

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 May 27, 2015 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 June 24, 2015 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 **RUSSELL J. BONO, SHERIFF.**

First Publication

06-12265

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

BEGINNING at a point on the Northwestern side of Swede Street, at the distance of 250 feet Southwesterly from the Southwest side of Elm Street; thence by other land formerly of Newbold R. Haines, now or late of the Estate of Henry R. Brown, at right angles with said Swede Street, passing through the middle of the partition wall of this and the house built on said adjoining land, Northwesterly 131 feet to a point on the Southeast side of Maple Alley; thence along said side of said alley, Southwestwardly 27 feet to a corner of land now or late of the Estate of Samuel P. Abrams; thence along the land now or late of said Abrams' Estate, Southeasterly parallel to the first above described line 132 feet to a point on the Northwestern side of said Swede Street; thence along said side of Swede Street, Northeasterly 27 feet to the place of beginning.

Parcel Number: 13-00-36456-00-8.

Location of property: 901 Swede Street, Norristown, PA 19401.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Grimm Brothers Realty Company** at the suit of Norristown Municipal Waste Authority. Debt: \$11,910.82.

Robert P. Daday, Attorney.

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

07-31012

ALL THAT PARCEL of land, in **North Wales Borough**, Montgomery County, State of Pennsylvania, as more fully described in Deed Book 5111, Page 1339, ID #14-00-03312-00-4, being known and designated as all that certain message or tenement and lot or piece of ground, being part of Lot No. 48 and part of Lot No. 49 on the plan of lots of Perry's Addition to North Wales Heights, situate in **North Wales Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ralph Schafenacker, dated March 10, 1919, as follows, to wit:

BEGINNING at an iron pin on the Northeasterly side of Sixth Street, at the distance of 38.1 feet Southeasterly from an iron pin at the intersection of the said Northeasterly side of Sixth Street and the Southeasterly side of an alley (20 feet wide); thence extending through the partition wall of this and an adjoining dwelling house North 31 degrees, 26 minutes East, 58.9 feet to a point; thence North 34 degrees, 27 minutes East, 51.54 feet to a point in the rear of Lot No. 34 on said plan; thence along the same and rear of Lot No. 35 South 57 degrees, 12 minutes East, 54.3 feet to an iron pin; thence along Lot No. 47 on said plan South 41 degrees, 12 minutes West, 115.14 feet to an iron pin in the Northeasterly side of Sixth Street aforesaid; thence along the same North 58 degrees, 40 minutes West, 36.5 feet to the place of beginning.

CONTAINING 20 perches being the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Cynthia Naratil and Richard Clearfield by Deed from Cynthia Naratil dated 4/25/95, recorded 5/4/95 in Deed Book 5111, Page 1339.

Parcel Number: 14-00-03312-00-4.

Location of property: 221 South 6th Street, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard Clearfield and Cynthia Naratil** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor in Interest to JP Morgan Chase Bank, National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-RP1. Debt: \$98,348.97.

Nicole LaBletta, Attorney, I.D. #202194

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

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

08-06285

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, known and designated as 1531 Rothley Avenue, also known as Lot Numbers 972 and 973 on a Certain Plan of Willow Grove, Division Number Two.

Parcel Number: 30-00-60016-00-2.

Location of property: 1531 Rothley Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **David I. Coy a/k/a David Ian Coy and Barbara O. Coy (deceased), as Tenants by the Entireties** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Holders of the Certificates, First Horizon Mortgage Pass Through Certificates, Series FHAMS 2006-FA4, by First Horizon Home Loans, a Division of First Tennessee Bank National Association, Master Servicer, in its Capacity as Agent for the Trustee Under the Pooling and Servicing Agreement. Debt: \$258,621.57.

Jaime R. Ackerman, Attorney.

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

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

08-07005

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

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

CONTAINING 7.90646 acres.

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

Location of property: 2210 Shelly Road, Upper Salford, PA 19438.

The improvements thereon are: Industrial warehouse property.

Seized and taken in execution as the property of **Fuling Management, LLC** at the suit of Souderton Area School District. Debt: \$41,534.39.

Robert P. Daday, Attorney.

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

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

09-11492

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

BEING the same premises which Sarah P. Faust and Phylliss Bebee, by Deed dated 10/25/2005 and recorded 11/25/2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5580, Page 1543, granted and conveyed unto Phylliss Bebee.

Parcel Number: 30-00-46572-00-9.

Location of property: 219 North Hills Avenue, Glenside, PA 19038-1623.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Phylliss Bebee** at the suit of U.S. Bank, National Association, Successor Trustee to Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-3. Debt: \$418,250.92.

Daniel C. Fanaselle, Attorney. I.D. #312292

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

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

09-27316

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected or to be erected thereon, situate in Roslyn Gardens, **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, and being Lot No. 56 according to a plan thereof made by George B. Mebus, Registered Professional Engineer, on December 7, 1948, as last revised March 9, 1949, and being more fully bounded and described, as follows:

BEGINNING at a point on the Northwestern side of East Avenue forty feet wide at the arc distance of forty-four feet measured Southwestwardly on the arc of a circle curving to the left having a radius of one hundred ten feet from a point of curve in the said side of East Avenue, which said point of curve is at the distance of five hundred seventy-one and fifty-nine hundredths feet measured South forty-three degrees, fifteen minutes West from the intersection of the Northwestern side of East Avenue with the Southerly side of Woodland Road forty feet wide (both lines produced); thence continuing along East Avenue by a line curving to the left having a radius of one hundred ten feet the arc distance of forty-three feet to a point, a corner of Lot No. 55; thence along the same South eighty-seven degrees, fifty-six minutes, three seconds West crossing a portion of the Southeasterly fifteen feet of a twenty feet right-of-way for driveway a distance of two hundred fourteen and fifty-one hundredths feet to a point; thence North forty-six degrees, fifty-seven minutes, thirty seconds West crossing the remainder of the Southeasterly fifteen feet of said driveway a distance of one and eighty-one hundredths feet to a thirty-three and forty-nine hundredths feet to a point, a corner of Lot No. 57; thence through said driveway North forty-three (43) degrees, fifteen (15) minutes East a distance of one hundred thirty-three and forty-nine hundredths feet (133.49 feet) to a point a corner of Lot No. 57; thence along the same recrossing said right-of-way for driveway South sixty-nine degrees, forty minutes, six seconds East of a distance of one hundred thirty-nine and seventy-one hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David T. McNamara and Dana M. McNamara, by Deed from William F. Geilfuss, dated 12/10/2004, recorded 04/18/2005 in Book 5550, Page 1651.

Parcel Number: 30-00-13476-00-3.

Location of property: 1322 East Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America, Dana M. McNamara and David T. McNamara** at the suit of U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Ownit Mortgage Loan Asset-Backed Certificates, Series 2006-4. Debt: \$280,199.06.

David Neeren, Attorney. I.D. #204252

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

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

09-32970

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatboro Borough**, County of Montgomery, State of Pennsylvania, and described according to a plan thereof made by Edward A. Cardwell, Registered Surveyor, dated May 19, 1951, as follows, to wit:

BEGINNING at a point formed by the intersection of the center line of Meadowbrook Avenue (40 feet wide) and the center line of Pennsylvania Avenue (50 feet wide); thence extending South 65 degrees, 57 minutes East along the center line of Meadowbrook Avenue 118.50 feet to a point; thence extending South 24 degrees, 03 minutes West crossing the Southwesterly side of Meadowbrook Avenue 130 feet to a point; thence extending North 65 degrees, 57 minutes West crossing the Southeasterly side of Pennsylvania Avenue 112.50 feet to a point in the center line of Pennsylvania Avenue aforesaid; thence extending North 24 degrees, 03 minutes East along the said center line of Pennsylvania Avenue 130 feet to the first mentioned point of intersection and place of beginning.

BEING the same premises which Douglas Balco and Lisa Balco, husband and wife, by Deed dated 06/01/95 and recorded 06/01/95 in the Office of the Recorder of Deeds in and for Montgomery County, in Deed Book 5113, Page 2313, granted and conveyed unto Douglas Balco.

Parcel Number: 08-00-03751-00-3.

Location of property: 100 Meadowbrook Avenue, Hatboro, PA 19040.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Douglas E. Balco** at the suit of Secretary of Veterans Affairs. Debt: \$177,389.56.

Cristina Lynn Connor, Attorney. I.D. #318389

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$2,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

10-00502

ALL THAT CERTAIN lot or parcel of land, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a plan called 'Hillcrest' (Block 'C') made by Charles E. Shoemaker, Registered Professional Engineers, dated May 7, 1952, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Willow Grove Avenue (46.5 feet wide) (said side of Willow Grove Avenue being at the distance of 30 feet Southeast of the center line of the said Willow Grove Avenue), at the distance of 12.56 feet measured on the arc of a circle curving to the right having a radius of 8 feet from a point of curve on the Northeasterly side of Knox Road (45 feet wide); thence extending North 1 degree, 5 minutes, 12 seconds East along the said side of Willow Grove Avenue 82.87 feet to a point; thence extending South 86 degrees, 01 minutes, 45 seconds East, 167.28 to a point; thence extending South 3 degrees, 58 minutes, 15 seconds West, 82.56 feet to a point on the Northeasterly side of Knox Road aforesaid; thence extending North 88 degrees, 54 minutes, 48 seconds West, along the said side of Knox Road 154.92 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 8 feet the arc distance of 12.57 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Reginald C. Brown from Cleonice E. Brown, by Deed, dated 06/02/2013 and recorded 06/17/2013 in Book 5877, Page 659.

Parcel Number: 31-00-16267-00-1.

Location of property: 7903 Knox Road, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cleonice E. Brown** at the suit of Wells Fargo Bank, N.A., as Trustee for The Certificateholders of Soundview Home Loan Trust 2007-OPT3, Asset-Backed Certificates, Series 2007-OPT3. Debt: \$323,611.81.

Jonathan Lobb, Attorney. I.D. #312174

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

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

10-05153

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a plan of subdivision prepared for W. B. Homes, Inc., made by Urwiler & Walter, Inc., dated 8/31/1994 and last revised 2/21/1995 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Plan Book A-55, Page 319, as follows, to wit:

BEGINNING at a point on the Southwesterly ultimate right-of-way of Stratford Avenue (55 feet wide), said point being located the (4) following courses and distances from a point of intersection of the extended center line of Wellington Way (50 feet wide) and the center line of Stratford Avenue, as follows, to wit: thence (1) leaving the said intersection and extending along the center line of Stratford Avenue North 48 degrees, 11 minutes, 40 seconds West, 47.89 feet to a point a corner; thence (2) extending through the bed of Stratford Avenue South 41 degrees, 48 minutes, 20 seconds West, 20.00 feet to a point; thence (3) South 44 degrees, 51 minutes, 10 seconds West, 6.00 feet to a point a corner on the Southwesterly ultimate right-of-way line of Stratford Avenue; thence extending along the same South 49 degrees, 11 minutes, 40 seconds East, 50.05 feet to the point and place of beginning; thence extending from said point and place of beginning and continuing along the Southwesterly ultimate right-of-way line of Stratford Avenue South 48 degrees, 11 minutes, 40 seconds East, 50.00 feet to a point a corner of Lot #3; thence extending along the same South 41 degrees, 48 minutes, 20 seconds West and crossing a 20 feet wide utility easement 199.27 feet to a point a corner on the Northeasterly side of Madison Avenue (40 feet wide) (Paper Street); thence extending along the same North 45 degrees, 40 minutes, 50 seconds West, 50.05 feet to a point a corner of Lot #1; thence extending along the same North 41 degrees, 48 minutes, 20 seconds East and re-crossing the aforesaid 20 feet wide utility easement 197.07 feet to the point and place of beginning.

BEING Lot No. 2 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Keith A. Weigner and Linda D. Weigner by Deed from Joe D. Kesterson and Patti R. Kesterson, husband and wife, dated 3/16/1999 and recorded 3/31/1999 in Deed Book 5267, Page 2262.

Parcel Number: 35-00-10165-01-5.

Location of property: 2296 Stratford Avenue, Hatfield, PA 19440.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Keith Andrew Weigner a/k/a Keith A. Weigner and Linda Dawn Weigner a/k/a Linda D. Weigner** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans, L.P. Debt: \$297,411.29.

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

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

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

10-13633

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision made for General Hancock Partnership by Schlosser & Clauss Consulting Engineers, dated October 1, 1997, last revised March 28, 1999 and recorded in Plan Book A-58, Page 277, as follows, to wit:

BEING Known as Lot Number 9 as shown on the above mentioned plan.

UNDERAND SUBJECT to covenants, easements, exceptions, reservations, restrictions and rights-of-way of record, if any.

TITLE TO SAID PREMISES IS VESTED IN Mal S. Lee, by Deed from Denise Ericsson, dated 07/21/2006, recorded 08/28/2006 in Book 5614, Page 419.

Parcel Number: 46-00-00009-61-1.

Location of property: 306 Amy Court, North Wales, PA 19454-1465.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mal S. Lee** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$285,472.10.

