE C. BERK,
 LAW OFFICES OF MICHELLE C. BERK, P.C.,
 1300 Virginia Drive, Suite 325A,
 Fort Washington, PA 19034

TRIOLO, HELEN R., dec'd.

Late of Franconia Township.
 Executrix: MARIANN BROWN,
 319 Poplar Street,
 Fleetwood, PA 19522.

ATTORNEY: LINDA M. ANDERSON,
 ANDERSON ELDER LAW,
 206 Old State Road,
 Media, PA 19063

VISEK, PATRICIA ANN also known as PATRICIA VISEK, dec'd.

Late of Lower Providence Township.
 Co-Executors: KELLY VISEK SLOANE,
 625 School Road,
 Blue Bell, PA 19422,

PATRICK VISEK,
 420 Westover Road,
 Collegeville, PA 19426.

VOLZ, JANET C., dec'd.

Late of Lower Providence Township.
 Executor: LOUIS W. VOLZ, III,
 c/o Joseph J. Witiw, Esquire,
 1140-B York Road,

Warminster, PA 18974-2072.
 ATTORNEY: JOSEPH J. WITIWI,
 1140-B York Road,
 Warminster, PA 18974-2072

ZIEGLER, MOLLY C. also known as MOLLY JANE ZIEGLER, dec'd.

Late of Towamencin Township.
 Executrix: AMY SUZANNE MORRIS,
 404 Perkiomen Avenue,
 Lansdale, PA 19446.

ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

Third and Final Publication**ALLEBACH, CHARLES H., dec'd.**

Late of Franconia Township.
 Executor: UNIVEST BANK AND TRUST CO.,
 14 N. Main Street, P.O. Box 64197,
 Souderton, PA 18964.

ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,

114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

ASMANN, JAMES J. also known as JAMES JOHN ASMANN, dec'd.

Late of Montgomery County, PA.
 Executrix: CHERYL ADAIR,
 c/o Michael E. Eisenberg, Esquire,
 2935 Byberry Road, Suite 107,
 Hatboro, PA 19040.

ATTORNEY: MICHAEL E. EISENBERG,
 2935 Byberry Road, Suite 107,
 Hatboro, PA 19040

BEALER, MARY RITA, dec'd.

Late of New Hanover Township.
 Executor: BARRY W. BEALER,
 1304 Sunny Ayre Way,
 Lansdale, PA 19446.

BENOLIEL, ANNA BELLE S. also known as ANNA BELLE BENOLIEL, dec'd.
Late of Whitemarsh Township.
Executors: MARK L. BENOLIEL,
LEIGH A. BENOLIEL AND
SUZANNE M. BENOLIEL,
c/o Edmund L. Harvey, Jr., Esquire,
1835 Market Street,
Philadelphia, PA 19103-2968.
ATTORNEY: EDMUND L. HARVEY, JR.,
TEETERS HARVEY MARRONE & KAIER LLP,
1835 Market Street,
Philadelphia, PA 19103-2968

BOOTH, MARIE B. also known as MARIE BOOTH and MARIE BARBARA CARTER BOOTH, dec'd.
Late of Lower Merion Township.
Executrix: BARBARA B. MILLS,
c/o Sheilah D. Vance, Esquire,
The Land Title Bldg., Ste. 1525,
100 S. Broad Street,
Philadelphia, PA 19110.
ATTORNEY: SHEILAH D. VANCE,
LAW OFFICES OF SHEILAH D. VANCE,
The Land Title Bldg., Ste. 1525,
100 S. Broad Street,
Philadelphia, PA 19110

BOURBON, RICHARD W. also known as RICHARD WILLIAM BOURBON, dec'd.
Late of Whippen Township.
Executor: WILLIAM M. BOURBON,
c/o Marc L. Davidson, Esquire,
290 King of Prussia Road, Ste. 110,
Radnor, PA 19087.
ATTORNEY: MARC L. DAVIDSON,
LAW OFFICES OF MARC L. DAVIDSON, LLC,
290 King of Prussia Road, Ste. 110,
Radnor, PA 19087

CANTONE, ANNA, dec'd.
Late of Borough of Norristown.
Executor: ANTHONY ROMANO,
2286 Warner Road,
Lansdale, PA 19446.
ATTORNEY: GLENN R. WEISER,
McCARTHY WEIDLER P.C.,
2000 Market Street, Suite 2820,
Philadelphia, PA 19103

CHANT, LEWIS, dec'd.
Late of Whippen Township.
Executrix: PATRICIA CHANT,
c/o Vincent M. Vangrossi, Esquire,
Vangrossi & Recchuiti,
319 Swede Street,
Norristown, PA 19401.
ATTORNEY: VINCENT M. VANGROSSI,
VANGROSSI AND RECCHUITI,
319 Swede Street,
Norristown, PA 19401

CLEIGHTON, ELIZABETH ANN also known as ELIZABETH A. CLEIGHTON, dec'd.
Late of Abington Township.
Executrix: EILEEN GANLEY.
ATTORNEY: JAMES F. CARNEY,
610 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462

COSTELLO, MARY P. also known as MARY COSTELLO, dec'd.
Late of Borough of Bridgeport.
Administrator: JAMES A. COSTELLO,
643 Weadley Road,
Radnor, PA 19087.
ATTORNEY: GEORGE M. NIKOLAOU,
166 Allendale Road,
King of Prussia, PA 19406

DiLUCCA, JOSEPH S., dec'd.
Late of Whitemarsh Township.
Executor: MARK J. DiLUCCA,
c/o Ruggiero Law Offices, LLC,
16 Industrial Blvd., Ste. 211,
Paoli, PA 19301.
ATTORNEY: JAMES J. RUGGIERO, JR.,
16 Industrial Blvd., Ste. 211,
Paoli, PA 19301

EVANS, ROBERT, dec'd.
Late of Borough of Jenkintown.
Administratrix: CAROLYN ROYCE BRAUN,
c/o Amy H. Besser, Esquire,
1701 Walnut Street, 6th Fl.,
Philadelphia, PA 19103.
ATTORNEY: AMY H. BESSER,
THE LAW OFFICES OF PETER L. KLENK &
ASSOCIATES,
1701 Walnut Street, 6th Fl.,
Philadelphia, PA 19103

FISS, ROBERT E., dec'd.
Late of Douglass Township.
Administratrix: SANDRA FISS,
421 Thrush Drive,
Gilbertsville, PA 19525.
ATTORNEY: HARRIET R. LITZ,
3881 Skippack Pike
Skippack, PA 19474

FORMAN, WILLIAM, dec'd.
Late of Whippen Township.
Executrix: SALLY LIEBERMAN,
c/o Janet E. Amacher, Esquire,
311 N. Summeytown Pike, Suite 1A,
North Wales, PA 19454.
ATTORNEY: JANET E. AMACHER,
311 N. Summeytown Pike, Suite 1A,
North Wales, PA 19454

FRANKEL, GERTRUDE also known as GERRY FRANKEL, dec'd.
Late of Lower Merion Township.
Executrix: MARGIE SHANKIN,
1354 Valley Road,
Villanova, PA 19085.

GASTON, WILLIAM C., dec'd.
Late of Upper Moreland Township.
Executrix: JEAN S. GASTON,
114 Cedar Avenue,
Willow Grove, PA 19090.

GESNAKER, DENISE LOUISE, dec'd.
Late of Lower Salford Township.
Executrix: KIMBERLY ANN GESNAKER,
530 Main Street, Apt. 105,
Harleysville, PA 19438.
ATTORNEY: DOROTHY K. WEIK-HANGE,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

GOOD, THOMAS, dec'd.

Late of Cheltenham Township.
 Executor: MICHAEL GOOD,
 c/o Embury, Outtonser & Fuges, Esquires,
 300 Huntingdon Pike,
 Rockledge, PA 19046.
 ATTORNEYS: EMBURY, OUTTERSON & FUGES,
 300 Huntingdon Pike,
 Rockledge, PA 19046

HANSEN, EILEEN, dec'd.

Late of Cheltenham Township.
 Executor: PATRICK J. HANSEN,
 c/o Eagan & Eagan Law Offices,
 410 Easton Road, P.O. Box 459,
 Willow Grove, PA 19090.
 ATTORNEY: DINA M. EAGAN,
 EAGAN & EAGAN LAW OFFICES,
 410 N. Easton Road, P.O. Box 459,
 Willow Grove, PA 19090

HARCHER, M. CHRISTINA also known as MARY CHRISTINA HARCHER, dec'd.

Late of East Norriton Township.
 Administrator: WILLIAM L. HARCHER, JR.,
 1900 Coles Blvd.,
 Norristown, PA 19401.
 ATTORNEY: KRISTA SANDINO,
 243 W. Germantown Pike,
 Norristown, PA 19401

HAYWARD, RIGOLETTA also known as RIGOLETTA M. HAYWARD, dec'd.

Late of Montgomery County, PA.
 Executrix: LINDA L. ROSSINO,
 776 Garden Road,
 Warminster, PA 18974.
 ATTORNEY: RICHARD L. NEWMAN,
 50 E. Court Street,
 Doylestown, PA 18901

HETRICK, EDITH C., dec'd.

Late of Lower Pottsgrove Township.
 Executor: DAVID J. HETRICK,
 c/o David A. Miller, Esquire,
 1800 E. High Street, Suite 150,
 Pottstown, PA 19464,
 610-906-3147.
 ATTORNEY: DAVID A. MILLER,
 DOLAN LAW GROUP, LLC,
 1800 E. High Street, Suite 150,
 Pottstown, PA 19464

HOZYASH, JOHN, dec'd.

Late of Borough of Royersford.
 Administrator: THOMAS JAMES,
 403 Washington Street,
 Royersford, PA 19468.
 ATTORNEY: WILLIAM B. CALLAHAN,
 1800 E. High Street, #150,
 Pottstown, PA 19464

HUGHES, PAUL F., dec'd.

Late of Borough of Franconia.
 Executor: KEYBANK NATIONAL
 ASSOCIATION,
 401 Plymouth Road, Suite 600,
 Plymouth Meeting, PA 19462.
 ATTORNEY: RICHARD D. LINDERMAN,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 E. High Street,
 Pottstown, PA 19464

JACOBS, ROBERT J., dec'd.

Late of Plymouth Township.
 Executrix: CINDY S. AXELROD,
 c/o Bruce S. Allen, Esquire,
 175 Bustleton Pike,
 Feasterville, PA 19053.
 ATTORNEY: BRUCE S. ALLEN,
 175 Bustleton Pike,
 Feasterville, PA 19053

KOLLER, JOSEF also known as JOSEPH KOLLER, dec'd.