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

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

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

10-16970

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for David MacFarland by Urwiler & Walter, Inc., Registered Surveyor, dated July 13th, 1984, as follows, to wit:

BEGINNING at a point on the Southeasterly side ultimate right-of-way line of Cressman Road (33 feet wide legal right-of-way), a corner of this and Lot No. 3 as shown on above mentioned plan, said point being measured the (3) following courses and distances from a point of intersection of the center line of Cressman Road and the center line of Shady Nook Road (no width given): thence (1) extending along the center line of Cressman Road in a Southwestwardly direction 1350.00 feet (more or less) to a point; thence (2) through the bed of Cressman Road South 37 degrees, 14 minutes, 46 seconds East, 40.17 feet to a point, a corner on the Southeasterly side ultimate right-of-way line of Cressman Road; thence (3) extending along the Southeasterly side ultimate right-of-way of Cressman Road South 47 degrees, 20 minutes West, 200.00 feet to the point and place of beginning; thence extending from said point of beginning and along Lot No. 3 as shown on the above mentioned plan, South 37 degrees, 14 minutes, 46 seconds East, 366.32 feet to a point a corner in line of Lot No. 2 as shown on the above mentioned plan; thence extending along the same South 47 degrees, 30 minutes West, 26.84 feet to a point, a corner in line of Lot No. 5 as shown on above mentioned plan; thence extending along the same, the (2) following courses and distances, as follows, to wit: thence (1) South 52 degrees, 26 minutes, 56 seconds West, 328.86 feet to a point, a corner; thence (2) North 06 degrees, 46 minutes, 04 seconds West, 413.96 feet to a point, a corner in the Southeasterly side ultimate right-of-way line of Cressman Road; thence extending along the same North 47 degrees, 20 minutes East, 119.42 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Paul D. Grater and Jeanne A. Grater, by Deed from Paul M. Grater and Grace Y. Grater and Jeanne A. Grater and Paul D. Grater, dated 06/24/2002, recorded 10/09/2002 in Book 5429, Page 142. Parcel Number: 50-00-00501-10-6.

Location of property: 778 Cressman Road, Harleysville, PA 19438-2635.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul D. Grater and Jeanne A. Grater** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$177,577.49.

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

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

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

10-17964

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision 'Harriton' made by Real Estate Engineering Associates, Inc., Wayne, Pennsylvania, dated 7/25/1983 last revised 12/29/1983 and recorded in Montgomery County in Plan Book 1945, Page 192, as follows, to wit:

BEGINNING at a point on the title line in the bed of Hoffman Drive (50.00 feet wide) said point being measured the three following courses and distances along the title line through the bed of Hoffman Drive from a point of intersection which the title line in the bed of Hoffman Drive meets with the title line of Great Springs Road: (1) North 04 degrees, 00 minutes West, 125.00 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 181.56 feet to a point of tangent; and (3) North 69 degrees, 00 minutes, 00 seconds East, 175.00 feet to the point of beginning said point also being a corner of Lot 8 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 8 as shown on the above mentioned plan North 21 degrees, 00 minutes West crossing the Northwesterly side of Hoffman Drive 259.94 feet to a point in line of lands now or late of Anna A. Austin; thence extending along the same North 69 degrees, 10 minutes, 50 seconds East, 160.00 feet to a corner of Lot 10 as shown on the above mentioned plan; thence extending along the same South 21 degrees, 00 minutes West, recrossing the Northwesterly side of Hoffman Drive 259.44 feet to a point on the title line in the bed of Hoffman Drive; thence extending along the same South 69 degrees, 00 minutes, 00 seconds West, 160.00 feet to the first mentioned point and place of beginning.

THIS CONVEYANCE IS MADE SUBJECT to coal, oil, gas, mineral and mining rights and privileges incident to the mining of coal heretofore conveyed of record.

FURTHER SUBJECT to all restrictions, reservations, rights of way, easements for public utilities and building line(s) as may be shown on the recorded plan and in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Hubert C. Huh and Margaret P. Huh, by Deed from Joy Kendall, dated 04/25/2007, recorded 08/21/2007 in Book 5661, Page 734.

Parcel Number: 40-00-25866-25-7.

Location of property: 530 Hoffman Drive, Bryn Mawr, PA 19010-1745.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Margaret P. Huh and Hubert C. Huh** at the suit of Deutsche Bank National Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS9. Debt: \$1,547,519.35.

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

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

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

10-19660

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Subdivision Plan of Section No. 1 Hamilton Park" made by C. Raymond Weir, Registered Professional Engineer, dated July 6, 1955 and revised August 3, 1955, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Hamilton Road (fifty feet wide) at the distance of 166.00 feet measured on a bearing of North 50 degrees, 00 minutes West along the said side of Hamilton Road from a point of tangent being at the distance of 101.93 feet Northwestwardly measured along the said side of Hamilton Road on the arc of circle curving to the left having a radius of 800 feet from a point of curve being at the distance of 41.08 feet measured on a bearing of North 42 degrees, 42 minutes West along the said side of Hamilton Road from a point of tangent in the same, said point of tangent being at the distance of 29.95 feet measured on the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Northwestwardly side of Judie Lane (50 feet wide).

CONTAINING in front or breadth on the said side of Hamilton Road 155.00 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Hamilton Road 200.00 feet.

BEING the same premises which Richard E. Schilling and Josephine K. Schilling, by Deed dated March 17, 2002 and recorded April 25, 2002 in Montgomery County in Deed Book 5404, Page 2231, granted and conveyed unto David S. Leaner, in fee.

Parcel Number: 39-00-01798-00-8.

Location of property: 509 Hamilton Road, Ambler, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **David S. Lagner** at the suit of Nationstar Mortgage, LLC. Debt: \$497,345.28.

David Fein, Attorney. I.D. #82628

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

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

10-32784

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a survey and plan made part of Meadowbrook Hills by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania on October 13, 1947, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Edge Hill Road (60 feet wide) which point is measured South 76 degrees, 15 minutes West, 64.27 feet from a point, which point is measured South 61 degrees, 22 minutes West, 631.05 feet from the intersection of the said side of Edge Hill Road and the Southwesterly side of Acorn Lane (40 feet wide) both lines extended; thence extending South 13 degrees, 45 minutes East, 135.95 feet to a point; thence extending South 71 degrees, 22 minutes West, 66.21 feet to a point; thence extending North 13 degrees, 45 minutes West, 141.58 feet to a point on the Southeasterly side of Edge Hill Road; thence extending along the same North 76 degrees, 15 minutes East, 66 feet to the first mentioned point and place of beginning.

BEING Lot 54-D on said plan.

BEING the same premises which Richard D. MacDowell and Janet W. MacDowell, his wife by Indenture bearing date November 30, 1976 and recorded December 1, 1976 in the Office of the Recorder of Deeds in and for the County of Montgomery, State of Pennsylvania in Deed Book 4161, Page 251 granted and conveyed unto Joseph L. Schantz, and Colleen P. Schantz, husband and wife, in fee.

UNDER AND SUBJECT TO certain rights and restrictions as now of record.

TITLE TO SAID PREMISES IS VESTED IN Joseph L. Schantz, Jr. and Colleen P. Schantz, his wife, as Tenants by the Entireties by Deed from Richard D. MacDowell and Janet W. MacDowell, his wife dated 11/30/1976, recorded 12/01/1976 in Deed Book 4161, Page 251.

Parcel Number: 30-00-16776-00-6.

Location of property: 1867 Edge Hill Road, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America, Colleen Schantz and Joseph L. Schantz, Jr.** at the suit of Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT4 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT4. Debt: \$191,449.51.

Nicole LaBletta, Attorney. I.D. #202194

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

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

10-36953

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

BEGINNING at a point, a corner of this and Lot No. 41 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 41 South 43 degrees, 21 minutes, 17 seconds West, 43.00 feet to a point, a corner in line of Lot No. 39; thence extending along the same North 46 degrees, 38 minutes, 43 seconds West, 43.00 feet to a point, a corner; thence extending North 43 degrees, 21 minutes, 17 seconds East, 43.00 feet to a point, a corner; thence extending South 46 degrees, 38 minutes, 43 seconds East, 43.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William G. Cornely and Arlene M. Dooley by Deed from Salford Pond Limited Partnership, a Pennsylvania Limited Partnership dated 05/20/1994 recorded 05/31/1994 in Deed Book 5079, Page 0798.

Parcel Number: 50-00-01630-55-2.

Location of property: 365 Lonely Goose Circle, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William G. Cornely** at the suit of Deutsche Bank Trust Company Americas as Indenture Trustee for the Registered Holders of Saxon Asset Securities Trust 2005-1 Mortgage Loan Asset-Backed Notes, Series 2005-1. Debt: \$174,575.36.

Sherri J. Braunstein, Attorney. I.D. #90675

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

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

10-37875

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 Final Plan, Section 2 of Pinewoods, made by Carroll Engineering Corporation, Warminster, Pennsylvania, dated May 25, 1978, and Final revision 2/29/1980, and records in the Office for Recording of Deeds, in and for Montgomery County at Norristown, Pennsylvania, in Plan Book A-41, Page 3 "A" as follows, to wit:

BEGINNING at a point on the Southwesterly side of Roy Lane (150 feet wide) said point being a corner of Lot No. 104 as shown on the aforesaid plan; thence from said point of beginning, along the Southwesterly side of Roy Lane, South 52 degrees, 38 minutes, 16 seconds East, a distance of 95.00 feet to a point, a corner of Lot No. 105; thence along line of Lot No. 196, South 37 degrees, 21 minutes, 44 seconds West, a distance of 129.01 feet to a point, another corner of Lot No. 106, in line of lands now or late of Forrest Hills Cemetery, Inc.; thence along line of lands now or late of Forrest Hills Cemetery, Inc., North 52 degrees, 38 minutes, 16 seconds West, a distance of 95.00 feet to a point, a corner of Lot No. 104; thence along line of Lot No. 104, North 37 degrees, 21 minutes, 44 seconds East, a distance of 129.01 feet to a point, another corner of Lot No. 204 on the Southwesterly side of Roy Lane, the point and place of beginning.

BEING all of Lot No. 105, as shown on the aforesaid plan.

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

TITLE TO SAID PREMISES IS VESTED IN Suzanne Schultz, by Deed from Allan Kaleck and Ellyn Kaleck, h/w, dated 06/23/2004, recorded 06/22/2005 in Book 5558, Page 1940.

Parcel Number: 41-00-08136-12-1.

Location of property: 126 Roy Lane, Huntingdon Valley, PA 19006-3120.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Suzanne Schultz** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$408,064.66.

Paul Cressman, Attorney. I.D. #318079

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

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

11-04063

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Morgandale, located in **Towamencin Township**, Montgomery County, Pennsylvania, which unit has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P. L. 196 by the recording in the Office of the Recorder of Deeds of Montgomery County, of a Declaration of Condominium dated April 18, 1973 and recorded on May 11, 1973 in Deed Book 3848, Page 424, a Code of Regulations dated April 18, 1973 and recorded on May 11, 1973 in Deed Book 3848, Page 438, a First Amendment to Declaration of Condominium dated February 6, 1974 and recorded on March 1, 1974 in Deed Book 3925, Page 77, a Second Amendment to Declaration of Condominium dated October 24, 1975 and recorded November 6th, 1975 in Deed Book 4066, Page 500, a Third Amendment to Declaration of Condominium dated June 25, 1976 and recorded July 2, 1976 in Deed Book 4119, Page 435, a Fourth Amendment to Declaration of Condominium dated September 30, 1976 and recorded October 4, 1976 in Deed Book 4146, Page 148, a Fifth Amendment to Declaration of Condominium dated November 26, 1976 and recorded December 3, 1976 in Deed Book 4162, Page 245, and a Declaration Plan dated June 30, 1976 and last revised November 5, 1976 and recorded December 3, 1976 in Condominium Plan Book 4, Page 92 being and designated on the Declaration Plan as Building Number 39, Unit Number 1907, as more fully described in such Fifth Amendment to Declaration of Condominium and Declaration Plan.

TOGETHER with an undivided interest in the Common Elements (as defined in such Declaration of Condominium) of .3731 % which interest may be reduced to not less than an undivided 0.1786% interest, within seven years from the date of recordation of the Declaration of Condominium, by the execution and recording by Grantor of one or more Amendments to the Declaration of Condominium pursuant to and accordance with the provisions of Article VI of the Declaration of Condominium.

BEING part of the same premises which investors Holding Corporation by Deed Dated August 30, 1972 and recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 3784, Page 436, conveyed unto The Korman Corporation, in fee.

UNDER AND SUBJECT to covenants, restrictions, easements, terms, rights agreements, conditions, exceptions and reservation as contained and set forth in such Declaration of Condominium, Declaration Plan and Code of Regulations and further under and subject to other restrictions, rights-of-way, easements and agreements of record.

TOGETHER with the benefits of Under and Subject to the burdens of the terms, covenants, and conditions contained in certain Declaration of Reciprocal Easements, as now of record.

BEING the same premises which the Korman Corporation by Deed dated 7/21/77 and recorded 7/25/77 in Montgomery County in Deed Book 4221, Page 259 conveyed unto Marjory G. Merscher.

TITLE TO SAID PREMISES IS VESTED IN James R. Acquaviva, by Deed from Marjory G. Merscher, dated 05/01/2000, recorded 05/10/2000 in Book 5316, Page 659.

Parcel Number: 53-00-05664-00-7.

Location of property: 1907 Nashmont Court, Lansdale, PA 19446-4328.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James R. Acquaviva** at the suit of Wells Fargo Bank, N.A., s/b/m to Wachovia Bank, National Association. Debt: \$191,810.80.

Jonathan Lobb, Attorney. I.D. #312174

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

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

11-10412

ALL THAT CERTAIN unit in the property known, named and identified as Justa Farms Woods South, located in **Upper Moreland Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C. S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated September 1, 1983, and recorded on March 26, 1984, in Deed Book 4732, Page 888 (Amendment No. 1 as set forth in Deed Book 4745, Page 1, Amendment No. 2 as set forth in Deed Book 4745, Page 1147), and Amendment No. 3 thereto dated September 24, 1984 and recorded on October 18, 1984 in Deed Book 4750, Page 1312 (and separate Declaration of Condominium of Justa Farms Woods South Planned Community dated 11/18/1997 and recorded 11/28/1997 in Deed Book 5208, Page 790 and Amendment thereto dated 2/27/1996 and recorded 3/3/1998 in Deed Book 5217, Page 1893) being designated as Unit #103 together with a proportionate undivided interest in the common elements (as identified in each Declaration and the Amendments) of 1/84.

THIS UNIT is now part of a planned unit development in accordance with the Declaration and Amendments recorded 5/8/1998 in Deed Book 6225, Page 2287.

TITLE TO SAID PREMISES IS VESTED IN Dina M. Flamer by Deed from Dina M. Garrett, now known as Dina M. Flamer dated December 27, 1999 and recorded December 27, 1999 in Deed Book 5301, Page 1234.

Parcel Number: 59-00-10288-31-8.

Location of property: Unit 103, Justa Farms Woods South a/k/a 2041 Jason Drive, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dina M. Flamer a/k/a Dina M. Garrett** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB Not in its Individual Capacity but as Trustee for ARLP Trust 4. Debt: \$393,627.69.

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

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

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

11-25862

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Record Plan Phase 2 of "Fawn Creek" made for Vesterra Group by Robert E. Blue, Consulting Engineer, P.C., dated 10/14/1996, last revised 12/17/1997 and recorded in Plan Book A-59, Pages 130 and 134, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Hawks Nest Road said point being a common corner of Lots No. 32 and Lot No. 33; thence from point of beginning and along Lot No. 33, South 49 degrees, 46 minutes, 18 seconds West, 525.60 feet to a point; thence North 48 degrees, 30 minutes, 27 seconds West, 308.21 feet to a point; thence North 49 degrees, 46 minutes, 18 seconds East, 424.30 feet to a point and corner of Lot No. 31; thence along Lot No. 31, South 72 degrees, 44 minutes, 31 seconds East, 312.39 feet to a point on the side of Hawks Nest Road; thence along same on the arc of a circle curving to the left having a radius of 50.00 feet, the arc distance of 49.09 feet to the first mentioned point and place of beginning.

BEING Lot No. 32 as shown on the above mentioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN Cathy Y. Choi and Chang Choi, by Deed from Candant Mobility Financial Corporation, a Delaware Corporation, dated 03/04/2005, recorded 10/06/2005 in Book 5574, Page 340.

Parcel Number: 67-00-01821-81-2.

Location of property: 1781 Hawks Nest Drive a/k/a 1781 Hawks Nest Lane, Collegeville, PA 19426-1465.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chang Choi and Cathy Y. Choi** at the suit of Federal National Mortgage Association. Debt: \$490,832.30.

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

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

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

11-30456

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a plan of survey made for Joseph Dareangelo by John E. Burkhardt and Associates, Lansdale, Pennsylvania dated October 22, 1956, as follows, to wit:

BEGINNING at a point on the Southeast side of Walnut Street (sixty-six feet wide) on the distance of one hundred fifty-six and forty-one one-hundredths feet measured on a course of North fifty-five degrees, twenty-five minutes East along said side of Walnut Street from its intersection with the Northeast side of Fornance Street (sixty-six feet wide); thence along the Southeast side of Walnut Street, North fifty-five degrees, twenty-five minutes East, twenty-one and ninety-six one-hundredths feet to a point; thence extending South thirty-four degrees, fifty minutes East the line for a part of the distance passing through the center of the partition wall dividing the house erected hereon and the house on the adjoining lot, one hundred twenty feet to a point; thence South fifty-five degrees, twenty-five minutes West, twenty-one and ninety-six one-hundredths feet to a point, a corner of land now or formerly of Salvatore Laffredo and Nancy M. Laffredo, his wife; thence along said land North thirty-four degrees, fifty minutes West, one hundred twenty feet to the first mentioned point and place of beginning.

TOGETHER with the use in common with the owners and occupiers of the premises adjoining to the Southwest, known as 1410 Walnut Street of an eleven feet wide driveway or passageway extending Southeastwardly from the Southeasterly side of Walnut Street for a distance of eighty one feet. Under and subject to the joint cost of maintenance thereof.

BEING the same premises conveyed unto Jeremiah W. Freas, Jr., unmarried man, by Deed from Deed 03/09/95 and recorded in the Office of the Recorder of Deeds in the County of Montgomery in Deed Book 5107, Page 1583 &c.

TITLE TO SAID PREMISES IS VESTED IN Jeremiah W. Freas, Jr., unmarried, by Deed from Bruce Carl Wright, dated 03/09/1995, recorded 03/14/1995 in Book 5107, Page 1583.

Parcel Number: 13-00-37492-00-7.

Location of property: 1412 Walnut Street, Norristown, PA 19401-3512.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeremiah W. Freas, Jr. 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 Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc. Debt: \$127,436.89.

Jonathan Lobb, Attorney. I.D. #312174

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

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

12-08637

ALL THAT CERTAIN parcel of land, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, being the Southwesterly part of Lots Nos. 12 and 13 on a certain plan of 'Hillcrest' made by Charles E. Puff, Jr., Professional Engineer on May 4, 1926, and approved by the Board of Commissioners of Cheltenham Township on October 21, 1926, and recorded in the Office for the Recording of Deeds for Montgomery County, in Deed Book No. 1008, Page 600 &c., as follows, to wit:

BEGINNING at a point in the Northeasterly side of Cheltenham Avenue at the Westerly end of a curve having a radius of 8 feet forming the corner of the said Northeasterly line of Cheltenham Avenue and the Northwesterly line of Hillcrest Road; thence extending along the said Northeasterly side of Cheltenham Avenue North 52 degrees, 42 minutes, 48 seconds West, 127.67 feet to a point; thence extending North 37 degrees, 17 minutes, 12 seconds East, 80 feet to a point; thence extending South 52 degrees, 42 minutes, 48 seconds East, 142 feet to a point in the Northwesterly side of Hillcrest Avenue; thence extending along the said side of Hillcrest Avenue South 42 degrees, 17 minutes, 12 seconds West, 72.98 feet to a point of curve; thence extending along the said curve along the arc of a circle curving to the right having a radius of 8 feet the arc distance of 11.87 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Marie Saradgine Clotaire, Norma Clotaire-Cerisier and Givenchy Cerisier as Joint Tenants With Rights of Survivorship by Deed from Marie Saradgine Clotaire dated 09/02/2005, and recorded 10/19/2005 in Book 5575, Page 2118.

Parcel Number: 31-00-05767-00-7.

Location of property: 7801 Cheltenham Avenue, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Givenchy Cerisier, Marie Saradgine Clotaire, Norma Clotaire-Cerisier and The United States of America c/o The United States Attorney for the Eastern District of Pennsylvania** at the suit of Bank of America, N.A., for The Benefit of U.S. Bank National Association, as Trustee for The Holders of The WMALT 2006-AR8 Trust. Debt: \$486,284.77.

Peter Wapner, Attorney. I.D. #318263

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

12-08870

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a survey and plan thereof made by George C. Heilman, Registered Surveyor on the 23rd day of May A.D. 1964, as follows, to wit:

BEGINNING at a pipe set on the Southwesterly side of Glenwood Avenue (40 feet wide) which pipe is at the distance of twenty feet measured on a line bearing South sixty-nine degrees, twenty-one minutes West, from a point on the center line of Glenwood Avenue, which last mentioned point is at the distance of two hundred sixty-eight and forty-four one-hundredths feet measured South twenty degrees, thirty-six minutes East, along said center line of Barnes Avenue (40 feet wide); thence from said beginning along the said Southwesterly side of Glenwood Avenue South twenty degrees, thirty-six minutes East, ninety-three and seventy-five one-hundredths feet to a pipe set in line of land of Philadelphia Electric Company; thence by the same South seventy-five degrees, thirty-nine minutes West, one hundred eighty-one and eight one-hundredths feet to an iron pin; thence North twenty degrees, thirty-six minutes West, seventy-three and eighty-nine one-hundredths feet to a pipe, a corner of land of Francis K. Bateman; thence by the same North sixty-nine degrees, twenty-one minutes East, one hundred eighty feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kenneth M. Silverwood and Cecilia L. Silverwood, by Deed from Kenneth M. Silverwood and Cecilia L. Silverwood and Frederick Silverwood, dated 09/25/1996, recorded 10/08/1996 in Book 5163, Page 1753.

Parcel Number: 58-00-08464-00-1.

Location of property: 237 Glenwood Road, King of Prussia, PA 19406-2544.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kenneth M. Silverwood and Cecilia L. Silverwood** at the suit of Wells Fargo Bank, N.A., d/b/a Americas Servicing Company. Debt: \$105,640.67.

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

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

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

12-08962

ALL THAT CERTAIN unit, designated as Building No. 16, Unit No. 103 being a unit in the Gwynedd Club, a Condominium, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of the Gwynedd Club, a Condominium including plats and plans bearing dated 11/21/1988 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, on 12/2/1988 in Deed Book 4895, Page 955.

VESTED BY Warranty Deed, dated 11/17/2004, given by Janet Koerper to Hiram R. Loux and recorded 11/18/2004 in Book 05533, Page 1656 Instrument #2004224311.

THE SAID Hiram R. Loux died on 7/13/2012, and upon information and belief, his surviving heir is Timothy Stanton Loux.

Parcel Number: 56-00-07984-53-7.

Location of property: 103 Shannon Drive, North Wales, PA 19454-4017.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Timothy Stanton Loux, in His Capacity as Heir of Hiram R. Loux, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Hiram R. Loux, Deceased** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$164,262.44.

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

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

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

12-09046

ALL THOSE FOUR CERTAIN lots or pieces of ground known as Lot Nos. 46, 47, 48 and 49, Section "R" on a plan of lot development known as Horsham Terrace, **Horsham Township**, Montgomery County, State of Pennsylvania, and known as Plan No. 4019 made by William T. Muldrew, Civil Engineer of Jenkintown, Pennsylvania, dated 3-8-1926 and recorded in the Office of the Recording of Deeds, etc., in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book No. 991, Page 600, described, as follows, to wit:

BEGINNING at a point on the Northwest side of Broadway (50 feet wide) at the distance of 185 feet measured South 42 degrees, 49 minutes West from the Southwesterly side of Watson Avenue (40 feet wide).

CONTAINING in front or breadth on the said side of Broadway, 80 feet (each lot 20 feet in front) and extending of that width in length or depth between parallel lines at right angles to said Broadway, 125 feet.

Parcel Number: 36-00-01075-00-5.

Location of property: 220 Broadway Avenue, Horsham, PA 19044.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Richard G. Lefebvre, Jr. and Joanne M. Lefebvre a/k/a Joanne Lefebvre, husband and wife, as Tenants by the Entireties** at the suit of Deutsche Bank National Trust Company, as Trustee, on Behalf of the Holders of The Soundview Home Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1. Debt: \$252,560.49.

Roger Fay, Attorney.

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

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

12-09871

ALL THAT CERTAIN lot or parcel of land, situate partly on the West side of Chestnut Grove Road and partly on the West side of North State Street, **Upper Pottsgrove Township**, Montgomery County, State of Pennsylvania, bounded and described in accordance with a Subdivision Plan prepared by Ralph E. Shaner & Son Engineering Company, Pottstown, Pennsylvania dated August 26, 1994, last revised February 10, 1995, more fully described, as follows, to wit:

BEGINNING at a point in the center line of Chestnut Grove Road, legal width of 33 feet and ultimate width of 60 feet, said point being the corner of Lot No. 2; thence from said point of beginning and in the center line of Chestnut Grove Road, South 16 degrees, 04 minutes East, 170.49 feet to a point in the center line of North State Street; thence on a line in the center line of North State Street, South 6 degrees, 58 minutes West, 220.30 feet to a corner; thence on a line leaving said road and along Lot No. 4, North 83 degrees, 02 minutes West, 697.35 feet to a corner; thence along lands of William C. Dunlap and partly along lands of SCA Services of Pennsylvania, Inc. the next two (2) courses and distances: (1) North 0 degrees, 09 minutes East, 54.32 feet; and (2) North 15 degrees, 18 minutes East, 90.19 feet to a corner; thence along Lot No. 2 the next three (3) courses and distances: (1) North 73 degrees, 56 minutes East, 170.00 feet; (2) North 84 degrees, 25 minutes, 36 seconds East, 230.43 feet; and (3) North 73 degrees, 56 minutes East, 315.00 feet to the place of beginning.

CONTAINING 4.2736 acres of land.

Parcel Number: 60-00-02954-00-1.

Location of property: 1337 North State Street a/k/a State Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Christopher D. Hindo and Angela K. Hindo, husband and wife, as Tenants by the Entireties** at the suit of U.S. Bank National Association, as Trustee, on Behalf of the Holders of the Asset-Backed Securities Corporation Home Equity Loan Trust, Series NC 2005-HE8, Asset-Backed Pass-Through Certificates, Series NC 2005-HE8. Debt: \$263,103.44.

Jaime R. Ackerman, Attorney.