Late of Lower Moreland Township.
 Executor: WERNER R. KOLLER,
 P.O. Box 436,
 Parker Ford, PA 19457.

LEWIS, DAVID HARDY also known as DAVID H. LEWIS, dec'd.

Late of Lower Merion Township.
 Administrator: JOHN H. LEWIS, JR.,
 c/o Gilbert P. High, Jr., Esquire,
 40 E. Airy Street, P.O. Box 671,
 Norristown, PA 19404-0671.
 ATTORNEY: GILBERT P. HIGH, JR.,
 HIGH SWARTZ LLP,
 40 E. Airy Street, P.O. Box 671,
 Norristown, PA 19404-0671

LUCENTE, RUDOLPH L. also known as RUDOLPH L. LUCENTE, SR., dec'd.

Late of Towamencin Township.
 Executrix: JUDITH G. LUCENTE,
 c/o Diane H. Yazujian, Esquire,
 P.O. Box 1099,
 North Wales, PA 19454.
 ATTORNEY: DIANE H. YAZUJIAN,
 P.O. Box 1099,
 North Wales, PA 19454

MADELL, MARLENE S., dec'd.

Late of Cheltenham Township.
 Executrices: CHARLENE MADELL AND
 LISA ANN MADELL,
 c/o Charles K. Plotnick, Esquire,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046.
 ATTORNEY: CHARLES K. PLOTNICK,
 PLOTNICK & ELLIS, P.C.,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046

McGLADE, ELIZABETH M., dec'd.

Late of Abington Township.
 Executor: BRIAN D. McGLADE,
 417 1st Avenue,
 Haddon Heights, NJ 08035.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 815 Greenwood Avenue, Suite 8,
 Jenkintown, PA 19046,
 215-885-6785

MERCER, HELEN also known as HELEN M. MERCER, dec'd.

Late of Upper Frederick Township.
 Co-Executors: DORIS M. MOYER,
 1736 County Line Road,
 Bechtelsville, PA 19505,
 ROBERT W. MERCER,
 20 N. Washington Street,
 Boyertown, PA 19512.
 ATTORNEY: LEE F. MAUGER,
 MAUGER & METER,
 240 King Street, P.O. Box 698,
 Pottstown, PA 19464

MILLER, DOROTHY CATHERINE also known as**DOROTHY C. MILLER, dec'd.**

Late of Borough of Lansdale.
 Executrix: STEPHANIE N. DYCK,
 c/o Carla Trongone, Esquire,
 333 N. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: CARLA TRONGONE,
 333 N. Broad Street,
 Lansdale, PA 19446

MOSLEY, PATRICIA, dec'd.

Late of Horsham Township.
 Administratrix: PATRICIA BLAIR,
 c/o Stephanie A. Henrick, Esquire,
 40 E. Airy Street, P.O. Box 671,
 Norristown, PA 19404-0671.
 ATTORNEY: STEPHANIE A. HENRICK,
 HIGH SWARTZ LLP,
 40 E. Airy Street, P.O. Box 671,
 Norristown, PA 19404-0671

MURRAY JR., FRANK J., dec'd.

Late of West Norriton Township.
 Executor: PAUL C. MURRAY,
 c/o John A. Terrill, II, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428.
 ATTORNEY: JOHN A. TERRILL, II,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428

OGLE, LESLIE A., dec'd.

Late of Upper Moreland Township.
 Executor: RANDAL J. McDOWELL,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046.
 ATTORNEY: RANDAL J. McDOWELL,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046

RANKIN, GAIL P., dec'd.

Late of Whitpain Township.
 Executor: WILLIAM J. RANKIN, JR..
 ATTORNEY: JAMES F. CARNEY,
 610 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462

RENNINGER, JAMES H. also known as

JAMES HENRY RENNINGER, dec'd.
 Late of Borough of Schwenksville.
 Executrix: PATRICIA A. CALICYO,
 162 Evans Road,
 Perkiomenville, PA 18074.

ROBINSON, LANCE J., dec'd.

Late of Springfield Township.
 Executrix: DEBORAH J.R. McGLADE,
 c/o Eagan & Eagan Law Offices,
 410 Easton Road, P.O. Box 459,
 Willow Grove, PA 19090.
 ATTORNEY: WILLIAM B. EAGAN,
 EAGAN & EAGAN LAW OFFICES,
 410 N. Easton Road, P.O. Box 459,
 Willow Grove, PA 19090

RUSHTON, AUDREY P., dec'd.

Late of Upper Gwynedd Township.
 Executrix: MARY E. CUNNINGHAM,
 c/o George P. O'Connell, Esquire,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: GEORGE P. O'CONNELL,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY & O'CONNELL, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

SENDEROWITSCH, MAXI, dec'd.

Late of Lower Merion Township.
 Administratrix: GLADYS SENDEROWITSCH,
 1516 Sheffield Lane,
 Wynnewood, PA 19096.
 ATTORNEY: LATISHA B. SCHUENEMANN,
 LEISAWITZ HELLER ABRAMOWITZ
 PHILLIPS, P.C.,
 2755 Century Boulevard,
 Wyomissing, PA 19610

SERRATORE SR., JAMES also known as**JAMES BILL SERRATORE, dec'd.**

Late of Upper Moreland Township.
 Executrix: SHARON M. FISCHER,
 c/o Laura M. Mercuri, Esquire,
 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 104 N. York Road,
 Hatboro, PA 19040

TEEL, JUANITA, dec'd.

Late of Montgomery County, PA.
 Executor: BERNARD TEEL,
 2817 Anzac Avenue,
 Roslyn, PA 19001.

TERRENZIO, GABRIEL J. also known as**GABRIEL TERRENZIO, dec'd.**

Late of Lower Salford Township.
 Executor: LOUIS A. TERRENZIO, JR.,
 c/o Carla Trongone, Esquire,
 333 N. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: CARLA TRONGONE,
 333 N. Broad Street,
 Lansdale, PA 19446

TRAVE, ELVINA T. also known as**ELVINA TAVANI TRAVE, dec'd.**

Late of East Norriton Township.
 Co-Executors: JOSEPH VINCENT TRAVE,
 3012 Azalea Terrace,
 Plymouth Meeting, PA 19462,
 ALMA JEAN MONTEVERDE,
 6014 Cannon Hill Road,
 Fort Washington, PA 19034,
 BENJAMIN VINCENT TRAVE,
 43 Mill Creek Road,
 Holland, PA 18966.
 ATTORNEY: MANNICO A. TRONCELLITI, JR.,
 TRONCELLITI LAW ASSOCIATES,
 2500 DeKalb Pike, Suite 100,
 East Norriton, PA 19401

**TRICHON, DOROTHY also known as
DOROTHY G. TRICHON, dec'd.**

Late of Cheltenham Township.
 Executrix: DONNA-LYNN TRICHON,
 c/o Alan J. Mittelman, Esquire,
 1635 Market Street, 7th Fl.,
 Philadelphia, PA 19103.
 ATTORNEY: ALAN J. MITTELMAN,
 SPECTOR GADON & ROSEN, P.C.,
 1635 Market Street, 7th Fl.,
 Philadelphia, PA 19103

**WACHMAN, ADELINE L. also known as
ADELINE WACHMAN, dec'd.**

Late of Whitmarsh Township.
 Executor: WILLIAM H. KLEIN,
 c/o Melissa B. Paszamant, Esquire,
 100 N. 18th Street, Suite 710,
 Philadelphia, PA 19103.
 ATTORNEY: MELISSA B. PASZAMANT,
 ROYER COOPER COHEN BRAUNFELD LLC,
 100 N. 18th Street, Suite 710,
 Philadelphia, PA 19103

WAX, ROBERT ALAN, dec'd.

Late of Upper Gwynedd Township.
 Executor: NELSON WAX,
 114 Manchester Ct.,
 Harleysville, PA 19438.
 ATTORNEY: JASON MARTIN,
 725 Skippack Pike, Suite 337,
 Blue Bell, PA 19422

YEUNGLING, ANNE M., dec'd.

Late of Whippen Township.
 Executor: PATRICIA A. ROPER,
 c/o Janet E. Amacher, Esquire,
 311 N. Sumneytown Pike, Suite 1A,
 North Wales, PA 19454.
 ATTORNEY: JANET E. AMACHER,
 311 N. Sumneytown Pike, Suite 1A,
 North Wales, PA 19454

ZODL, ALBERT GERARD also known as

**A. GERARD ZODL,
 GERARD A. ZODL and
 JERRY ZODL, dec'd.**

Late of Worcester Township.
 Administratrix: LORRAINE M. ZODL,
 c/o Tara M. Walsh, Esquire,
 30 Valley Stream Parkway,
 Malvern, PA 19355-1481.
 ATTORNEY: TARA M. WALSH,
 STRADLEY, RONON, STEVENS & YOUNG, LLP,
 30 Valley Stream Parkway,
 Malvern, PA 19355-1481

ZOSLAW, BERNICE, dec'd.

Late of Cheltenham Township.
 Executrix: MARCIA Z. SIEGAL,
 c/o Taylor A. Smith, Esquire,
 910 Harvest Drive, P.O. Box 3037,
 Blue Bell, PA 19422-0765.
 ATTORNEY: TAYLOR A. SMITH,
 KAPLIN STEWART MELOFF REITER &
 STEIN, PC,
 910 Harvest Drive, P.O. Box 3037,
 Blue Bell, PA 19422-0765

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

Camp JRF and Camp Havaya with its principal place of business at 1299 Church Road, Wyncote, PA 19095.

The name and address of the entity owning or interested in said business is: Jewish Reconstructionist Camping Corporation, 1299 Church Road, Wyncote, PA 19095.

The application was filed on October 2, 2017.

Ryan Oberly, Esquire

115 River Landing Drive, Suite 102
 Charleston, SC 29492

Halcyon Water with its principal place of business at 342 Alexander Drive, Telford, PA 18969.

The name and address of the person owning or interested in said business is: Alan Edward Morgan, 342 Alexander Drive, Telford, PA 18969.

The application was filed on September 14, 2017.

JSRE Investments with its principal place of business at 300 E. Lancaster Avenue, Suite 1008, Wynnewood, PA 19096.

The names of all persons owning or interested in said business are: Jerome Stein and Stephen Y. Stein.