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

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

12-11843

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made by Alva L. Roger, Civil Engineer and Surveyor on 4/19/1954 and revised 9/24/1957, as follows:

BEGINNING at a stone on the Southwesterly side of Margo Lane (60 feet wide) at a point of curve of a 7 feet radius around corner into the Northwesterly side of Hagys Ford Road (560 feet wide); thence along the arc of said round corner the distance of 10.89 feet; thence along the Northwesterly side of Hagys Ford Road on a line curving to the left with a radius of 930 feet the arc distance of 212.30 feet to the line of land of Lower Merion School District; thence by same North 40 degrees, Northwesterly side of Hagys Ford Road on a line curving to the left with a radius of 930 feet to the arc distance of 212.30 feet to the line of land of Lower Merion School District; thence by same North 40 degrees, 29 minutes West, 156.63 feet to a corner of Lot No. 39; thence by the same North 49 degrees, 31 minutes East, 217 feet to the Southeasterly side of Margo Lane; thence by same South 40 degrees, 29 minutes East, 122.45 feet to the beginning.

BEING Lot No. 38 as shown on the above mentioned plan.

VESTED BY QuitClaim Deed, dated 9/15/2011, given by Vanessa Holloway, a married person to Anthony D. Holloway, Sr., a married person and recorded 9/26/2011 in Book 5814, Page 01025 Instrument #2011081630.

Parcel Number: 40-00-21880-00-4.

Location of property: 824 Hagysford Road a/k/a 824 Hagys Ford Road, Narberth, PA 19072-1306.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eugene J. Woods and Anthony D. Holloway, Sr. a/k/a Anthony Holloway, Sr.** at the suit of Deutsche Bank National Trust Company, as Trustee for the Holders of Morgan Stanley ABS Capital I, Inc., Trust 2007-NC2, Mortgage Pass-Through Certificates, Series 2007-NC2. Debt: \$699,772.79.

Peter Wapner, Attorney. I.D. #318263

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

12-14332

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

BEGINNING at a point on the West side of Swede Street, between Chestnut and Oak Streets, being a corner of this and land now or formerly belonging to Joseph McCarter; thence by the same in a Westerly direction 116 feet to Maple Alley; thence along said alley in a Northerly direction 22 feet to a stake a corner of land now or formerly of George W. Hallman; thence by the same in an Easterly direction 116 feet to the Westerly side of Swede Street aforesaid; and thence along the said side of Swede Street in a Southerly direction 22 feet to the place of beginning.

BEING the same premises that Federal National Mortgage Association by Deed dated 05/26/00 and recorded 07/10/00 in Montgomery County Deed Book 5322, Page 1622 conveyed unto R. Bruce Fazio.

Parcel Number: 13-00-36388-00-4.

Location of property: 713 Swede Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **R. Bruce Fazio a/k/a Robert B. Fazio** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-WL3. Debt: \$221,899.90.

Cristina Lynn Connor, Attorney. I.D. #318389

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

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

12-14446

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, County of Montgomery, and Commonwealth of Pennsylvania described according to an As-Built Unit 88, as part of "Oakwood At Plymouth", prepared for Gambone Brothers Development Company by Stout, Tacconelli and Associates, Inc., Civil Engineers and Land Surveying dated ---- endorsed hereto, as follows, to wit:

BEGINNING at a point a common corner of Unit No. 88 and Unit No. 87 as shown on said as-built; thence extending from said point of beginning North 74 degrees, 34 minutes, 30 seconds East, 21.55 feet to a point; thence extending South 15 degrees, 25 minutes, 20 seconds East, 57.40 feet to a point; thence extending South 74 degrees, 34 minutes, 30 seconds West, 10.85 feet to a point; thence extending North 15 degrees, 25 minutes, 30 seconds West, 12.90 feet to a point; thence extending South 74 degrees, 34 minutes, 30 seconds West, 10.70 feet to a point; thence extending North 15 degrees, 25 minutes, 30 seconds West, 44.70 feet to the first mentioned point and place of beginning.

Parcel Number: 49-00-03071-30-9.

Location of property: 221 Donna Drive, Plymouth Meeting, PA 19462.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jennifer L. Byrnes and Michael J. Byrnes** at the suit of Vericrest Opportunity Loan Trust 2011-NPL2. Debt: \$434,089.64.

Jaime R. Ackerman, Attorney.

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

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

12-15296

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, known as Lot No. 70 Section "E" on a Plan of Barry Heights Development Company recorded at Norristown in Deed Book 980, Page 600 described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hollywood Avenue (33 feet wide) at the distance of 460 feet measured on a bearing of South 41 degrees, 50 minutes West from the intersection which the said side of Hollywood Avenue makes with the Southwesterly side of Arcidia Avenue (incorrectly given in prior deeds as Arcadia Avenue) (33 feet wide); thence extending along the said side of Hollywood Avenue, South 41 degrees, 50 minutes West, 50 feet to a point in line of Lot No. 71, Section "E"; thence extending along the same South 48 degrees, 10 minutes East, 200 feet to a point; thence extending North 41 degrees, 50 minutes East, 50 feet to a point in line of Lot No. 69, Section "E"; thence extending along the same, North 48 degrees, 10 minutes West, 200 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED in Donna Thornton, David G. Thornton, and Sandra L. Thornton by Deed from James S. Hepner and Kathy F. Hepner dated 8/17/2007 and recorded on 8/30/2007 in the Montgomery County Recorder of Deeds in Book 5662, Page 01328.

Parcel Number: 43-00-06457-00-7.

Location of property: 119 Hollywood Avenue, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Donna Thornton, David G. Thornton and Sandra L. Thornton** at the suit of GMAC Mortgage, LLC. Debt: \$217,727.12.

Robert W. Williams, Attorney.

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

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

12-19780

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, as follows, to wit:

BEGINNING at point on the Northwest side of Connor Avenue (30 feet wide) at the distance of 100 feet Southwesterly from the Southwest side of Rahway Avenue (50 feet wide) a corner of this and Lot No. 19, Block No. 17; thence continuing along the said side of Connor Avenue South 15 degrees, 40 minutes West the distance of 60 feet to a point, a corner of Lot No. 23, Block No. 17; thence along said lot North 74 degrees, 20 minutes West, the distance of 100 feet to a point; thence North 15 degrees, 40 minutes East the distance of 60 feet to a point; thence extending South 74 degrees, 20 minutes East along the rear line of Lots 15, 16, 17, 18 and 19, Block 17 the distance of 100 feet to the Northwest side of Connor Avenue and place of beginning.

Parcel Number: 33-00-01774-00-2.

Location of property: 311 Connor Avenue, Norristown, PA 19401-2120.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richelle C. Johnson** at the suit of Federal National Mortgage Association ("Fannie Mae"), a Corporation Organized and Existing Under The Laws of The United States of America. Debt: \$184,261.32.

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

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

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

12-20367

ALL THAT CERTAIN lot, piece or parcel of land situate in **Perkiomen Township**, County of Montgomery, Pennsylvania, as shown on a certain Plan of Perkiomen Greene made by Boucher and James, Inc. of Doylestown, Pennsylvania, dated April 3, 1993, last revised January 11, 1995 and recorded at the Office of the Recorder of Deeds of Montgomery County in Plan Book A-56, Pages 202-204, more particularly described, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Musket Court (28.00 feet wide), a corner of Lot 108 as shown on said plan; thence extending from said point of beginning along said Southwesterly side of Musket Court on the arc of a circle curving to the right having a radius of 136.00 feet an arc distance of 24.37 feet to a point, a corner of Lot 110 as shown on said plan; thence extending along said Lot 110, South 12 degrees, 00 minutes, 00 seconds West, 168.24 feet to a point in line of Lot 102 as shown on said plan; thence extending along said Lot 102 and partly along Lot 103 as shown on said plan, North 78 degrees, 00 minutes 00 seconds West, 24.00 feet to a point, a corner of Lot 108 as shown on said plan; thence extending along said Lot 108, North 12 degrees, 00 minutes, 00 seconds East, 172.28 feet to the point and place of beginning.

BEING Lot 109 as shown on plan.

TITLE TO SAID PREMISES IS VESTED IN Edward Stricker, by Deed from Wells Fargo Bank, N.A., as Trustee for Riverview HECM 2007-3, dated 11/09/2011, recorded 12/02/2011 in Book 5821, Page 555.

Parcel Number: 48-00-01643-37-9.

Location of property: 506 Musket Court, Collegeville, PA 19426-1866.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward Stricker** at the suit of Wells Fargo Bank, N.A. Debt: \$193,698.50.

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

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

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

12-20793

ALL THAT CERTAIN messuage or tenement and lot or piece of land, situate in **Pottstown Borough**, County of Montgomery PA, on the North side of Walnut Street East of Franklin Street, bounded and described, as follows, to wit:

BEGINNING at a point in a division line of this and Lot Numbered 411 on a Plan of Lots of the said The Pottstown Iron Company on file in the Recorder's Office at Norristown; thence Northwardly by said division line 140 feet to an alley; thence Westwardly along said alley 18 feet, 5 3/4 inches to a point in division line of this and Lot Numbered 407 on said plan; thence Southwardly along said division line 140 feet to said Walnut Street; thence Eastwardly along the North line of said Walnut Street, 18 feet, 5 3/4 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Lavanga, by Deed from William A. S. Heuer and Joyce E. Heuer, dated 03/31/2005, recorded 04/26/2005 in Book 5551, Page 1615.

Parcel Number: 16-00-30740-00-6.

Location of property: 409 Walnut Street, Pottstown, PA 19464-5611.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael A. Lavanga** at the suit of HSBC Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass-Through Certificates, Series 2005-AP3. Debt: \$70,283.66.

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

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

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

12-26232

ALL THAT CERTAIN lot or piece of ground, situate in **Skippack Township**, Montgomery County, Pennsylvania described according to Record Plan No. 1 of Monroe Court prepared for T.H. Properties, L.P. made by Cowan Associates, Inc. dated 8-29-2003 last revised 3-8-2004 and recorded in Plan Book 22, Pages 379 to 482, as follows, to wit:

BEING Lot 68 as shown on the above mentioned plan.

Parcel Number: 51-00-03137-05-2.

Location of property: 4001 Hoffman Court, Collegeville, PA 19426.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Joseph A. Bomparrto** at the suit of U.S. Bank, National Association, as Trustee for the Holders of the First Franklin Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2006-FF2. Debt: \$264,986.54.

Ashleigh Levy Marin, Attorney.

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

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

13-02214

ALL THAT CERTAIN lot, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, designated as Lot No. 3206 on a Certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to a "Situation Survey" of the 3200 Building of Walnut Ridge Estates, prepared by Ralph E. Shaner & Son Engineering Company as endorsed hereon, as follows:

BEGINNING at a point a corner of this and the Open Space Area of Walnut Ridge Estates as shown on said plan, which point is measured the 5 following courses and distances from a point a corner of the Walnut Ridge Estates Subdivision in the bed of Buchert Road, as shown on said plan: (1) leaving Buchert Road on a course measured South 29 degrees, 00 minutes West along lands of Edgar Frye 115.00 feet; (2) South 38 degrees, 03 minutes West still along the lands of Frye 128.42 feet; (3) North 79 degrees, 15 minutes West, through the Walnut Ridge Estates Subdivision 69.96 feet to a point on the centerline of "A" Drive; (4) South 42 degrees, 00 minutes West through "A" Drive 148.77 feet; and (5) North 48 degrees, 00 minutes West, 51.96 feet to the point of beginning.

CONTAINING in frontage or breadth from said point of beginning on a course measured South 42 degrees, 00 minutes West the distance of 20.00 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles thereto 38.00 feet.

Parcel Number: 42-00-05119-39-2.

Location of property: 3206 Walnut Ridge Estates (a/k/a East Walnut Ridge Estates), Pottstown, PA 19464-3074.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Charles M. Rudolph and Jacqueline M. Mattson** at the suit of Wells Fargo Bank, N.A. Debt: \$144,754.07.

Jaime R. Ackerman, Attorney.

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

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

13-02545

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, composed of part of Lot No. 24 on plan of lots of the Melrose Land and Improvement Company, situate on the Northeasterly side of Melrose Avenue at the distance of four hundred and thirty-five feet Northwestwardly from the Northwesterly side of Spring Avenue (formerly East Avenue) at Melrose Park, **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania.

CONTAINING in front or breadth on the said Melrose Avenue fifty-five feet and extending of the width in length or depth Northeastwardly right angles to said Melrose Avenue one hundred and sixty-three and seventy-one one-hundredths feet.

TITLE TO SAID PREMISES IS VESTED IN Susan J. Deikman by Deed from Joseph T. McGough and Catherine R. McGough dated 10/14/2005, recorded 11/02/2005 in Deed Book 05578, Page 0009.

Parcel Number: 31-00-18826-00-7.

Location of property: 1113 Melrose Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Susan J. Deikman** at the suit of U.S. Bank, National Association, as Trustee Under the Pooling and Servicing Agreement dated as of February 1, 2007, GSAMP Trust 2007-HE1, Mortgage Pass-Through Certificates, Series 2007-HE1. Debt: \$433,223.64.