The application has been filed on October 17, 2017.

David Banks, Esquire

3038 Church Road
 Lafayette Hill, PA 19444

Katering 4 Christ with its principal place of business at 1616 Colleen Court, Norristown, PA 19401.

The name and address of the person owning or interested in said business is: Linda Miles, 1616 Colleen Court, Norristown, PA 19401.

The application was filed on October 4, 2017.

Notice is hereby given that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania for **Layr** with a principal place of business at 28 W. 27th Street, 2nd Floor, New York, NY 10001. The individual interested in this business is William Pulman located at 28 W. 27th Street, 2nd Floor, New York, NY 10001. The address for publication purposes will be 401 E. 4th Street, Bridgeport, PA 19405 in Montgomery County. This is filed in compliance with 54 Pa. C.S. Sec. 311.

Phoenix by Wade Motivation with its principal place of business at 3959 Welsh Road, Suite 111, Willow Grove, PA 19090.

The name and address of the person owning or interested in said business is: Wade Hoover, 3959 Welsh Road, Suite 111, Willow Grove, PA 19090.

The application was filed on September 14, 2017.

PMC Contractor Services with its principal place of business at 1110 Astor Street, Norristown, PA 19401. The name and address of the person owning or interested in said business is: Patrick Carlomagno, 1110 Astor Street, Norristown, PA 19401. The application was filed on August 30, 2017.

Renewed Vitality with its principal place of business at 560 Van Reed Road, Suite 203, Wyomissing, PA 19610. The name and address of the entity owning or interested in said business is: BMAX Pennsylvania LLC, Phoenixville, PA 19460. The application was filed on October 13, 2017.

Rich Raiders, Esquire Lengert & Raiders LLC
210 W. Penn Avenue, P.O. Box 223
Robesonia, PA 19551

Towamencin Acupuncture with its principal place of business at 2748 Kriebel Road, Harleysville, PA 19438. The name and address of the person owning or interested in said business is: Cheryl Schnabel, 2748 Kriebel Road, Harleysville, PA 19438. The application was filed on October 5, 2017.

WorldCFL with its principal place of business at 6 Gray Street, Bloomsburg, PA 17815. The name and address of the person owning or interested in said business is: Jeffrey A. Krug, Chairman, 6 Gray Street, Bloomsburg, PA 17815. The application has been filed on October 29, 2017.

MISCELLANEOUS

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following **Montgomery County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated September 26, 2017, pursuant to Rule 219, Pa. R.D.E., which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$225.00. The Order became effective **October 26, 2017**.

- Baig, Emad**
- Blades, Lisa**
- Boland, Jill Mikel**
- Chapman, Shelby Lindsae**
- Damanis, Katelyn Denise**
- Dickinson, Mindy Forrest**
- Dragon, Theodore Joseph**
- Duffy, John J.**
- Kim, Thomas Song**
- Kleinman, Laurie R.**
- Krancer, Barbara A.**
- Kulishoff, Michael**
- Kupniewski, Greg Thomas**
- Livesey, Joseph R.**
- Magarity, Gregory T.**
- Mangan, Charles Edmund**
- McHugh, Marilyn Anne**
- Rosenthal Brian David**

Stein, Mary Beth
Taitelman, Matthew Seth
Taylor, Kenneth W.
Webb, William David

Suzanne E. Price
Attorney Registrar
The Disciplinary Board of the
Supreme Court of Pennsylvania

LEGAL NOTICE
HATBORO-HORSHAM SCHOOL DISTRICT

NOTICE IS HEREBY GIVEN that the Board of School Directors of Hatboro-Horsham School District has petitioned the Court of Common Pleas of Montgomery County, pursuant to 24 P.S. Sec. 7-707(3), to sell the property located at 1125 Limekiln Pike (previously known as Limekiln-Simmons Elementary School), further identified as Parcel #36-00-06811-00-2, via a private sale pursuant to the terms as set forth in said Petition. The Petition and all related documents have been filed in the Montgomery County Court of Common Pleas at Docket Number 2017- 07104. A public hearing on the Petition will be held before the Court on November 13, 2017, at 1:30 p.m., at the Montgomery County Courthouse, Courtroom 13, Swede and Airy Streets, Norristown, Pennsylvania, when and where all interested parties may appear and show cause, if any, why the request of the Board of School Directors of Hatboro-Horsham School District as set forth in its Petition should not be granted.

By: */s/ John T. Dooley*
John T. Dooley, Esquire
Solicitor for the
Hatboro Horsham School District

TRUST NOTICES

Second Publication

TRUST NOTICE

Notice is hereby given of the death of Mary C. Wettstein, late of Horsham Township, Montgomery County, Pennsylvania. All persons having claims or demands against said decedent or the Mary C. Wettstein Revocable Trust, are requested to make known the same to the Trustees or the Trustee’s Attorney and all persons indebted to said decedent or this Trust are requested to make payment without delay to the Trustees named below.

Co-Trustees: Kathryn Weston and Diane Calvin
12 Danbridge Drive
Horsham, PA 19044

Trustee’s Attorney: David R. Bane
301 Oxford Valley Road, Suite 603B
Yardley, PA 19067

**Paul F. Hughes Living Trust.
Dated May 7, 2003 "Trust".
Paul F. Hughes, Deceased.**

Late of Franconia Twp., Montgomery County, PA.

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to KeyBank National Association, Trustee, 401 Plymouth Rd., Ste. 600, Plymouth Meeting, PA 19462. Or to its Atty., Richard D. Linderman, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464.

Third and Final Publication

**THEODORE HESKE, JR.
FAMILY REVOCABLE TRUST
Theodore Heske, Jr.
Late of Towamencin Township,
Montgomery County, PA**

All persons having claims or demands against said decedent or the Theodore Heske, Jr. Family Revocable Trust, are requested to make known the same to the Trustee or the Trust's attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustee named below.

Trustee Name: Joseph Miani
c/o 755 North Monroe St.
Media PA 19063

Trustee's Attorney: Lindsey J. Conan
755 North Monroe St.
Media PA 19063

EXECUTIONS ISSUED

Week Ending October 31, 2017

**The Defendant's Name Appears
First in Capital Letters**

ABBAGNARO, DAVID; MICHELE - Wells Fargo Bank Na; 201705879.
BAKER, MIRIAM - Cheltenham Township School District; 201612841; WRIT/EXEC.
BELFATTI, RICHARD; HELEN: ESTATE OF RICHARD BELFATTI, ET AL. - Upper Moreland School Dist; 200810213; WRIT/EXEC.
BERNOCCO, HELEN: BENEFICIAL BANK, GRNSH. - Asset Acceptance, LLC; 201321054; \$3,283.06.
BICKEL, SEAN: SUNTRUST BANK, GRNSH. - Asset Acceptance; 201229629; \$4,970.52.
BROADNAX, GARLAND: WELLS FARGO BANK, GRNSH. - Msw Capital, LLC; 201212547; \$11,504.61.
CAPRIO, ROBERT; JOAN - National Capital Management, L.P.; 201532753; ORDER/JDMT 661,377.17.
CHICCO, JOSEPH - Us Bank Na; 201432277; \$408,516.76.
CIONE, LAUREN; MOORE, CHARLES - Pacific Union Financial, LLC; 201701791.
COPESTAKE, CHRISTINE - Homebridge Financial Services, Inc., et al.; 201606600.

DALEY, CAROL: CITIZENS BANK, GRNSH. - Perkiomen Woods Property Owners Association; 201609663; WRIT/EXEC.
DEAN, ANGELA - The Money Source, Inc.; 201531809; ORDER IN REM/310,669.98.
DELUCA, JOSEPH: BRYN MAWR TRUST, GRNSH. - Messina, Richard; 201531440; WRIT/EXEC.
DESTRA BUILDERS: DELLOSE, MATT - Modern Home Insulators Of Pennsylvania, Inc.; 201710536; WRIT/EXEC.
DIAZ, CANDACE: WELLS FARGO, GRNSH. - Synchrony Bank Fka Ge Capital Retail Bank; 201620677; \$1,183.75.
FISHMAN, ERIC: CITIZENS BANK, GRNSH. - Discover Bank; 201503508; WRIT/EXEC.
FRAZIER, JOHN: MARIONETTE - Cheltenham Township School District; 201112815; WRIT/EXEC.
GARVIN, TORY: OCCUPANTS: GREEN, RAJAN: POLICE & FIRE F C U, GRNSH. - Neighborhood Restorations, L.P. X1; 201725403; \$1,645.00.
GIDNEY, ERIC: STEPHANIE - Ditech Financial, LLC; 201611438.
GODSHALL, LEON: ROSE: SMITH, BEVERLY - Upper Perkiomen School District; 201214905; WRIT/EXEC.
GRASTY, PATRICIA: PATRICIA: UNITED STATES OF AMERICA - Citimortgage, Inc.; 201418922; WRIT/EXEC.
GREENBERG, BARRY: THE UNKNOWN HEIRS OF HARRIET GREENBERG DECEASED - Nationstar Mortgage, LLC, et al.; 201712657.
GRIFFING, WAYNE - Upper Perkiomen School District; 201612437; WRIT/EXEC.
HARLEYSVILLE NATIONAL BANK & TRUST CO - Perkiomen Valley School District; 201608871; WRIT/EXEC.
HENRY, CATHERINE - Hatboro Federal Savings; 201126127; ORDER/360,836.58.
HITTINGER, KIRK: BANK OF AMERICA, GRNSH. - Asset Acceptance, LLC; 201224881; \$12,544.86.
IVAN KRUMINS, INC.: KRUMINS, IVAN: CITIZENS BANK OF PA, GRNSH. - Liberty Roofing Center Kop, LLC; 201704243.
KIM, JUNG: TD BANK, GRNSH. - Discover Bank; 201629003; WRIT/EXEC.
KNIESE, DAVID: JENNIFER - Jpmorgan Chase Bank Na; 201532782; \$237,587.88.
LARY, JAMES: JAMES: UNITED STATES OF AMERICA - Us Bank National Association; 201718120; \$294,273.80.
LEVY, JOSEPH: PNC BANK, GRNSH. - Elite Recovery Services, Inc.; 200731366; WRIT/EXEC.
LICENCE, KEVIN: UNITED STATES OF AMERICA - Nationstar Mortgage, LLC; 201716124.
LOHMAN, ROBERT: BOB LOHMAN GENERAL CONTRACTOR: AMERICAN HERITAGE FCU, GRNSH. - Origen Capital Investments Ii, LLC; 201716212.
MAULE, WILLIAM: FIRST NIAGRA BANK, GRNSH. - Deer Run At Limerick Homeowners Association; 201515189; WRIT / EXEC.
MILLER, RUTH: ALL KNOWN AND UNKNOWN HEIRS OF RUTH MILLER - Pnc Bank National Association; 201410494; \$27,065.01.