Nicole LaBletta, Attorney. I.D. #202194

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

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

13-02840

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

BEGINNING at a stake on the Northeasterly side of Oakdale Avenue, at the distance of six hundred eighty-six feet Southeasterly from the middle line of Park Avenue; thence by land of Williams S. Felton, North thirty-eight degrees, twenty minutes East, three hundred thirty-eight and five-tenths feet, more or less to a point, a corner, thence by land now or late of Lizzie H. and Mary H. Pugh, South fifty-two degrees, thirty-six minutes East, one hundred feet, more or less, to a point, a corner; thence by other land of Freas Styer of which this was a part, South thirty-eight degrees, twenty minutes West, three hundred thirty-eight and six-tenths feet to said Oakdale Avenue and along the Northeasterly side thereof, North fifty-two degrees, forty-two minutes West, one hundred feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph H. Turano and Kattia Liebers, husband and wife by Deed from Joseph H. Turano dated 01/31/2005 recorded 02/14/2005 in Deed Book 05543, Page 2284.

Parcel Number: 43-00-09592-00-4.

Location of property: 123 Oakdale Avenue, Eagleville, PA 19403.

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **Kattia Liebers and Joseph M. Turano a/k/a Joseph H. Turano** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Trust 2005-NC1 Mortgage Pass-Through Certificates, Series 2005-NC1. Debt: \$185,247.01.

Nicole LaBletta, Attorney. I.D. #202194

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

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

13-06867

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

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

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John J. Serpente, Dina A. Serpente and Danielle Serpenta** at the suit of Green Tree Servicing, LLC. Debt: \$124,420.75.

Peter Wagner, Attorney. I.D. #318263

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

13-07246

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Souderton Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Stanley F. Moyer, Registered Professional Engineer and Land Surveyor, Souderton, Pennsylvania on August 11, 1955, as follows, to wit:

BEGINNING at a point on the Northeast side of Eighth Street, formerly Moyer Lane, forty-six feet wide, at the distance of one hundred thirty-five feet and twenty-six one-hundredths of a foot measured Southeastwardly along the Northeast side of Moyer Lane from the center line of Central Avenue, forty feet wide, a corner of Lot No. 4; thence along Lot No. 4 and Lot No. 5, North forty-six degrees, forty-three minutes East, one hundred thirty-one feet and eighty-eight one-hundredths of a foot to a point in line of land now or late of Paul Ehst; thence by said land, South forty-two degrees, nine minutes East, fifty-nine feet and one one-hundredths of a foot to a point a corner of Lot No. 7; thence along Lot No. 7, South forty-six degrees, forty-three minutes West, one hundred thirty feet and seventy-one one-hundredths of a foot to a point on the Northeast side of Moyer Lane, aforesaid; thence along said side of Moyer Lane, North forty-three degrees, seventeen minutes West, fifty-nine feet to the place of beginning.

BEING Lot No. 6.

Parcel Number: 21-00-02344-00-2.

Location of property: 165 8th Street, Souderton, PA 18964.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Donald B. Jones** at the suit of U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor by Merger to LaSalle Bank N.A., as Trustee for the Holders of the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-AHL1. Debt: \$250,963.20.

Jaime R. Ackerman, Attorney.

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

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

13-11312

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for J. Robert and Helena S. Tagert and Ritter Estates, Inc. by Urwiler & Walter, Inc., dated 2/26/1996, last revised 5/15/1996, recorded in the Office for the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-56, Page 238, as follows, to wit:

BEGINNING at an iron pin on the Southeasterly side of Crestwood Drive (50 feet wide), at a corner of Lot Number 2 as shown on said plan, which point is at the arc length of 25.43 feet, measured Southwestwardly along the said Southeasterly side of Crestwood Drive on the arc of a curve, curving to the right, having a radius of 80.00 feet from a point of curve, marked by an iron pin on the said Southeasterly side of Crestwood Drive, at a corner of lands now or late of Brock, as shown on said plan, which last mentioned point of curve is at the distance of 554.88 feet measured South 38 degrees, 16 minutes, 00 seconds West, along the said Southeasterly side of Crestwood Drive from a point of tangent on the same and which last mentioned point of tangent is at the arc length of 31.42 feet, measured on the arc of a curve, curving to the left, having a radius of 20.00 feet from a point of curve on the Southwesterly side of Doris Drive (no width shown); thence extending from said point of beginning and along Lot Number 2, aforesaid, the three following courses and distances, viz: (1) extending South 51 degrees, 44 minutes, 00 seconds East, the distance of

160.38 feet to an iron pin, a corner; (2) thence extending South 06 degrees, 44 minutes, 00 seconds East, the distance of 61.70 feet to an iron pin a corner; and (3) thence extending South 38 degrees, 16 minutes, 00 seconds West, the distance of 179.13 feet to a fence post, at a corner of lands now or late of Yohn, as shown on said plan; thence extending along lands of Yohn, the two following courses and distances, viz: (1) extending North 49 degrees, 45 minutes, 30 seconds West, the distance of 280.16 feet to an iron pin, a corner; and (2) thence extending North 38 degrees, 16 minutes, 00 seconds East, the distance of 158.10 feet to a point of curve, marked by an iron pin on the Southwesterly side of Crestwood Drive, aforesaid; thence extending in a Southeastwardly to Eastwardly to Northeastwardly direction, along the Southwesterly, Southerly and Southeasterly side of Crestwood Drive, aforesaid, on the arc of a curve, curving to the left, having a radius of 80.00 feet, the arc length of 100.23 feet to the first mentioned iron pin on the said Southeasterly side of Crestwood Drive, at a corner of the aforesaid Lot Number 2 and place of beginning.

BEING Lot Number 1 as shown on the above mentioned plan.

BEING the same premises which Ritter Estates, Inc. by Deed dated 2/22/2002 and recorded 3/4/2002 in Montgomery County in Deed Book 5398, Page 727 granted and conveyed unto Louise Ann Damiano.

Parcel Number: 42-00-01135-00-2.

Location of property: 1180 Crestwood Drive, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Louise Ann Damiano** at the suit of Wells Fargo Bank, National Association as Trustee for Structured Asset Mortgage Investments II, Inc., Greenpoint MTA Trust 2005-AR3, Mortgage Pass-Through Certificates, Series 2005-AR3. Debt: \$551,606.22.

Victoria W. Chen, Attorney. I.D. #317741

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

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

13-14521

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

BEGINNING at a point on the Southwest side of Powell Street, the distance of one hundred eighty feet Southwest from Spruce Street, a corner of this property now or formerly of Thomas M. Saurman; thence by said property Southeasterly at right angles with said Powell Street, one hundred feet to a stake, a corner of this and property now or formerly of Marion Knox; thence Northwesterly one hundred feet to Powell Street aforesaid; thence by said Powell Street Northwesterly twenty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Susan A. Reid and Mattie M. Reid, as Joint Tenants With Right of Survivorship, by Deed from Franklin Johnson, Flora Reid (a/k/a Flora Maddox), Rosetta Berner, dated June 27, 2007, recorded November 26, 2007 in the Montgomery County Clerk's/Register's Office in Deed Book 5673, Page 100.

Parcel Number: 13-00-30896-00-6.

Location of property: 1066 Powell Street, Norristown, PA 19401.

The improvements thereon are: Three story twin single family dwelling.

Seized and taken in execution as the property of **Susan A. Reid** at the suit of Generation Mortgage Company. Debt: \$136,856.81.

Michael F.J. Romano, Attorney.

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

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

13-14892

ALL THAT CERTAIN lot or piece of ground, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made thereof by Will D. Hiltner, Registered Surveyor, Norristown, PA dated 12/3/1940, as follows, to wit:

BEGINNING at a spike in the centerline of Chestnut Avenue (33 feet wide) at the distance of 390.00 feet Southeastwardly from a spike set at its intersection of the centerline of Chestnut Avenue with the centerline of Trooper Road, a corner of land of Paul W. Rhoads and Elsie, his wife; thence along the centerline of Chestnut Avenue South 50 degrees, East 75.00 feet to a spike; thence by other land of Jonathon R. Caley and Lila Walker, his wife, the 2 following courses and distances: (1) South 46 degrees, 35 minutes, 40 seconds West, 227.55 feet to a pipe; and (2) North 50 degrees, West 41.00 feet to a pipe in line of Paul W. Rhoads and Elsie, his wife aforesaid; thence along said land North 40 degrees, East 225.00 feet to the place of beginning.

BEING the same premises which Joseph L. Prendergast, widower by Deed dated 5/27/2004 and recorded 6/21/2004 in Montgomery County in Deed Book 05512, Page 1553 granted and conveyed unto William G. Prendergast, as sole owner.

Parcel Number: 63-00-01195-00-2.

Location of property: 2548 Chestnut Avenue, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **William G. Prendergast** at the suit of Nationstar Mortgage, LLC. Debt: \$356,923.04.

Victoria W. Chen, Attorney. I.D. #317741

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

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

13-15897

ALL THAT CERTAIN lot, plot or parcel of land, with the messuage or tangent thereon erected, situate in Walnut Ridge Estates **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 2004 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 19A, described according to an "As Built" Plan of House No. 2004 prepared by Serdy & Bursich, Inc. as endorsed hereon, as follows:

BEGINNING at a point a corner in the "Common Element" of the "Walnut Ridge Estates", as shown on said plan, which point is at the distance of 57.33 feet measured South 47 degrees, 46 minutes West from a point which last mentioned point is at the distance of 78.34 feet measured South 42 degrees, West from a point on the centerline of the Walnut Ridge Estates roadbed, as shown on said plan.

CONTAINING in frontage or breadth on a course measured North 42 degrees, 14 minutes West from said point of beginning 20.00 feet and extending of that width Southwestwardly between parallel lines at right angles thereto 38.00 feet.

Parcel Number: 42-00-05118-43-8.

Location of property: 2004 Walnut Ridge Estates, Lower Pottsgrove, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **John E. Whybrow, Jr.** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,649.19.

James R. Wood, Attorney.

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

13-21143

ALL THAT CERTAIN property, situated in **Abington Township**, in the County of Montgomery and State of Pennsylvania and being described in a deed dated 11/13/2006 and recorded 12/08/2006 in Book 5627, Page 678 among the land records of the County and State set forth above and referenced, as follows:

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a plan properties made for Henry O. MacCulloch by Charles E. Shoemaker, Registered Professional Engineer, dated January 28th, 1959, and last revised August 4th, 1960, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Galloway Avenue (forty feet wide) (intended to be dedicated), said point being at the distance of three hundred twelve feet measured North forty-seven degrees, fifty-five minutes West along the Southwesterly side of Galloway Avenue from its point of intersection with the Northwesterly side of Lukens Avenue (forty feet wide); thence from said point of beginning South forty-two degrees, five minutes West, one hundred forty-seven and eighty-three one-hundredths feet to a point; thence extending North forty degrees, twenty minutes West, fifty and forty-four one-hundredths feet to a point; thence extending North forty-two degrees, five minutes East, one hundred forty-one and seventeen one-hundredths feet to a point on the Southwesterly side of Galloway Avenue aforesaid; thence extending South forty-seven degrees, fifty-five minutes East along the Southwesterly side of Galloway Avenue fifty feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to restriction as of record.

BEING the same premises which Jeannette E. McGettigan, by Deed dated 11/13/2006 and recorded 12/8/2006 in Montgomery County in Deed Book 5627, Page 678 granted and conveyed unto Jeannette E. McGettigan.

Parcel Number: 30-00-22832-00-7.

Location of property: 2766 Galloway Avenue, Abington, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jeannette E. McGettigan** at the suit of Nationstar Mortgage, LLC. Debt: \$126,653.60.

Cristina Lynn Connor, Attorney. I.D. #318389

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

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

13-25066

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a Survey Plan of Subdivision #2 of Franklin Village made by George C. Heilman, Registered Surveyor, Norristown, PA on November 21, 1961 and last revised April 8, 1962, as follows, to wit:

BEGINNING at a point on the arc of a curve on the Southwesterly side of Baldwin Avenue (50 feet wide) which point is measured on the arc of a curve curving to the right having a radius of 995.78 feet the arc distance of 68.85 feet from a point of curve therein which point of curve is at the distance of 436.16 feet measured South 48 degrees, 40 minutes East from a point of tangent thereon, which point of tangent is measured of the arc of a curve, curving to the right having a radius of 20 feet, the arc distance of 31.42 feet from a point of curve on the Southeasterly side of Sharon Lane (50 feet wide); thence extending from said point of beginning along the said side of Baldwin Avenue on the arc of a curve, curving to the right having a radius of 996.78 feet, the arc distance of 147.24 feet to a point of compound curve therein; thence extending on the arc of a curve curving to the right having a radius of 20 feet, the arc distance of 32.34 feet to a point of tangent on the Northwesterly side of Markel Road (50 feet wide); thence extending along the same South 55 degrees, 50 minutes West, 107.60 feet to a point; thence extending North 48 degrees, 40 minutes West, 234.07 feet to a point, a corner of Lot No. 170 as shown on said plan; thence extending along the same North 41 degrees, 20 minutes East, 148.27 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Francis J. Minanno and Judith R. K. Minanno, h/w, by Deed from Russell Santangelo, dated 06/18/2004, recorded 06/25/2004 in Book 5514, Page 685.

Parcel Number: 33-00-05449-00-8.

Location of property: 3207 Markle Road, Norristown, PA 19403-4169.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Francis J. Minanno a/k/a Francis Minanno and Judith R.K. Minanno a/k/a Judith Minanno** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$252,588.84.