- MININGER, DONALD: DONALD: UNKNOWN
HEIRS SUCCESSORS ASSIGNS AND
ALL PERSONS FIRMS OR A, ET AL. -
Santander Bank Na; 201602373; \$189,894.77.
- MONTES, MICHAEL: TOLLFREEZONE COM, INC.:
MYDATAGUYS COM, LLC: WELLS FARGO
BANK NA, GRNSH., ET AL. - Cunningham, Craig;
201725050; \$176,450.00.
- NORTON, CHRISTOPHER: CHRISTOPHER -
Harleysville Bank; 201710641; \$60,436.00.
- PANZARELLA, RUSSELL: ELIZABETH -
Perkiomen Valley School District; 201611683;
WRIT/EXEC.
- PBG TRANSLATIONS, INC.: WELLS FARGO BANK,
GRNSH. - Pennsylvania Unemployment Compensation
Fund; 200832095; \$1,433.57.
- PROUT, ARTHUR: ARTHUR - Us Bank
National Association Trustee, et al.; 201208077;
AMEND IN REM ORDER/316,681.29.
- RASSLER, CHRISTIE: CITIZENS BANK, GRNSH. -
Unifund Cer, LLC; 201725694; \$9,722.56.
- RENAISSANCE TRUST - Upper Moreland Hatboro Joint
Sewer Authority; 201525080; WRIT/EXEC.
- SAMPLE, CAROLYN: POLICE & FIRE
CREDIT UNION, GRNSH. - Freedom Credit Union,
et al.; 201016550.
- SCHAFFER, MICHELE: PNC BANK, GRNSH. -
Asset Acceptance, LLC; 201311399; \$2,814.73.
- SHANER, TAMARA - Federal National Mortgage
Association, et al.; 201717726; \$82,116.33.
- SMILEY, JESSICA: MARIO - New Penn Financial
Db a Shellpoint Mortgage Servicing; 201721052;
\$233,355.23.
- SPERANZA, JOSEPH - Capital One National Association,
et al.; 201424100; ORDER/896,846.57.
- TEMPLETON, DAVID - Heffner, Krystle; 201725361;
\$2,619.00.
- UNKNOWN HEIRS TO THE ESTATE OF
KATHLEEN ZEHNER: UNKNOWN HEIRS
TO THE ESTATE OF KATHLEEN A ZEHNER:
ZEHNER, DAWN - Ameriquest Mortgage
Securities, Inc., et al.; 201629312.
- US BEST CONSTRUCTION, LLC:
KINGSLEY COURT, LLC: LAVIN, ROSALIND:
TD BANK, GRNSH. - Speicher, Benjamin, et al.;
201725676; \$3,000.00.
- VAN DER KAM, HAROLD: FLORA -
Midfirst Bank; 201701420.
- VENUTO, AR: AMERICAN HERITAGE
FEDERAL CREDIT UNION, GRNSH. -
Target Visa, et al.; 200911740; \$9,325.77.
- WARREN, LINDA: LINDA: VIOLA, LINDA:
CITIZENS BANK, GRNSH. - Harcum College;
201513771.
- ZOMOLSKY, STEPHEN - Wells Fargo Bank Na;
201716599; \$177,140.24.
- CAPROCK DISCOUNT DRUGS INC:
STEEL SCRIPT LLC - 31 City Line; 201725246;
Complaint In Confession of Judgment; \$POSSESSION.
- CUNNINGHAM, ISSAC - Midland Funding Llc;
201725004; Judgment fr. District Justice; \$1390.65.
- D&G XTERIORS LLC: HARPELL, KYERA -
Richards Building Supply; 201725005;
Foreign Judgment; \$4710.56.
- DOLGA, ROBERT - Four Seasons Investments Llc;
201725398; Judgment fr. District Justice; \$1106.64.
- DONG, ZHEN - Federal Realty Investment Trust;
201724728; Complaint In Confession of Judgment;
\$16,415.87.
- EXLEY, SCOTT: DENISE: FEOLA, ALICIA, ET AL. -
Univest Bank And Trust Co; 201725144; Complaint
In Confession of Judgment; \$269,909.44.
- GATEWAY PROJECT MANAGEMENT LLC -
Anderson Kill Pc; 201725262; Complaint In
Confession of Judgment; \$68,731.16.
- HEATH, DANIEL - 1600 Church Condominium
Association; 201725219; Judgment fr. District Justice;
\$5,187.85.
- JANNAMON, ANNA: ANNA: MARK -
Sparacio, Bridget; 201725088; Judgment fr.
District Justice; \$6468.35.
- KIIM, JAE - Common Wealth Finanacial Systems Inc;
201724979; Certification of Judgment; \$45016.74.
- KING, AKILAH - Four Seasons Investments Llc;
201725395; Judgment fr. District Justice; \$1928.72.
- LUCAS, BRANDON - Midland Funding Llc; 201725160;
Judgment fr. District Justice; \$1911.76.
- MCNULTY, AMY - Presidential Hvac Inc; 201725080;
Judgment fr. District Justice; \$5177.94.
- OGARROW, NADEG: NOEL ENTERTAINMENT -
Righter Ferry Associates Lp; 201724981; Judgment
fr. District Justice; \$11,744.15.
- PARIK, PRAVINA - Central Plumbing Heating &
Airconditioning; 201725100; Judgment fr.
District Justice; \$368.00.
- PEARSON, ERIC - Branch Banking And Trust Company;
201725149; Complaint In Confession of Judgment;
\$785,313.88.
- PEARSON, TAMMY - Branch Banking And
Trust Company; 201725143; Complaint In
Confession of Judgment; \$785,313.88.
- PSV LLC: KUMAR, PAWAN - General Hancock
Partnership Enterprises Lp; 201725259; Complaint
In Confession of Judgment; \$38,912.39.
- RAMIREZ, MARISOL - Barclays Bank Delaware;
201725161; Judgment fr. District Justice; \$3685.68.
- RIVELL, NICHOLAS - Sawmill Village Condo Assoc;
201725046; Judgment fr. District Justice; \$3,324.20.
- SAMANGO, ANTHONY - Td Bank Na; 201725152;
Complaint In Confession of Judgment; \$1,700,923.46.
- SAMANGO, ANTHONY - Td Bank Na; 201725162;
Complaint In Confession of Judgment; \$3,846,908.10.
- SANCHEZ, ALEXANDRA - Midland Funding Llc;
201725001; Judgment fr. District Justice; \$2309.03.
- SIMPLY SLATES LLC - Branch Banking And
Trust Company; 201725180; Complaint In
Confession of Judgment; \$785,313.88.
- SOLOMON, CHARLES - Natale, Dominic;
201724978; Judgment fr. District Justice; \$8022.17.
- TEMPLETON, DAVID - Heffner, Krystle;
201725361; Certification of Judgment; \$2619.00.
- TUCKER, FRANCIS - Palisades Collection Llc;
201724676; Certification of Judgment; \$1489.58.
- WHITSON, KATHY - Michaels Louis & Associates Inc;
201725387; Judgment fr. District Justice; \$5053.07.

JUDGMENTS AND LIENS ENTERED

Week Ending October 31, 2017

**The Defendant's Name Appears
First in Capital Letters**

621 GREAT SPRINGS LP: 621 GREAT SPRING ROAD LP:
HOFFMAN, JAMES - Ahem Rentals Inc; 201724176;
Foreign Judgment; \$WRIT/EXEC.

ABINGTON TWP. -**entered municipal claims against:**

Amantran Ventures Inc; 201725245; \$154.50.
 Biagas, Kevin; 201725244; \$74.50.
 Cannon, John; Carole; 201725240; \$74.50.
 Hessler, Brian; Deena; 201725346; \$581.64.
 Jones, Robert; Perry, Mary; 201725333; \$937.09.
 Pearson, Daniel; Margaret; 201725353; \$873.12.
 Scott, Angela; 201725241; \$59.50.

CHELTENHAM TWP. -**entered municipal claims against:**

Johnson, Eric; 201724944; \$1,382.42.

LOWER POTTS GROVE TWP. -**entered municipal claims against:**

Dekker, Mark; Caroline; 201724998; \$658.26.
 Gavins, Raymond; Sue; 201725048; \$658.23.
 Gilliland, Charles; 201725013; \$658.23.
 Hairston, Derek; Dawn; 201724949; \$658.23.
 Mendolia, Michael; 201724946; \$658.23.
 Pysker, Glenwood; Erin; 201725007; \$658.26.
 Strain, Christopher; Nicole; 201724996; \$658.26.

LOWER POTTS GROVE TWP. AUTH. -**entered municipal claims against:**

Hopson, Michael; Lynn; 201724997; \$1286.09.

PENNA. UNEMP. COMP. FUND -**entered claims against:**

A Taste Of Italy Inc; 201762662; \$818.41.
 American Financial Consulting Services Inc; 201762664;
 \$2295.53.
 Beholder Productions Inc; 201762670; \$8575.93.
 Evergreen Plus Landscaping Inc; 201762667; \$3960.78.
 Hammers Moving & Storage Inc; 201762666; \$51277.87.
 Home Choice Companion Care; 201762672; \$39478.38.
 Independence Media Corporation; 201762665; \$3824.17.
 Indoor Environmental Corp; 201762668; \$4283.14.
 John Wissinger Inc; 201762669; \$8797.60.
 Learn Through Play Child Care Inc; 201762671;
 \$3009.98.
 Mainline Investment Partners Llc; 201762663;
 \$26225.70.
 Robert M Fellheimer Pc; 201762661; \$914.47.

POTTSTOWN BORO. AUTH. -**entered municipal claims against:**

Korbel, Andrew; 201725347; \$821.29.
 Weaver, Carey; 201725354; \$478.20.

POTTSTOWN BORO. -**entered municipal claims against:**

Bechtel, Janice; 201725348; \$1259.84.
 Fischer, Luigi; 201725352; \$924.89.
 Mcevoy, Timothy; 201724815; \$588.79.
 Mcevoy, Timothy; 201724816; \$588.79.
 Mcevoy, Timothy; 201724819; \$588.79.
 Reininger, Charles; Bean, Brian; 201724828; \$662.67.
 Smith, Ronald; Abbie; 201724821; \$629.62.