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

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

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

13-25856

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

BEGINNING at a point on the East corner of DeKalb and Spruce Streets; thence along the Southeast side of DeKalb Street, Northeasterly, 65 feet to a corner of lands now or late of H.S. Stephens; thence Southeasterly and by said now or late of Stephens' land, 160 feet to a corner; thence Southwesterly and still by said now or late Stephens' land, 65 feet to Spruce Street, aforesaid; thence along the Northeast side thereof, Northwesterly, 160 feet to the East corner of DeKalb and Spruce Streets, the place of beginning.

BEING the same premises which Randall W. Bell and Maryann Bell, husband and wife, by Indenture dated 1/19/1999 and recorded 2/26/1999 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5261, Page 137, granted and conveyed unto George C. Schmidt, in fee.

AND whereas the said George C. Schmidt being so seized thereof departed this life on 10/1/2009, intestate.

AND Letters of Administration on the Estate of George C. Schmidt, aforesaid were duly granted unto George W. Schmidt, Administrator, by the Register of Wills of Montgomery County on 10/14/2009. Being Will #2309-2429.

BEING the same premises which George W. Schmidt, Administrator of the Estate of George C. Schmidt, a/k/a George Charles Schmidt, Deceased, by indenture dated 07/30/2010 and recorded 08/04/2010 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5775, Page 2213, granted and conveyed unto Nineteen GP, LLC, in fee.

Parcel Number: 13-00-09700-00-7.

Location of property: 1102 DeKalb Street, Norristown, PA 19403.

The improvements thereon are: Multi-use building.

Seized and taken in execution as the property of **Nineteen GP, LLC** at the suit of Virginia Sherbert. Debt: \$193,725.00.

Jordan M. Rand, Attorney.

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

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

13-26221

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

BEGINNING at a point on the Northeasterly title line of Jackson Street (50 feet wide) said point being located 414 feet more or less measured Southeasterly from the intersection of said title line with the center line of Fourth Street; thence extending along Lot No. 2 North 61 degrees, 27 minutes East, 179 feet to a point on the Southwesterly side line of a 20 feet wide alley; thence extending along said side line South 29 degrees, 00 minutes East, 24 feet to a point in line of Lot No. 4; thence extending along said Lot South 61 degrees, 27 minutes West, 179 feet to a point in the aforementioned title line of Jackson Street; thence extending along the same North 28 degrees, 54 minutes West, 24 feet to the point and place of beginning.

BEING Lot No. 3 shown on Plan of Subdivision made for William Nase by Urwiler & Walter, Inc. dated June 3, 1971.

BEING the same premises which Adam F. Tolan by Deed dated 5/29/2009 and recorded 6/3/2009 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Volume 5732, Page 449 granted and conveyed unto Marinda McClung and Juan Hernandez.

Parcel Number: 15-00-00668-00-1.

Location of property: 430 Jackson Street, Pennsburg, PA 18073.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Juan Hernandez and Marinda McClung** at the suit of JP Morgan Chase Bank, National Association. Debt: \$165,016.61.

Jennifer Frechie, Attorney. I.D. #316160

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

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

13-26293

ALL THAT CERTAIN lot or parcel of land, situate in **Limerick Township**, County of Montgomery, Commonwealth of Pennsylvania as shown on Record Subdivision Plan 6 prepared by Van Cleef Engineering Associates, Doylestown, PA and recorded 3/4/2005 in Plan Book 24, Pages 320 thru 331, bounded and described, as follows:

BEGINNING at a point in the dividing line between Lot 164 and Lot 163 said point being located on the Northerly right-of-way line of Master Drive and continuing from said beginning point the four (4) following courses and distances: (1) North 00 degrees, 06 minutes, 45 seconds West the distance of 129.21 feet to a point; thence (2) North 86 degrees, 39 minutes, 21 seconds East the distance of 69.94 feet to a point; thence (3) South 03 degrees, 20 minutes, 39 seconds East the distance of 129.00 feet to a point on the Northerly right-of-way line of Master Drive; thence (4) along the same South 86 degrees, 39 minutes, 21 seconds West the distance of 77.23 feet to the first mentioned point and place of beginning.

BEING Lot #163 as shown on said plan.

BEING part of the same premises which Orleans at Limerick, L.P. by Deed dated 10/17/2000 and recorded 10/28/2005 in the County of Montgomery in Deed Book 5577, Page 1193, granted and conveyed unto Jae H. Bae and Grace Moon.

Parcel Number: 37-00-02940-15-5.

Location of property: 139 Masters Drive, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jae H. Bae and Grace Moon** at the suit of Green Tree Servicing, LLC. Debt: \$304,104.22.

Cristina Lynn Connor, Attorney. I.D. #318389

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

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

13-27172

ALL THAT CERTAIN plot or piece of land, situate in **Worcester Township**, Montgomery County, and Commonwealth of Pennsylvania:

ALL THAT CERTAIN lot or piece of ground on the Northwest side of Quarry Road (T 386) (33' wide legal right-of-way), situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, being shown as Lot #2 on a final subdivision plan for 1225 Quarry Road/Coccio Residence prepared by Ludgate Engineering Corporation Plan #D7800206 and being more fully bounded and described, as follows, to wit:

BEGINNING at a point being the corner of Lot #1 and in the pavement of Quarry Hill Road (T 386); thence leaving the pavement of Quarry Hill Road (T 386) and going along Lot #1 the 3 following courses and distances: (1) North 52 degrees, 15 minutes, 38 seconds West, 244.21 feet to a point; (2) South 37 degrees, 35 minutes, 35 seconds West, 45.17 feet to a point; (3) North 51 degrees, 21 minutes, 15 seconds West, 262.01 feet to a point in line of lands of Michael and Alice Skalamera; thence along lands of Skalamera North 37 degrees, 47 minutes, 37 seconds East, 175.02 feet to an iron pin a corner of lands of John and Charlotte Wiegand; thence along lands of Wiegand South 51 degrees, 21 minutes, 15 seconds East, 504.85 feet to a point in the pavement of Quarry Hill Road (T 386); thence in and through in the pavement of Quarry Hill Road (T 386) South 37 degrees, 14 minutes, 00 seconds West, 126.01 feet to the point of beginning.

CONTAINING 76,987 square feet (gr.).

BEING subject to the restrictive notes as shown on the above-referenced plan.

BEING subject to the ultimate right-of-way line as shown on the above-referenced plan.

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

TITLE TO SAID PREMISES IS VESTED IN Nathan T. Pharr and Julie Coccio Pharr, by Deed from Julie Coccio Pharr, dated 10/31/2007, recorded 11/21/2007 in the Montgomery County Recorder's Office in Deed Book 5672, Page 2638.

Parcel Number: 67-00-02935-00-2.

Location of property: 1235 Quarry Hall Road, Worcester, PA 19403.

The improvements thereon are: One story ranch, single family dwelling.

Seized and taken in execution as the property of **Nathan T. Pharr and Julia Coccio Pharr** at the suit of U.S. Bank National Association, etc. Debt: \$472,579.76.

Emmanuel J. Argentieri, Attorney.

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

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

13-28718

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery, and State of Pennsylvania, described according to a certain plan thereof known as 'High Park', made by George B. Mebus, Registered Professional Engineer, dated October 11, 1948 and revised April 26, 1949, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 1981, Page 600, as follows, to wit:

BEGINNING at a point on the Southwesterly side of County Line Road (46.5 feet wide) at the distance of 115 feet Southeastwardly from a point of tangent in the same, which point of tangent is at the arc distance of 31.42 feet measured along the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Southeasterly side of Howard Avenue (50 feet wide) as laid out on the above recited plan, (the said Howard Avenue having since been relocated according to a revised partial plan of Lots Nos. 48, 49, 50, 122, 123, and 124, dated November 10, 1949,

and recorded in Deed Book 2022, Page 601); thence extending from said beginning point along the said side of County Line Road South 46 degrees, 52 minutes, 40 seconds East, 60 feet to a point; thence extending South 43 degrees, 7 minutes, 20 seconds West, 140 feet to a point; thence extending North 46 degrees, 52 minutes, 40 seconds West, 60 feet to a point; thence extending North 43 degrees, 7 minutes, 20 seconds East, 140 feet to the first mentioned point and place of beginning.

BEING Lot No. 121 on said plan.

UNDER AND SUBJECT to all restrictions, covenants and conditions contained in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Matthew Erwin and Donna H. Erwin, h/w, by Deed from Linda Earl Dormer, dated 06/30/1993, recorded 07/01/1993 in Book 5046, Page 384.

Parcel Number: 59-00-03427-00-6.

Location of property: 3030 East County Line Road, Hatboro, PA 19040-2338.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew Erwin and Donna M. Erwin a/k/a Donna H. Erwin** at the suit of Federal National Mortgage Association. Debt: \$200,226.74.

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

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

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

13-29244

ALL THAT MESSUAGE and tract of land, together with the dwelling and building now thereon erected, situate along Camp Road in **Franconia Township**, Montgomery County, Pennsylvania, being more particularly described according to a survey by Urwiler and Walter, Inc., dated September 3, 1971, bounded and described, as follows, to wit:

BEGINNING at a spike in the center line of Camp Road (33 feet wide), said spike being the intersection of herein described lands of Richard Bernd and lands of Daniel Heatwole with said center, line, said spike also being located three hundred twenty-two feet (322 feet) more or less measured Northwesterly from the intersection of said center line with the center line of Morwood Road; thence continuing along said center line of Camp Road the following two courses and distances: (1) North thirty-nine degrees, one minute, thirty seconds West, ninety-three and thirty-four hundredths feet (North 39 degrees, 01 minutes, 30 seconds West, 93.34 feet) to a spike; (2) North thirty-eight degrees, thirty minutes, ten seconds West, thirty-eight and sixty-eight hundredths feet (North 38 degrees, 30 minutes, 10 seconds West, 38.68 feet) to a spike in line of lands of Ronald R. Landis; thence extending along the same the following two courses and distances: (1) North forty-five degrees, eleven minutes, thirty-two seconds East, three hundred eighty and seventy-hundredths feet (North 45 degrees, 11 minutes, 32 seconds East, 380.70 feet) to an iron pin; (2) South forty-six degrees, seven minutes East, twenty-nine and sixty-hundredths feet (South 46 degrees, 07 minutes East, 29.60 feet) to an iron pin in line of lands of Daniel Heatwole; thence extending along the same following three courses and distances: (1) South forty-three degrees, fifty-three minutes West, one hundred fifty-two and sixty-two hundredths feet (South 43 degrees, 53 minutes West, 152.62 feet) to an iron pin; (2) South thirty-nine degrees, thirty-seven minutes East, one hundred twenty-three feet (South 39 degrees, 37 minutes East, 123.00 feet) to an iron pin; (3) South fifty-one degrees, ten minutes, forty-seven seconds West, two hundred eighty-two and fifty-nine hundredths feet (South 51 degrees, 10 minutes, 47 seconds West, 232.59 feet) to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brian J. Bernd, son, by Deed from Richard L. Bernd, Deceased, dated 03/23/2007, recorded 04/11/2007 in Book 5642, Page 1868.

Parcel Number: 34-00-00655-00-4.

Location of property: 913 Camp Road, Telford, PA 18969-2304.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian J. Bernd** at the suit of Wells Fargo Bank, N.A. Debt: \$115,331.97.

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

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

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

13-29455

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery, State of Pennsylvania and described according to a plan thereof made by Donald H. Schurr, Registered Land Surveyor on February 20, 1952 and recorded at Norristown in Deed Book 2273, Page 601, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Stony Creek Road (50 feet wide) at a distance of 379.67 feet Southeastwardly from a point of curve formed by the intersection of the Southwesterly side of Stony Creek Road with the Southeasterly side of Oak Tree Road (50 feet wide); thence extending along Stony Creek Road South 44 degrees, 50 minutes, 20 seconds East, 70.01 feet to a point; thence extending South 45 degrees, 51 minutes, 50 seconds West, 126.93 feet to a point; thence extending North 44 degrees, 08 minutes, 10 seconds West, 70 feet to a point; and thence extending North 45 degrees, 51 minutes, 50 seconds East, 126.07 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Raymond A. DiBono and Debora Kelly DiBono, his wife, by Deed from Jean M. Scanlon and James P. Gallagher, dated 04/25/1985, recorded 04/29/1985 in Book 4764, Page 2368.

Parcel Number: 33-00-08305-00-5.

Location of property: 3040 Stony Creek Road, Norristown, PA 19401-1369.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Raymond A. DiBono and Debora Kelly DiBono** at the suit of SROF 2013-M4 REO I LLC. Debt: \$204,129.49.

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

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

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

13-29624

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Final Plan for Steven Hope made by Eastern Engineers & Surveyors, Inc. dated August 13, 1993 and last revised November 23, 1993, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Huntingdon Road (41.50 feet wide), said point being the common corner of Lot Nos. 4 and 5; thence extending North 06 degrees, 52 minutes, 42 seconds East along the said Lot No. 4 the distance of 295.82 feet to a point; thence extending North 72 degrees, 00 minutes East along lands of H. Hope the distance of 150.00 feet to a point; thence extending South 18 degrees, 00 minutes East still by lands of the same the distance of 318.02 feet to a point on the Northerly side of the said Huntingdon Road; thence extending South 72 degrees, 00 minutes West along the same distance of 116.83 feet to a point of curve; thence extending still by the same along the arc of a circle curving to the right having a radius of 275 feet the arc distance of 167.85 feet to the first mentioned point and place of beginning.

CONTAINING therein 1.5628 acres of land more or less.