POTTSTOWN BORO. AUTH. -**entered municipal claims against:**

Hazlak, Mashell; Fuller, Steven; 201724841; \$227.23.

POTTSTOWN SCHOOL DIST. -**entered municipal claims against:**

Mathews, Robert; Katherine; 201725342; \$3641.28.
 Mathews, Robert; Katherine; 201725345; \$3641.20.

UNITED STATES INTERNAL REV. -**entered claims against:**

Allison, Robert; Darlene; 201770853; \$4342.97.
 Bolonski, Justin; 201770860; \$48488.81.
 Chambers, Allyson; 201770855; \$16903.24.
 Deslaurier, Daniel; Jennifer; 201770852; \$5368.12.
 Diagne, Amadou; Drobac; 201770854; \$65999.31.
 Drissel, Jason; Teresa; 201770858; \$30556.62.
 Harley Luca Lc; 201770848; \$27723.51.
 Hockaday, Kevin; 201770847; \$19762.12.
 Johnson, Shelley; 201770857; \$2559.69.
 Johnson, Steven; 201770850; \$53034.44.
 Kehler, Elaine; 201770851; \$4991.92.
 Morrissey, James; Michelle; 201770859; \$108323.25.
 Piontek, Vicki; 201770856; \$64461.27.
 Sion, Robert; Frances; 201770849; \$4988.45.

UPPER MORELAND TWP. SCHOOL DIST. -**entered municipal claims against:**

Patton, Cynthia; Andrew; Cynthia, Et.Al.; 201724565;
 \$4233.04.

LETTERS OF ADMINISTRATION**Granted Week Ending October 31, 2017**

**Decedent's Name Appears First,
 Then Residence at Death, and
 Name and Address of Administrators**

ADAMS, BETH A. - Lower Merion Township;
 Adams, Marissa A., 276 Hemlock Lane
 Springfield, PA 19064.
 BRADY, REILLY D. - East Norriton Township;
 Alexander, Tamara, Po Box 26521
 Collegeville, PA 19426.
 BUTLER, ROSE M. - Norristown Borough;
 Sims, Alberta L., 1830 Pine Street
 Norristown, PA 19401-3042.
 CULBREATH, SYLVESTER - Abington Township;
 Culbreath, Mary E., 1250 Girard Avenue
 Abington, PA 19001.
 DELAWARE, VERNON - Upper Pottsgrove Township;
 Cummins, Sheri, 57 Traverse Drive
 Plymouth Meeting, PA 19462.
 ESTEP, MARK - Norristown Borough; West, Jennifer L.,
 743 Haws Avenue Norristown, PA 19401.
 KIM, YONG S. - Lower Moreland Township;
 Shin, Joong S., 1732 Waterford Way
 Maple Glen, PA 19002.
 KOWNACKI, LAWRENCE C., JR. -
 Cheltenham Township; Kownacki, Francis A.,
 8031 Cheltenham Avenue Glenside, PA 19038.
 MARCHESE, KAREN M. - Pottstown Borough;
 Marchese, Erik L., Jr., 262 Beech Street
 Pottstown, PA 19464; Marchese, Justin L.,
 200 Maplewood Drive Pottstown, PA 19464.
 MCGUIRE, JAMES P., JR. - Abington Township;
 McGuire, Carol, 1074 Maple Avenue
 Ardsley, PA 19038-1934.

- NIXON, BARBARA - Cheltenham Township; Nixon, Jasmin C., 1240 E. Washington Lane Philadelphia, PA 19138.
- NOVELLI, MARION T. - Whippain Township; Butera, Robert J., 200 S Whitehall Road Norristown, PA 19403.
- QUATTLEBAUM, VERNICE - Norristown Borough; Hutson, Roslyn, 939 W. Washington Street Norristown, PA 19401.
- ROLLINS, LOUISE - Cheltenham Township; Council, Eileen H., 445 Ashton Drive King Of Prussia, PA 19406.
- SADO, EDWARD G. - Horsham Township; Sado, Gregory M., 3221 Alton Street Allentown, PA 18103.
- SCHANK, JACQUELENE L. - Norristown Borough; Schank, Christine G., 1619 Locust Street Norristown, PA 19401; Schank, Kathryn A., 115 W. Brown Street, Norristown, PA.
- SCULLY, EDWARD M. - Abington Township; Scully, Elaine E., 433 Roberts Avenue Glenside, PA 19038.
- STOWE, LEWIS J. III - Upper Gwynedd Township; Stowe, Chad G., 285 Woodland Road Wayne, PA 19087-2452.
- SUMBA, RICHARD D. - Abington Township; Sumba, Cameron T., 212 Luff Lane Warminster, PA 18974; Sumba, Zachary D., 212 Luff Lane Warminster, PA 18974.
- WALDMAN, RICHARD E. - Upper Dublin Township; Gavin, Risa J., 1268 Fountain Road Newtown, PA 18940-3718.
- WATKINS, CHERYL L. - Lansdale Borough; Watkins, Shanna A., 130 N. Market Street Hatfield, PA 19440.
- CHAPMAN, CARL - Finney, Jena; 201725068; Complaint for Custody/Visitation.
- COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Higgins, Kymberly; 201725146; Declaration of Taking Eminent Domain Gov.
- CORCORAN, PATRICK - Portfolio Recovery Associates Llc; 201725233; Civil Action; Babcock, Gregory J.
- CORSEY, GONZALA: PETER: VERNA - Main Dekalb Properties Llc; 201725183; Petition to Appeal Nunc Pro Tunc.
- COUNTY OF MONTGOMERY BOARD OF ASSESSMENT APPEALS - Callan Housing Llc; 201725094; Appeal from Board of Assessment; Metz, B. Lefe P.
- CUNNINGHAM, COLLETTE - Thomas, Nigel; 201725140; Complaint Divorce.
- DEMERS, KENNETH - Portfolio Recovery Associates Llc; 201725222; Civil Action; Babcock, Gregory J.
- DENARDO, ALBERT: WALKER, RUTH - Wells Fargo Bank Na; 201725108; Complaint In Mortgage Foreclosure; Brunner, Abigail.
- DETWILER, JOHN - Detwiler, Rosemarie; 201725114; Complaint Divorce; Semisch, Scot W.
- DOMENECH, ELIZABETH - Steward Financial Services Llc; 201725277; Civil Action; Smith, Bianca A.
- DOUGHERTY, FRANCIS: COPESTICK, FRANK: DOUGHERTY, DEBORAH, ET.AL. - Flynn, Patricia; 201725185; Civil Action; Campbell, Brendan.
- DUVALL, SHELTON: TRACY - Wexford Apartments; 201725368; Petition to Appeal Nunc Pro Tunc.
- ERB, JAMES - Erb, Laurie; 201725399; Complaint Divorce; Michener, Ian J.
- FLAGLER, JOHN - Flagler, Laura; 201725184; Complaint Divorce; Casale, Helen E.
- FOGARTY, MAUREEN: BRYAN - Portfolio Recovery Associates Llc; 201725223; Civil Action; Babcock, Gregory J.
- FRITZ, BETHANNE - Ward, Joseph; 201725106; Complaint Divorce; Guerin, Regina B.
- FRYER, BETH: SAMUEL - Jpmorgan Chase Bank National Association; 201725250; Complaint In Mortgage Foreclosure; Brunner, Abigail.
- FULFORTH, CHARLES - Fulforth, Claire; 201725280; Complaint Divorce.
- GARRISON, JAMES - Garrison, Gwenna; 201725231; Complaint for Custody/Visitation; Dolan, Peter J.
- GEHMAN, KIMBERLY - Portfolio Recovery Associates Llc; 201725235; Civil Action; Babcock, Gregory J.
- GILLIN, JOSEPH - Jensen, Sheri; 201724916; Complaint for Custody/Visitation.
- GINDELE, DEIRDRE: ESTATE OF JOSEPH P GINDELE: GINDELE, JOSEPH - Wachovia Bank National Association; 201725092; Complaint In Mortgage Foreclosure; Bennett, Elizabeth M.
- GLASS, GLENN - Rancella, Sandra; 201725093; Defendants Appeal from District Justice.
- GORDON, BRETT: AD PANACCIO BUILDING & RENOVATING CONTRACTORS INC: GORDON, TANYA - Musselman, Brett; 201725271; Defendants Appeal from District Justice.

SUITS BROUGHT

Week Ending October 31, 2017

**The Defendant's Name Appears
First in Capital Letters**

- 31 STANBRIDGE ST TRUST - Montgomery County Tax Claim Bureau; 201725086; Petition; Clarke, Michael P.
- ARIO ENTERPRISES INC: SHERBERT, CHRISTINE - Sherbert, Virginia; 201725045; Petition.
- BATEMAN, GEORGE: BATEMAN CONSTRUCTION - American Express Centurion Bank; 201725043; Civil Action; Felzer, Jordan W.
- BAUER, JAY - Montgomery County Tax Claim Bureau; 201725089; Petition; Clarke, Michael P.
- BOARD OF ASSESSMENT APPEALS - Wissahickon School District; 201725119; Appeal from Board of Assessment; Hitchens, Patrick M.
- BOARD OF ASSESSMENT APPEALS: TIPCO LLC - Norristown Area School District; 201725082; Petition; Glassman, Alexander M.
- BONEFISH GRILL LLC: BONEFISH GRILL - Tatom, Jacqueline; 201725216; Civil Action; Cramer, Laurence M.
- BROGAN, ROBERT - Portfolio Recovery Associates Llc; 201725227; Civil Action; Babcock, Gregory J.
- CARVALHO, SHAWNEQUA - Portfolio Recovery Associates Llc; 201725260; Civil Action; Babcock, Gregory J.

- HARDING, PAUL: LISA - Jpmorgan Chase Bank Na; 201725290; Complaint In Mortgage Foreclosure; Bennett, Elizabeth M.
- HATBORO-HORSHAM SCHOOL DISTRICT: HORSHAM TOWNSHIP: MONTGOMERY COUNTY, ET.AL. - Adams, John; 201724986; Appeal from Board of Assessment.
- HENDERSON, SHERRY - White, Joshua; 201724985; Complaint for Custody/Visitation.
- HOLDEN, JAMELLA - Portfolio Recovery Associates Llc; 201725229; Civil Action; Babcock, Gregory J.
- HOLT, EDWARD - Gates, Paula; 201725328; Civil Action.
- HOOD, JALILA - Patel, Yashwant; 201725195; Defendants Appeal from District Justice.
- ISAAK, ALISHA - Hager, Justin; 201725275; Complaint Divorce.
- JAMES, CARLOS - Portfolio Recovery Associates Llc; 201724880; Civil Action; Polas, Robert N., Jr.
- JAMES, KADEEJAH - Futures Associates Lp; 201725373; Petition to Appeal Nunc Pro Tunc.
- JOHNSON, ARIANE - Portfolio Recovery Associates Llc; 201725232; Civil Action; Babcock, Gregory J.
- KAUFFMAN, PAUL - Kauffman, Jane; 201724630; Complaint Divorce; Guerin, Regina B.
- KEMPE, SHARON - Kempf, Nicholas; 201724991; Complaint Divorce; Weinstein, Solomon V.
- KIKAVA, JEMALI - Kikava, Monana; 201725179; Complaint Divorce.
- KIM, SOO: JOSEPH - Mcquaid, Francis; 201724992; Civil Action; Rosenbaum, Jeffrey M.
- LEE, JAMARR - Lee, Shayla; 201725168; Complaint for Custody/Visitation.
- LEHOTAY, JOANN - Lehotay, Steven; 201725380; Complaint Divorce.
- LEVIN, ROBERT: PORTNOFF, NINA - Sporn, Aaron; 201725253; Defendants Appeal from District Justice.
- LONGO, MICHAEL - Lovett, Lindsey; 201725099; Complaint for Custody/Visitation.
- MANCINI, JAMES - Mancini, Kathleen; 201725097; Complaint for Custody/Visitation; Riley, Jennifer J.
- MARINKOV, GEORGE: GEORGE - Wells Fargo Bank Na; 201725293; Complaint In Mortgage Foreclosure; Bennett, Elizabeth M.
- MCCLEARY, CHRISTIAN - Mcclarey, Jenna; 201725340; Complaint Divorce.
- MEEK, SHAINA - Portfolio Recovery Associates Llc; 201725221; Civil Action; Babcock, Gregory J.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS: METHACTON AREA SCHOOL DISTRICT: TOWNSHIP OF WORCESTER - Maloney, Robert; 201724976; Appeal from Board of Assessment; Colletti, Sisa M.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT - Vegari, Sheila; 201725186; Appeal from Board of Assessment; Obrien, Joseph P.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT - Aronchick, Mark; 201725187; Appeal from Board of Assessment; Obrien, Joseph P.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT - Vegari, Sheila; 201725186; Appeal from Board of Assessment; Obrien, Joseph P.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT - Aronchick, Mark; 201725187; Appeal from Board of Assessment; Obrien, Joseph P.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Jenkintown Station Associates; 201725029; Appeal from Board of Assessment; Schneider, David Andrew.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS: COUNTY OF MONTGOMERY: LOWER MERION SCHOOL DISTRICT, ET.AL. - Drapkin, Ronny; 201724955; Appeal from Board of Assessment; Fiorillo, John K.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS: LOWER MERION SCHOOL DISTRICT: LOWER MERION TOWNSHIP, ET.AL. - Unit W-10 191 Llc; 201725096; Appeal from Board of Assessment; Fiorillo, John K.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS: LOWER MERION SCHOOL DISTRICT: WORCESTER TOWNSHIP, ET.AL. - Cooperberg, Douglas; 201725321; Appeal from Board of Assessment; Cooperberg, Douglas.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS: METHACTON SCHOOL DISTRICT: WORCESTER TOWNSHIP, ET.AL. - Donovan, Ann; 201725019; Appeal from Board of Assessment; Fiorillo, John K.
- NATIONAL CREDIT CENTER INC - Harmon, Icarus; 201724961; Civil Action; Piontek, Vicki.
- NETTLES, ELEXIS - Geico; 201725113; Civil Action; Jones, Robert.
- PACE, RONALD - Montgomery County Tax Claim Bureau; 201725087; Petition; Clarke, Michael P.
- PALMER, LETREESE - Pettigrew, Alvin; 201725191; Complaint Divorce.
- PARK, SEON - Portfolio Recovery Associates Llc; 201725225; Civil Action; Babcock, Gregory J.
- PATEL, YASHWANT - Hood, Jalila; 201725197; Plaintiffs Appeal from District Justice.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Javier, Jose; 201724947; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Colelli, Gregory; 201724769; Appeal from Suspension/Registration/Insp; O'Shaughnessy, William B.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Rush, John; 201725069; Appeal from Suspension/Registration/Insp; Hinkle, Anthony W.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Maddonni, John; 201725023; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Ofarril-Velazquez, Ramon; 201725217; Appeal from Suspension/Registration/Insp.
- PFEIFFER, MICHAEL - Bank Of America Na; 201724849; Civil Action; Lashin, Arthur.
- POLLICK, NANCY - Jpmorgan Chase Bank National Association; 201725065; Complaint In Mortgage Foreclosure; Wolf, Katherine M.
- RAINIER, MONIQUE: RAINIER, RONNIE: RAINIER, RONNIE - Us Bank National Association; 201725011; Complaint In Mortgage Foreclosure; Bennett, Elizabeth M.
- RICCI, JENNIE - Ricci, Westley; 201725249; Complaint for Custody/Visitation; Giuliani, Richard.

- ROBBINS, JOHN - Robbins, Lindsay; 201725215;
Complaint Divorce.
- ROLAND-FRY, CHARLES - Heiser, Danielle;
201724535; Complaint for Custody/Visitation.
- SANSORES, KATIE - Midland Funding Llc;
201724989; Plaintiffs Appeal from District Justice;
Lashin, Arthur.
- SHUSTER, NANCY - Shuster, Mark; 201725000;
Complaint Divorce.
- SKALA, GREGORY - Stewart, Mary; 201725115;
Complaint in Ejectment; Semisch, Scot W.
- SMITH, ROBYN - Portfolio Recovery Associates Llc;
201725264; Civil Action; Babcock, Gregory J.
- STRASSLE, EDWARD - Strassle, Ronda;
201724629; Complaint Divorce.
- THIBAUT, ELIZABETH - Portfolio Recovery
Associates Llc; 201725226; Civil Action;
Babcock, Gregory J.
- THOMAS, MICHAEL - Gandy, Latoya; 201725147;
Complaint for Custody/Visitation.
- THONGSANNOY, RANIE - Portfolio Recovery
Associates Llc; 201725214; Civil Action;
Babcock, Gregory J.
- TINSON, JUAN - Walton, Brionna; 201725367;
Complaint for Custody/Visitation.
- VALENTINE, WYNETTE - Crawford, Andracadrice;
201725375; Complaint Divorce.
- VOIGT, KARL - Voigt, Helen; 201725305;
Complaint Divorce; Wassel, Joseph B.
- WEINBERG, OREN - Weinberg, Cara; 201725258;
Complaint Divorce; Shoemaker, Gerald L., Jr.
- WEITKAMP, CHRISTOPHER - Rohrbaugh, Arica;
201725145; Complaint for Custody/Visitation;
Furia, Joanna M.
- WILFONG, FRANK; ROBIN - Bank Of New York Mellon;
201725112; Complaint In Mortgage Foreclosure;
Brunner, Abigail.
- WILLIAMSON, ERIC - Portfolio Recovery
Associates Llc; 201725228; Civil Action;
Babcock, Gregory J.
- WILSON, MYLENE - Portfolio Recovery
Associates Llc; 201725266; Civil Action;
Babcock, Gregory J.
- WYCH, SHIRA - Gallimore, Weston; 201725128;
Complaint Divorce.
- BOYD, ROBERT T. III - Lower Merion Township;
Boyd, James W., 141 Monarch Bay Drive
Dana Point, CA 92629.
- BRENNER, FRED H. - Lower Merion Township;
Brenner, Harold, 1169 Gumbottom Road
Crownsville, MD 21032; Brenner, Stanley,
315 Homer #209 Palo Alto, CA 94301.
- CANUSO, ANITA A. - Whitpain Township;
Canuso, Steven F., 1611 Yost Road
Blue Bell, PA 19422.
- CARTWRIGHT, BARBARA A. - Abington Township;
Gouak, Anne C., 1004 Drexel Avenue
Dresher, PA 19025; Hagerty, Mary M.,
1712 Bantry Drive Dresher, PA 19025.
- CHAMBERS, MARY V. - Lower Gwynedd Township;
Gamble, Diane L., 817 N Chestnut St
Lansdale, PA 19446; Landis, Jayne O., 1 Rech Ave
Orland, PA 19075.
- CLARK, PETER W. - Upper Gwynedd Township;
Clark, John P., Jr., 109 Oak Drive
Sellersville, PA 18960.
- CORRADO, BERTHA - Lansdale Borough;
Corrado, Joseph F., 400 Gillinder Street
Lansdale, PA 19446.
- CUBBERLEY, ANN O. - West Norriton Township;
Cubberley, Frances M., 400 Burnside Ave
Norritown, PA 19403.
- DEERY, HELEN F. - Whitmarsh Township;
Deery, Robert A., 532 Righter Street
Philadelphia, PA 19128.
- DOHERTY, MICHAEL - Conshohocken Borough;
Helge, Sheila, 44 Graystone Road
Ambler, PA 19002.
- DOUGAN, MARY G. - Franconia Township;
Mcgrory, Michael J., Jr., 986 Turnberry Circle
Schwenksville, PA 19473.
- DUNLEAVY, JOSEPH B. - Abington Township;
Dunleavy, Kathleen J., 8114 Hammond Road
Elkins Park, PA 19027.
- HEILAND, EMILY J. - Whitpain Township;
Broderick, Donna, P. O Box 84 Cedars, PA 19423.
- HSIEH, ROSEMARY - Upper Gwynedd Township;
Hsieh, James, 2427 Brittany Pointe
Lansdale, PA 19446.
- HUNSBERGER, RONALD D. - Lansdale Borough;
Hunsberger, Ronald D., Jr., 161 Sterling Drive
Perkasie, PA 18944.
- JONES, BRUCE R. - Upper Providence Township;
Jones, Patricia A., 6 Shawnee Lane
Royersford, PA 19468.
- KELLOGG, HOWARD - Lower Gwynedd Township;
Kellogg, Molly, 100 East Sedgwick Street
Phila, PA 19119.
- KERGIDES, GRACE F. - Cheltenham Township;
Maurer, Rosemary, 112 Ryers Avenue
Cheltenham, PA 19012.
- KING, CATHERINE I. - Upper Providence Township;
Cooper, Maryalice, 2 David Drive Royersford, PA 19468.
- KRICZKY, JOHN G. - Pottstown Borough;
Kriczky, Eileen H., 341 Beech Street
Pottstown, PA 19464.
- LEFCO, ARTHUR W. - Whitmarsh Township;
Lefco, Daniel K., 509 Ne Fargo Street
Portland, OR 97212; Lefco, Jacob S.,
579 61st Street Brooklyn, NY 11220.
- LEWIS, FAY T. - Towamencin Township;
Lewis, Keith, 1431 Hillcrest Court
Lansdale, PA 19446.