BEING all of Lot No. 5 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN John A. Hope and Yan Qun Hope, h/w, by Deed from John A. Hope and Yan Qun Hope, h/w, an undivided 10% interest and John W. H. Hope, an undivided 30% interest and Jennifer Lynn Hope, an undivided 30% interest and Jacob Daniel Hope, an undivided 30% interest and as Joint Tenants With Right of Survivorship as to the whole, dated 03/04/2011, recorded 03/14/2011 in Book 5795, Page 1366.

Parcel Number: 59-00-09839-00-2.

Location of property: 1645 Huntingdon Road, Huntingdon Valley, PA 19006-4412.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Yan Qun Hope and John A. Hope** at the suit of Wells Fargo Bank, N.A. Debt: \$453,982.90.

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

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

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

13-29676

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan-Phase 3, "Dublin Meadows" made for by Dublin Meadows, Inc., by Carroll Engineering Corporation, Consulting Engineers, dated November 30, 1984, last revised February 11, 1987, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-48, Page 229, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Patrick Court (40 feet wide) at a corner of Lot #90, as shown on said plan and which point is measured the seven following courses and distances from a point of tangent on the Southeasterly side of North Spring Hill Drive (50.00 feet wide), viz: (1) leaving the said Southeasterly side of North Spring Hill Drive on the arc of a curve, curving to the left, having a radius of 25.00 feet, the arc distance of 39.27 feet from a point of tangent on the said Northeasterly side of Patrick Court; (2) thence extending South 53 degrees, 23 minutes, 30 seconds East, along the said side of Patrick Court, the distance of 67.99 feet to a point of curve on the same; (3) thence extending Southeastwardly along the said Northeasterly side of Patrick Court on the arc of a curve, curving to the right, having a radius of 120.00 feet, the arc distance of 91.21 feet to the point of reverse curve on the same; (4) thence extending Southeastwardly along the said side of Patrick Court on the arc of a curve, curving to the left, having a radius of 25.00 feet, the arc distance of 22.53 feet to a point of compound curve on the same; (5) thence extending Southeastwardly along the said Northwest side of Patrick Court on the arc of a curve, curving to the left, having a radius of 50.00 feet, the arc distance of 7.14 feet to a point of tangent on the same; and (6) thence extending South 53 degrees, 23 minutes, 3 seconds East along the said Northeasterly side of Patrick Court, the distance of 59.99 feet to a point of curve on the same; and (7) thence extending Southeastwardly along the said side of Patrick Court on the arc of a curve curving to the right having a radius of 50.00 feet the arc distance of 30.70 feet to the point of beginning; thence extending from said point of beginning North 50 degrees, 07 minutes, 40 seconds East along Lot No. 90 and also for a portion of the distance of extending through the party wall as shown on said plan the distance of 132.52 feet to a point, a corner of Parcel "J" as shown on said plan; thence extending along Parcel "J" the three following courses and distances, viz: (1) extending South 39 degrees, 52 minutes, 20 seconds West the distance of 30.00 feet to a point a corner; (2) thence extending South 05 degrees, 07 minutes, 40 seconds West the distance of 21.21 feet to a point a corner; and (3) thence extending South 50 degrees, 07 minutes, 40 seconds West and also crossing through a certain storm easement (20.00 feet wide), as shown on said plan the distance of 134.37 feet to a point a corner

in line of Lot Number 92 as shown on said plan; thence extending North 53 degrees, 23 minutes, 30 seconds West along Lot No. 92 and also re-crossing into the aforesaid easement the distance of 20.62 feet to a point on the Southeasterly side of Patrick Court; thence extending in a Northeastwardly to Northwardly to Northwestwardly direction along the Southeasterly, Easterly and Northeastly sides of Patrick Court, aforesaid on the arc of a curve curving to the left having a radius of 50.00 feet the arc distance of 33.68 feet to the first mentioned point on the said Northeastly side of Patrick Court and place of beginning.

BEING Lot Number 91 as shown on the above mentioned plan.

BEING the same premises which David Connolly by Deed dated 6/20/2003 and recorded 6/26/2003 in Montgomery County in Deed Book 5461, Page 2399 granted and conveyed unto Han K. Oh.

Parcel Number: 54-00-13103-18-1.

Location of property: 1418 Patrick Court, Maple Glen, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Han K. Oh** at the suit of Green Tree Servicing, LLC. Debt: \$265,651.39.

Victoria W. Chen, Attorney. I.D. #317741

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

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

13-31478

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Jon J. Swartzentruber and Kenneth J. and M. Gayle Glemmer, by Stout, Tacconelli and Associates, Inc., Civil Engineering and Land Surveying, dated July 12, 1994, last revised November 28, 1994 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Plan Book A-55, Page 203, as follows, to wit:

BEGINNING at a point on the Northwestern side of Winter Lane (50.00 feet wide) at a corner of lands now or late of Orloski, as shown on said plan, which point is at the distance of 374.21 feet measured South 26 degrees, 30 minutes, 54 seconds West along the said Northwestern side of Winter Lane from a point of tangent on the same (which courses and distances is taken from prior subdivision recorded in Plan Book A-54, Page 466) which last mentioned point of tangent is at the arc distance of 59.99 feet measured Southwestwardly along the said Northwestern side of Winter Lane on the arc of a curve, curving to the left, having a radius of 175.00 feet from a point of curve on the same and which last mentioned point of curve is at the distance of 852.16 feet measured South 45 degrees, 29 minutes, 20 seconds West along the said Northwestern side of Winter Lane from its point of intersection with the Southwest side of Salford Station Road (41.50 feet wide) (which last two courses and distances are taken from another prior subdivision recorded in Plan Book A-47, Page 382).

THENCE extending from said point of beginning South 26 degrees, 50 minutes, 54 seconds West along the said Northwestern side of Winter Lane, the distance of 50.00 feet to a point a corner of Lot No. 2 as shown on said plan.

THENCE extending along Lot No. 2, the two following courses and distances, viz: (1) extending North 63 degrees, 09 minutes, 06 seconds West the distance of 256.48 feet to a point, a corner and; (2) thence extending South 25 degrees, 50 minutes, 54 seconds West the distance of 345.72 feet to a point a corner in line of Lot No. 3 as shown on said plan; thence extending along Lot No. 3, the following two courses and distances, viz: (1) extending North 75 degrees, 29 minutes, 19 seconds West the distance of 95.36 feet to a point, a corner; and (2) thence extending North 49 degrees, 28 minutes, 53 seconds West along lands of Nolan and also crossing the Southeasterly side of Clemmers Mill Road (T-437) no width given) the distance of 359.37 feet to a point on the apparent centerline of the same; thence extending North 42 degrees, 30 minutes, 07 seconds East along the apparent centerline of Clemmers Mill Road, the distance of 16.50 feet to a point on the same at a corner of lands now or late of, as shown on said plan; thence extending along lands of the two following courses and distances, viz: (1) extending South 49 degree, 28 minutes, 53 seconds East and also recrossing the said Southeasterly side of Clemmers Mill Road the distance of 359.3 feet to an iron pin found, a corner; and (2) thence extending North 42 degrees, 30 minutes, 07 seconds East and now also along lands now or late of Petice as shown on said plan, the distance of 359.58 feet to a point, a corner of the aforesaid lands of Orleski; thence extending South 63 degrees, 09 minutes, 06 seconds East along lands of Orleski, the distance of 440.78 feet to the first mentioned point on the said Northwestern side of Winter Lane and the place of beginning.

TITLE to premises is vested from Stephen Amanta a/k/a Stephen Amenta and Amy Heller, husband and wife, unto Stephen Amenta and Amy Heller, husband and wife, his/her heirs and assigns, in fee, by Deed dated 1/27/2003 and recorded 2/25/2003 in the County of Montgomery (in Book 5447, Page 1308) (as Document No. 004076).

Parcel Number: 62-00-02235-21-4.

Location of property: 1265 Winter Avenue, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stephen Amenta a/k/a Stephen M. Amenta and Amy Heller a/k/a Amy R. Heller** at the suit of Wells Fargo Bank, N.A., a/k/a Wachovia Mortgage, a Division of Wells Fargo Bank, N.A., and f/k/a Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB. Debt: \$565,098.56.

Thomas M. Federman, Attorney. I.D. #64068

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

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

13-32656

The land referred to in this Commitment is described as follows:

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

BEGINNING at a point on the West side of Charlotte Street which said point of beginning is 42 feet, 03 inches South from the Southwest corner of Charlotte and Diamond Streets; thence Southwardly 24 feet; thence Westwardly through a party wall 150 feet to this and house of Warren B. Zero et ux.; thence Northwardly 24 feet; thence Eastwardly 150 feet to a place of beginning a corner of land of Warren B. Zern, et ux.

BEING the Northern half of a double brick message.

UNDER AND SUBJECT to building restrictions and agreements of record.

BEING the same premises which Bonnie L. Pennington by Deed dated 5/1/1997 and recorded 5/2/1997 in Montgomery County in Deed Book 5184, Page 478 granted and conveyed unto Becky Etheridge and James Etheridge. Parcel Number: 16-00-04256-00-3.

Location of property: 849 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Becky Etheridge and James Etheridge** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association as Trustee for EMC Mortgage Loan Trust 2005-A, Mortgage Loan Pass-Through Certificates, Series 2005-A. Debt: \$118,720.38.

Crystal Espanol, Attorney, I.D. #315477

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

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

13-34687

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a subdivision of Wehtersfield prepared for Dratch Construction Company, made by Urwiler & Walter, Inc. dated May 30, 1986, (revised by Showalter Associates January 13, 1988) last revised January 19, 1988, as follows:

BEGINNING at a point, said point being measured the 2 following courses and distances from a point of intersection which the title line in the bed of Claremont Drive (80 feet wide) makes with the title line in bed of Stratford Court (no width given): (1) North 35 degrees, 05 minutes, 55 seconds East, 533.52 feet to a point; and (2) North 74 degrees, 17 minutes, 30 seconds East, 83.87 feet to the point of beginning; thence extending from said point of beginning North 35 degrees, 05 minutes, 55 seconds East and passing through a certain 20 foot wide sanitary sewer easement 85.00 feet to a point; thence extending from said point South 54 degrees, 54 minutes, 05 seconds East, 55.59 feet to a point; thence extending from said point South 09 degrees, 54 minutes, 05 seconds East, 40.40 feet to a point, a corner of Lot 14 as shown on above mentioned plan; thence extending along the aforesaid lot in a Southwesterly direction 99.42 feet more or less to a point; thence extending along the aforesaid lot in a Southwesterly direction 99.42 feet more or less to a point; thence extending from said point North 09 degrees, 54 minutes, 05 seconds West and partially crossing a certain 20 foot wide sanitary easement 19.60 feet to the point of beginning.

BEING Lot 15 on said plan.

Parcel Number: 46-00-03406-24-7.

Location of property: 303 Stratford Court, Lansdale, PA 19446.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Charles J. Park, Trustee of the Charles J. Park Revocable Living Trust dated January 18, 2010** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$204,226.71.

Ashleigh Levy Marin, Attorney.

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

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

13-34920

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan as part of 'Brooke Run Development, Phase VI and VII', prepared for Gwynedd Selective Investors, Inc. by Stout, Tacconelli and Associates Inc., Civil Engineering and Land Surveying dated 11/8/2002 and last revised 7/21/2003 and recorded in Plan Book 22, Page 78, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Stevie Lane (50 feet wide) at a corner of this and Lot 88 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot 88 North 42 degrees, 54 minutes, 45 seconds West, 147.10 feet to a point a corner on the Southeasterly side of East Buck Road (40 feet wide); thence extending along the same the two (2) following courses and distances, as follows, to wit: (1) North 42 degrees, 21 minutes, 50 seconds East, 117.41 feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of 300.00 feet the arc distance of 13.40 feet to a point a corner in line of Lot 90; thence extending along the same South 44 degrees, 42 minutes, 49 seconds East, 143.47 feet to a point a corner on the Northwesterly side cul-de-sac of Stevie Lane; thence extending along the same the three (3) following courses and distances, as follows, to wit:

(1) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 34.81 feet to a point of reverse curve; (2) on the arc of a circle curving to the right having a radius of 48.00 feet the arc distance of 36.24 feet to a point of reverse curve; and (3) on the arc of a circle curving to the left having a radius of 475.00 feet the arc distance of 68.15 feet to a point being the first mentioned point and place of beginning.

BEING Lot 89 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Alexander, a single man, by Deed from Diane L. Evanco, a single woman and Robert J. Alexander, a single man, dated 09/28/2011, recorded 04/23/2012 in Book 5833, Page 799. Parcel Number: 57-00-02735-01-6.

Location of property: 1005 Stevie Lane, Pennsburg, PA 18073-2335.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert J. Alexander** at the suit of Wells Fargo Bank, N.A. Debt: \$294,469.40.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-35138

WITH THE BUILDINGS and improvement thereon erected, situate in **Abington Township**, County of Montgomery, Pennsylvania, described according to a certain Plan of Properties made for Henry O. MacCulloch, by Charles E. Shoemaker, R.P.E., January 28, 1959, last revised August 4, 1960, as follows, to wit:

BEGINNING at a point on the Southeastly side of Lukens Avenue 40 feet wide said point being at the distance of 94.73 feet measured South 42 degrees, 5 minutes West along the Southeastly side of Lukens Avenue from its point of intersection with the Southwestly side of Galloway Avenue (40 feet wide); thence extending from said point of beginning South 47 degrees, 55 minutes East, 75 feet to a point; thence extending South 43 degrees, 5 minutes West, 5.27 feet to a point; thence extending South 47 degrees, 55 minutes East, 50 feet to a point; thence extending South 42 degrees, 5 minutes West, 44.73 feet to a point; thence extending North 47 degrees, 55 minutes West, 125 feet to a point on the Southeastly side of Lukens Avenue aforesaid; thence extending North 42 degrees, 5 minutes East along the Southeastly side of Lukens Avenue 50 feet to the first mentioned point and place of beginning.