WILLS PROBATED

Granted Week Ending October 31, 2017

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- ABBONIZIO, PALMINA - Lower Merion Township;
Abbonizio, Robert M., 4465 Country View Drive
Doylestown, PA 18901; Daly, Marian J.,
744 Humphreys Street Ardmore, PA 19003.
- ALDERFER, IRENE B. - Franconia Township;
Alderfer, Ralph C., 107 C Menno Home Dr
Souderton, PA 18964.
- AVERILL, LOUISE E. - Lower Merion Township;
Gustafson, Leigh A., 720 Panmure Road
Haverford, PA 19041.
- BOLTON, CHARLES L. - Franconia Township;
Bolton, B. F., 100 E. Cherry Lane
Souderton, PA 18964.

LOSTRACCO, AMEDEO - Whippain Township;
Lostracco, Laura, 1046 Sunset Drive
Blue Bell, PA 19422.

MACDONALD, VASTINE - Springfield Township;
Macdonald-Alexandre, Raquel,
411 Meadowbrook Lane Erdenheim, PA 19038.

MALKIN, MORTON W. - Abington Township;
Malkin, Carol, 612 Garden St Hoboken, NJ 07030.

MARINCOLA, MODESTA C. - Lansdale Borough;
Rosenberger, Angela P., 1551 Tarrington Way
Hatfield, PA 19440.

MATTHEWS, CLARA - Lower Pottsgrove Township;
Diecidue, Karen H., 423 Egypt Road R D 1
Phoenixville, PA 19460.

MITCHELL, JAMES B. - North Wales Borough;
Oconnell, Daniel H., Sr., 427 S. Main Street
North Wales, PA 19454-2672.

NUSS, ADA S. - Montgomery Township;
Nuss, Jennifer L., 1505 Taylor Road
Lansdale, PA 19446.

ONEILL, AGNES M. - Lower Merion Township;
Oneill, Edward F., 26 Lewis Ave
Lansdowne, PA 19050.

REAVES, CHARLES - Springfield Township;
Reed, Debra C., 1308 Longbrook Drive
Charlotte, NC 28270.

REINKE, MAYNARD R. - Springfield Township;
Reinke, Patricia A., 90 N College Ave
Flourtown, PA 19031.

SIGALL, JEANETTE N. - Cheltenham Township;
Sigall, Edward R., 719 N Oakhurst Drive
Beverly Hills, CA 90210; Sigall, Robin,
6207 Poppy Peak Drive Los Angeles, PA 90042.

SONSTEIN, MIRIAM - Lower Gwynedd Township;
Moore, Jacqueline S., 1528A East Butler Pike
Ambler, PA 19002.

TAUSSIG, SALLY G. - Abington Township;
Taussig, Andrew R., 33 East 70Th Street
New York, NY 10021.

TENENBAUM, RUTH - Horsham Township;
Tenenbaum, Elliot, 83 Hunt Drive
Horsham, PA 19044.

TORNETTA, THOMAS C. - Upper Providence
Township; Luzi, Peter J., 26 Fairview Road
Paoli, PA 19301.

UPDEGROVE, NAOMI H. - Upper Moreland Township;
Updegrove, Stuart L., 65 Singing Oaks Drive
Weston, CT 06883.

VAN, PATTTER J. A. - West Norriton Township;
Myers, Laurie K., 90 Jefferson Avenue
Norristown, PA 19403.

WANG, JULIA L. - Upper Merion Township;
Lynn, Jane, 275 Thomas Drive
King Of Prussia, PA 19406.

WEISS, JUDITH M. - Upper Pottsgrove Township;
Krasley, Sheree L., 564 Blandon Road
Fleetwood, PA 19522.

YULSMAN, JO B. - Abington Township;
Brooks, Kimberly A., 2050 Parkview Avenue
Abington, PA 19001; Kazenoff, Laurie B.,
6 Wayside Lane Lloyd Harbor, NY 11743;
Yulsmann, Michael B., 1445 Sloan Way
Lower Gwynedd, PA 19002.

ZIEGLER, MOLLY C. - Towamencin Township;
Morris, Amy S., 404 Perkiomen Avenue
Lansdale, PA 19446.

RETURN DAY LIST

November 27, 2017
COURT ADMINISTRATOR

All motions “respecting discovery” in civil cases are subject to the provisions of Local Rule 4019* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.

1. American Home Bank v. Hunter Ridge Development Company - Defendant's Petition to Have Judgments be Marked Closed Due to Debtor Discharge (Seq. 14) - **B. Jackson.**
2. Ann Taylor Retail, Inc. v. Amerishop Suburban, L.P. - Additional Defendant, Kasco's Construction Company, Inc.'s Motion to Compel Appearance of Representative, Bill Wegman for Deposition (Seq. 76 D) - **J. Barrett - A. Bunker.**
3. Anthony v. Thompson - Plaintiff's Petition to Withdraw as Counsel (Seq. 9) - **S. Lipschutz - Y. Cooper.**
4. Askot Weiner & Cohen, LLP v. Greater Shamokin Area Housing Development Corporation- Defendant's Petition to Transfer Venue on the Ground of Forum Non Convienis (Seq. 3) - **M. Cohen.**
5. Askot Weiner & Cohen, LLP v. Greater Shamokin Area Housing Development Corporation- Petition to Transfer Venue on the Ground of Forum Non Convienis (Seq. 7) - **M. Cohen.**
6. Athens v. Zaffrin - Defendant's Motion to Compel Co-Defendant's Answers to Discovery Request (Seq. 25 D) - **M. Simon - J. Bowman.**
7. Beyer v. Solid Wood Cabinet Company, LLC - Plaintiff's Motion to Compel Defendant's Discovery Responses (Seq. 1 D) - **B. Rice - T. Kepner.**
8. Branch Banking and Trust Company v. Bleiler - Defendant's Petition to Strike and or Open Judgment by Confession (Seq. 10) - **C. Barba.**
9. Bryn Mawr Trust Company v. Brennan - Defendant's Petition to Have Judgments be Marked Closed Due to Debtor Discharge (Seq. 11) - **P. Berger.**
10. Bugg v. Cambone - Defendant's Motion to Compel Plaintiff's Attendance at Oral Deposition (Seq. 15 D) - **J. Fine - J. Schluth.**
11. Cantiello v. Giant Food Stores, LLC - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 14-D) - **M. Forbes - P. Schmidt.**
12. Cantieni v. Callahan - Defendant's Motion to Enforce Subpoena (Seq. 22 D) - **G. Heslin - K. Meindl.**
13. Caruso v. Combs - Defendant, Olivia Chiles's Motion to Strike Objections and/or Overrule to Proposed Objections to Proposed Subpoenas (Seq. 3 D) - **K. Fulginiti - J. Baakman - P. Cardwell.**
14. Celnar, FSB v. Anderson - Defendant's Motion to Rescind Answer and New Matter (Seq. 22) - **M. Weisberg.**
15. Cerullo Datte & Wallbillich, P.C. v. Brennan - Defendant's Petition to Have Judgments be Marked Closed Due to Debtor Discharge (Seq. 2) - **J. Wallbillich.**

16. Citibank, N.A. v. Kowit - Plaintiff's Motion to Reassess Damages (Seq. 8) - **E. Bennett.**
17. Coleman v. Borough of Norristown - Plaintiff's Motion to Consolidate (Seq. 24) - **L. Thomas.**
18. Craig v. King of Prussia Associates, Inc. - Defendant, Kimco Facility Management, LLC's Motion to Compel Answers to Discovery Requests (Seq. 29 D) - **B. Mayerson - M. Bogdanoff - R. Stabinski.**
19. Deloach v. Holy Redeemer St. Joseph Manor - Plaintiff's Motion to Compel the Deposition of Defendants (Seq. 18 D) - **N. Hoffman - D. Warren.**
20. Depietropaolo v. Genesis Healthcare, Inc. - Plaintiff's Motion to Compel Specific Responses Against Defendant's Genesis Healthcare, Inc., 225 Evergreen, LLC, Sanatoga Center (Seq. 62 D) - **R. Krisztal - M. Thirkell.**
21. Duffany v. Jans - Defendant's Motion to Withdraw as Counsel (Seq. 116) - **H. Friedland.**
22. F & M Equipment, Ltd. v. WGC Enterprises, LLC - Plaintiff, F & M Equipment, Ltd., Midlantic Machinery's Motion to Compel Full and Complete Answers to Interrogatories (Seq. 27 D) - **W. Perrone.**
23. Fay v. Del Grippo - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 20-D) - **A. Riemenschneider - L. Borelli.**
24. Fitzgerald v. Patriot GMC - Petition for Citation to Show Why Petition Should Not be Granted for Leave to Discontinue (Seq. 58) - **W. Bensley - J. Goldberg - R. Sanzo.**
25. Gabbamonte v. Garrard - Plaintiff's Motion to Compel Discovery (Seq. 14 D) - **S. Smith - D. Bailey.**
26. GCCFC 2003 C2 Spring Meadow Drive v. Belle Meadows Suites, L.P. - Defendant's Petition to Have Judgments be Marked Closed Due to Debtor Discharge (Seq. 5) - **J. Abbott.**
27. GCCFC 2003 C2 Spring Meadow Drive v. Belle Meadows Suites, L.P. - Defendant's Petition to Have Judgments be Marked Closed Due to Debtor Discharge (Seq. 4) - **J. Abbott.**
28. Giannone v. Curtin - Defendant's Motion to File Late Joinder (Seq. 23) - **J. Wassel - M. Moore - J. Godin.**
29. Glover v. McDowell - Defendant's Motion to Compel Discovery Responses (Seq. 12 D) - **R. Gerson - J. Shaffer.**
30. Godwin v. Lugenbeel - Defendant, Veronica M. Doran's Motion to Compel Defendant, Betty Ann Lugenbeel's Responses to Request for Discovery (Seq. 6 D) - **R. Margolis - J. Oprysko.**
31. Godwin v. Lugenbeel - Defendant, Veronica M. Doran's Motion to Compel Plaintiff's Response for Production of Documents and Answers to Interrogatories (Seq. 4 D) - **R. Margolis - J. Oprysko.**
32. Green v. Green - Plaintiff's Motion for Leave to Withdraw as Counsel (Seq. 75) - **C. Badali.**
33. Grossman v. Howley - Defendant's Motion to Compel Discovery Responses (Seq. 8 D) - **F. Rothermel - J. Shaffer.**
34. Harris v. Leedom - Plaintiff's Motion to Compel Defendant's Deposition (Seq. 32-D) - **M. Greenfield - B. Pancio.**
35. Hernandez v. Dolores - Defendant's Petition for Leave to Withdraw Appearance as Attorney (Seq. 77) - **K. Molavogue.**
36. Industrial Steel & Fastener Company v. Dargan - Plaintiff's Motion to Compel Defendant, Gregory M. Dargan's Responses to Request for Production of Documents (Seq. 32 D) - **D. Makara - D. Sager.**
37. It Landes & Son v. Brennan - Defendant's Petition to Have Judgments be Marked Closed Due to Debtor Discharge (Seq. 2).
38. Ivanoski v. Farrer - Defendant's Atl International, Inc.'s Petition to Show Cause Why This Case Should Not be Dismissed (Seq. 79 D) - **M. Bleefeld.**
39. JDE, Inc. v. Mr. JR Associates, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 18 D) - **G. Babore - N. Mittman.**
40. JMMMP Company v. Williams - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories in Aid of Execution (Seq. 9 D).
41. Johnson v. Teva Pharmaceuticals USA, Inc. - Defendant's Motion to Compel the Production of Documents (Seq. 16 D) - **R. Munshi - L. Rappoport.**
42. Keyser v. Rockwell Automation, Inc. Ind. - Defendant, Rockwell Automation, Inc.'s Motion to Compel Discovery Directed to Plaintiff (Seq. 19 D) - **P. Timoney - M. Yemma.**
43. Kim v. Spring Mountain Adventures, Inc. - Defendant, Spring Mountain Adventures, Inc.'s Motion to Compel Discovery Responses of Plaintiffs (Seq. 20 D) - **M. Simon - A. Hinkle.**
44. Kranick v. Gill - Defendant's Motion to Compel Full and Complete Responses to Interrogatories and Medicare Interrogatories and Discovery (Seq. 14 D) - **J. Aivazoglou - T. Palmer.**
45. Lavela v. Shrut - Defendant, Marlyn Shrut's Motion to Compel Answers to Interrogatories and Response to Request for Production of Documents (Seq. 16 D) - **R. Stoloff - F. Mackin - A. Zabicki.**
46. Lavela v. Shrut - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories and Document Requests (Seq. 14 D) - **R. Stoloff - F. Mackin - A. Zabicki.**
47. Liberty Insurance Corporation v. Benedict - Plaintiff's Motion to Compel Defendant's Depositions (Seq. 20-D) - **R. Harris - A. Quasti.**
48. Logrippo v. Logrippo - Plaintiff's Motion to Withdraw as Counsel (Seq. 4) - **M. Fox.**
49. Logue v. Lynn - Defendant's Motion to Strike Objections to Subpoenas to Produce Documents (Seq. 7 D) - **W. Coppol - R. Mennies.**
50. Louis-Charles v. Blutgen - Defendant's Motion to Compel More Sufficient Responses to Request for Admission Addressed to Plaintiff (Seq. 9 D) - **M. Leabman - D. Bailey.**
51. Markey v. Simon - Defendant's Motion Enforce the Subpoenas (Seq. 16 D) - **K. McNulty.**
52. Mays v. Grimm - Plaintiff's Petition to Withdraw as Counsel (Seq. 17) - **B. Shuttleworth - K. Frechette.**
53. McBride v. Carestat Urgent Care Centers - Defendant, Elizabeth Ann Wasson, Pa.'s Motion for Dismissal Upon Affidavit of Noninvolvement (Seq. 43) - **J. James - J. Orsini-Ford.**
54. McCoach v. Brennan - Defendant's Petition to Have Judgments be Marked Closed Due to Debtor Discharge (Seq. 1) - **J. Wallbillich.**
55. McGill v. Parikh - Plaintiff's Motion to Strike Objections and Compel More Specific Responses and Production of Documents (Set II) (Seq. 51 D) - **J. DeAngelo - K. Thompson - G. Samms.**

56. McGinley v. Brennan - Defendant's Petition to Have Judgments be Marked Closed Due to Debtor Discharge (Seq. 3).
57. Melleski v. Freeling - Defendant's Motion to Compel Answers to Interrogatories and Responses to Requests for Production of Documents (Seq. 4 D) - **M. Weinberg - J. Birmingham.**
58. Michinok v. Michinok - Plaintiff's Petition to Withdraw as Counsel (Seq. 73) - **P. Bort - N. Schneider.**
59. Nickens v. Cheltenham Township - Plaintiff's Motion to Modify Agreed Order dated August 17th, 2017 (Seq. 40) - **R. Vance - G. Knoell, III.**
60. Ocwen Loan Servicing, LLC v. Wilson - Plaintiff's Motion in Aid of Execution (Seq. 44 D) - **A. Zuckerman - W. Schroeder.**
61. Parris v. Lynnewood Gardens - Plaintiff's Motion to Consolidate (Seq. 14) - **M. Simon - J. Devlin.**
62. Paton v. George - Plaintiff's Motion to Compel Discovery (Seq. 11 D) - **M. Simon - G. Vocci.**
63. Pence v. Schofield - Defendant's Motion to Compel Answers and Responses to Written Discovery (Seq. 37 D) - **F. Karpf - M. Daley.**
64. Penn Community Bank Formerly Known as First Savings Bank of Perkasio v. Snyder - Plaintiff's Petition to Reassess Damages (Seq. 12) - **K. Eberle.**
65. Petrus v. Keenan - Defendant's Petition to Withdraw as Counsel (Seq. 62) - **C. Consolo - D. Tornetta.**
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67. Prussian Woods Homeowners Association v. Danella Line Services Company - Additional Defendant, Bore It, Inc.'s Motion to Compel Answers to Interrogatories and Production of Documents From Verizon Pennsylvania, LLC (Seq. 73 D) - **S. Reidenbach - S. Magley.**
68. Rando v. Sullivan - Defendant, Patricia A. Sullivan, M.D.'s Motion to Compel Plaintiff's to Produce Expert Reports (Seq. 126 D) - **J. Radmore - J. Zack - J. Kahn.**
69. Rivera v. Bungerz - Defendant's Motion to Compel Co-Defendants' Answers to Discovery Requests (Seq. 19 D) - **J. DiGiovanni - L. Miller.**
70. Rosario v. Chadaga - Defendant's Motion to Compel IME Directed to Plaintiff, Emily Popa (Seq. 64 D) - **C. Schleifer - J. Livingood.**
71. Rothbeishl v. Stoloff - Defendant's Motion to Compel Discovery (Seq. 16 D) - **S. Carpey - K. Frascella.**
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73. Santana v. Pottstown Hospital Company, LLC - Defendant's Motion to Compel Plaintiff's Answers to Written Discovery Requests (Seq. 22 D) - **C. Culleton - G. Schultz.**
74. Santander Bank, N.A. v. Wezel - Plaintiff's Motion to Reassess Damages (Seq. 27) - **P. Wapner.**
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76. Selective Insurance Company of America a/s/o L&S Slack Holding Company v. Rist Transportation, Ltd. - Defendant's Motion to Compel Discovery Responses Directed to Plaintiff (Seq. 10 D) - **J. Bevis - P. Johnsen.**
77. Seonia v. Towamencin Condominium Association - Additional Defendant, Jermacans Style, Inc.'s Motion to Compel Discovery Directed to Plaintiff, Joseph Seonia (Seq. 68 D) - **E. Pearce - S. Vilardi.**
78. Shedrick v. Platt - Plaintiff's Motion to Compel Discovery (Seq. 13 D) - **M. Simon.**
79. Sherbert v. Ario Enterprises, Inc. - Defendant's Petition to Strike Improperly Confessed Judgment Against Defendant and 270 Jacoby Street (Seq. 0 D) - **D. Shulick.**
80. Slack v. Durkin - Plaintiff's Motion to Compel Discovery (Seq. 9 D) - **F. DiMeo - J. Oprysko.**
81. Termine v. Fairlie - Plaintiff's Petition for Extension of Time (Seq. 21) - **M. Marrone.**
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83. Vanfossen v. Vanfossen - Plaintiff's Petition for Leave to Withdraw Appearance (Seq. 4) - **J. Riley.**
84. Wells Fargo Bank, N.A. v. Brennan - Defendant's Petition to Have Judgments be Marked Closed Due to Debtor Discharge (Seq. 17) - **E. Conway.**
85. Wells Fargo Bank, N.A. v. Conigliaro - Plaintiff's Motion to Reassess Damages (Seq. 64) - **E. Bennett - J. Tsai.**
86. Wells Fargo Bank, N.A. v. Messick - Plaintiff's Motion to Reassess Damages (Seq. 32) - **J. Tsai.**
87. Wells Fargo Bank, N.A. v. Nucci - Plaintiff's Motion for Reassessment of Damages (Seq. 53) - **M. Von Rosenstiel - W. Schroeder.**
88. Wells Fargo Bank, N.A. v. Petruzzelli - Plaintiff's Motion for Reformation of Mortgage to Correct Legal Description (Seq. 5).
89. Wells Fargo Bank National Association v. Estate of James V. Saiber - Plaintiff's Motion to Strike and Vacate Deeds Recorded on March 23, 2017 and June 9, 2017 (Seq. 27) - **M. Scott - G. Spadea.**
90. Wiley v. Anders - Plaintiff's Motion to Compel the Deposition of Defendant (Seq. 6 D) - **R. Miller - A. Zabicki.**
91. Wilson v. Holy Redeemer Health Care Corporation - Plaintiff's Motion to Compel More Specific Responses to Discovery Against Defendants (Seq. 37 D) - **R. Krisztal - A. Romanowicz.**
92. Zombolas v. Baker - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 12 D) - **M. Greenfield - M. Gerstein.**