BEING Parts of Lots Nos. 21, 22, 23, 24, 25 and 26, Block 30 on Plan of Evergreen Manor.

BEING the same premises that Marion H. McGowen, by Deed dated 9/15/1998 and recorded 9/24/1998, in the County of Montgomery, in Book 5241, Page 1092 granted, and conveyed unto Walter T. Jones, his heirs and assigns, in fee.

Parcel Number: 30-00-39780-00-6.

Location of property: 1543 Lukens Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Walter T. Jones and United States of America, c/o U.S. Attorney for the Eastern District of Pennsylvania** at the suit of Wells Fargo Bank, N.A. Debt: \$71,985.56.

Thomas M. Federman, Attorney. I.D. #64068

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

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

13-35576

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Final Plan for Steven Hope made by Eastern Engineers and Surveyors, Inc. dated August 13, 1993 and last revised November 23, 1993, as follows, to wit:

BEGINNING at a point on the Northeastly side of Huntingdon Road (41.50 feet wide), said point being the common corner of Lot Nos. 3 and 4; thence extending North 46 degrees, 51 minutes, 30 seconds East along the said Lot No. 3 the distance of 302.72 feet to a point; thence extending South 18 degrees, 00 minutes East along lands of H. Hope the distance of 92.90 feet to a point; thence extending South 06 degrees, 52 minutes, 42 seconds West along Lot No. 5 the distance of 295.82 feet to a point on the said Northeastly side of Huntingdon Road; thence extending along the same along the arc of a circle curving to the right having a radius of 275 feet the arc distance of 143.45 feet to a point; thence extending North 43 degrees, 08 minutes, 30 seconds West still by the same distance of 137.13 feet to the first mentioned point and place of beginning.

CONTAINING therein 1.1632 acres of land more or less.

BEING all of Lot No. 4 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN John A. Hope and Yan Qun Hope, h/w, an undivided 10% interest and John W. H. Hope, an undivided 30% interest and Jennifer Lynn Hope, an undivided 30% interest and Jacob Daniel Hope, an undivided 30% interest and as Joint Tenants with Right of Survivorship as to the whole, by Deed from John A. Hope and Yan Qun Hope, h/w, dated 02/08/2011, recorded 02/09/2011 in Book 5792, Page 02856.

Parcel Number: 59-00-09838-80-4.

Location of property: 1655 Huntingdon Road, Huntingdon Valley, PA 19006-4412.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Yan Qun Hope, John A. Hope, John W.H. Hope, Jennifer Lynn Hope and Jacob Daniel Hope** at the suit of Wells Fargo Bank, N.A. Debt: \$241,763.42.

Paul Cressman, Attorney. I.D. #318079

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

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

13-35977

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan "Perkiomen Crossing", made for Gida, Inc. by Bursich Associates, Inc., Consulting Engineers, dated 10/30/1990 and last revised on 3/19/1997 and recorded in Plan Book A-57, Pages 66 to 68, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Westview Drive (width not given), said point being a corner of Lot No. 191 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 191 South 4 degrees, 30 minutes, 17 seconds West, 113.00 feet to a point in line of open space; thence extending along said open space North 85 degrees, 29 minutes, 48 seconds West, 20.00 feet to a point a corner of Lot No. 189; thence extending along Lot No. 189 North 4 degrees, 30 minutes, 17 seconds East, 113.00 feet to a point on the Southwesterly side of Westview Drive; thence extending along the Southwesterly side of Westview Drive South 85 degrees, 29 minutes, 43 seconds East, 20.00 feet to a point a corner of Lot No. 191, being the first mentioned point and place of beginning.

BEING Lot No. 190 on the above mentioned plan.

BEING the same premises which NRW Homes, Inc. (a VA Corporation) Trading as Ryan Homes, by Deed dated December 19, 1997 and recorded in the, Montgomery County Recorder of Deeds Office on December 29, 1997 in Deed Book 5211, Page 1343, granted and conveyed unto Scott H. Golden and Jacqueline B. Schlacter.

Parcel Number: 55-00-01704-29-3.

Location of property: 3412 Westview Drive, Perkiomenville, PA 18074.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Scott H. Golden and Jacqueline B. Schlacter** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC Successor by Merger to Chase Manhattan Mortgage Corporation. Debt: \$105,740.54.

LeeAne O. Huggins, Attorney.

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

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

13-36088

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, shown as Lot No. 2 on Cross-Keys Subdivision Plan, recorded in Montgomery County Records May 5, 1968, in Plan Book B-14, Page 45, situate in **Douglass Township**, Montgomery County, Commonwealth of Pennsylvania bounded and described, as follows:

BEGINNING at a point in the centerline of Municipal Drive, said point marking the Westerly corner of Lot No. 3; thence from said place of beginning and passing through a pin on the Southerly side of said road, South thirty-three degrees, fifteen minutes, fifty seconds East, two hundred twenty-nine and twelve one-hundredths feet to a pin; thence by Lot No. 4, South fifty-four degrees, forty-two minutes, forty seconds West, eighty-eight and forty-two one-hundredths feet to a pin; thence by Lot No. 1 and passing through a pin on the Southerly side of Municipal Drive, North thirty-five degrees, thirty-six minutes, fifty seconds West, two hundred six and eleven one-hundredths feet; thence by the centerline of Municipal Drive, North forty-one degrees, thirty-two minutes, ten seconds East, one hundred and thirty-three one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Zohe and Dorothy L. Zohe, his wife, by Deed from Michael A. Zohe, dated 08/07/2001, recorded 09/04/2001 in Book 5374, Page 328.

Parcel Number: 32-00-04424-00-8.

Location of property: 111 Municipal Drive, Gilbertsville, PA 19525-9463.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael A. Zohe and Dorothy L. Zohe** at the suit of U.S. Bank National Association, as Trustee for RFMSI 2005-SA4. Debt: \$130,082.41.

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

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

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

13-36935

PREMISES A:

ALL THAT CERTAIN tract or land, with the buildings thereon erected, situate in **Limerick Township**, Montgomery County, Pennsylvania, described according to plan by Francis W. Wack, Registered Surveyor, dated 12/16/1944, bounded and described, as follows, to wit:

BEGINNING at a point in the bed of Lewis Road, said point being a corner of this and property of now or late of Charles O. and Viola L. Good; thence extending approximately through the middle of Lewis Road South 41 degrees, West 90.83 feet to a point, an iron pin set in the bed of Lewis Road; thence still approximately along the center of Lewis Road North 78 degrees, West 190.6 feet to a point, a corner of this and property now or late of Abraham L. Brockerman; thence along the same, North 12 degrees, East 16.5 feet to an iron pin on the side of Lewis Road; thence still along land of now or late Abraham L. Brockerman, North 12 degrees, East 189.5 feet to a point, an iron pin; thence along land of now or late Charles O. and Viola L. Good, South 49 degrees, 15 minutes East, 248.5 feet to an iron pin in the side of Lewis Road; thence still along land of now or late Charles G. and Viola L. Good South 49 degrees, 15 minutes East, 18 feet to the first mentioned point in the bed of Lewis Road and the place of beginning.

PREMISES B:

ALL THAT CERTAIN tract or piece of land, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made on 11/12/1954, by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at a point marked by an iron pin in the center line of Lewis Road (33 feet wide), a corner in line of other lands of the Grantees; thence along the center line of said Lewis Road North 78 degrees, West 50 feet to an iron pin. a corner in line of lands of now or late Ada L. Brockerman Hartman; thence by the same North 15 degrees, West 230.45 feet to an iron pin in line of land now or late Archie Yerger; thence by said Yerger's land South 49 degrees, 15 minutes East, 50 feet to an iron pin in line of aforementioned other land of the grantees; thence by the same South 12 degrees, West 206 feet to the centerline of Lewis Road aforesaid, the point and place of beginning.

PREMISES C:

ALL THAT CERTAIN tract or piece of land, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made 11/12/1954, by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin in the centerline of the public road (Lewis Road) leading from the William Penn State Highway at Limerick to Royersford, a corner of this and lands or Robert J. Kohn, et ux.; thence along the center line of said Lewis Road North 78 degrees, West 77.3 feet to an iron pin, a corner of this and lands now or late of Edwin E. Heffline; thence by said Hefflines' land North 22 degrees, East 255 feet to an iron pin in line of lands of now or late of Archie Yerger; thence by said Yerger's lands South 49 degrees, 13 minutes East, 45.6 feet to an iron pin. a corner of this and lands of aforementioned Robert J. Kohn, et ux.; thence by said Kohn's land South 15 degrees 12 minutes West, 230.45 feet to the center line of Lewis Road aforesaid, the point and place of beginning.

PREMISES A, B, & C TOGETHER.

PREMISES D:

ALL THAT CERTAIN lot or parcel or land, situate on the Northerly side of Lewis Road, in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made 11/12/1954, by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin in the centerline of the aforesaid Lewis Road, a corner of lands now or late of Marvin Wisler, et ux.; thence extending along said lands of Marvin Wisler, et ux., North 40 degrees, 30 minutes East, 286.6 feet to an iron pipe in line of lands now or late of Archie Yerger; thence along other lands now or late of Ada L. Brockerman Hartman, South 22 degrees, West 255 feet to an iron pin in the centerline of the aforesaid Lewis Road; thence in and along said Lewis Road, and at or near the centerline thereof North 78 degrees, West 100 feet to the first mentioned point and place of beginning.

BEING the same premises which Paul Donald Kohn and Elizabeth Flotte-Kohn, by Indenture dated 10/15/2008 and recorded on 10/20/2008, in and for the County of Montgomery in Book 5711, Page 00772, granted and conveyed unto Michael A. Lark and Jessica L. Lark, husband and wife.

Parcel Number: 37-00-01804-00-4 and 37-00-01801-00-7.

Location of property: 787 North Lewis Road, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael A. Lark and Jessica L. Lark** at the suit of Green Planet Servicing, LLC n/k/a Planet Home Lending, LLC. Debt: \$270,388.71.

Thomas M. Federman, Attorney. I.D. #64068

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

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

13-37086

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

BEGINNING at a point on the Northeasterly side of Eighth Avenue at the distance 196.47 feet Northwesterly from Forrest Street, a corner of this and other property now or late of Joseph McFarland, said point of beginning being opposite to the center of the partition wall located between these premises and Joseph McFarland's adjoining premises; thence Northeasterly at right angles to said Eighth Avenue the line being through the center of the partition wall between the premises hereby conveyed and the said Joseph McFarland's adjoining premises, 76 feet to a point a corner of this and other property now or late of Annie Harvey; thence along the line of said Annie Harvey's adjoining land 14.73 feet Northwesterly to a point a corner of this and other property now or late of LaLance Bert Clemens; thence along the line of said adjoining property and passing through the center of the partition wall of these premises and the said LaLance Bert Clemens premises Southwesterly 76 feet to the Northeasterly side of Eighth Avenue and along the said side of said Eighth Avenue Southeasterly 14.73 feet to the place of beginning.

BEING the same premises which Gerald E. Rath, Jr. and Rita I. Rath, by Deed dated August 14, 1992 and recorded August 21, 1992 in Montgomery County in Deed Book 5016, Page 1379 granted and conveyed unto Gerald E. Rath, III and Christine Marie Amento.

Parcel Number: 05-00-00612-00-4.

Location of property: 120 West Eighth Avenue, Conshohocken Borough, Conshohocken, Montgomery County, PA 19428.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **Gerald E. Rath, III and Christine Marie Amento a/k/a Christine A. Rath** at the suit of Susquehanna Bank formerly Susquehanna Bank DV formerly Susquehanna Patriot Bank. Debt: \$77,561.96.

Keith Mooney, Attorney.

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

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

14-00878

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a subdivision made for William W. Wills, Jr. by Joseph J. Estock, Registered Surveyor, Norristown, Pennsylvania, dated March 7, 1977 and recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book "B" 32, Page 14, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Weadlytown Road (forty-one and five-tenths feet wide), measured South twenty-seven degrees, fourteen minutes, thirty seconds West, one hundred thirty-three and seventy-six one-hundredths feet from the Southwesterly side of Gulph Road (forty-six and five-tenths feet wide, by the addition of thirteen and five-tenths feet on the said Southwesterly side); thence extending from said point of beginning South sixty-four degrees, twenty-one minutes, forty-seven seconds East, one hundred seventy-six and twenty-seven one-hundredths feet to a point in line of lands now or late of Garg Nardinder; thence extending along the same, and also along lands now or late of William Levering, South one degree, fifty-seven minutes, forty-five seconds East, one hundred thirty-three and sixty-seven one-hundredths feet to a point in line of Schuylkill Expressway; thence extending along the same, North seventy-five degrees, forty-one minutes West, one hundred thirty-two feet to a point, a corner of Lot No. 3; thence extending along the same, the two following courses and distances: (1) North sixteen degrees, three minutes, thirty seconds West, ninety-five and thirty one-hundredths feet to a point; (2) North thirty-seven degrees, fifty-seven minutes, fifteen seconds West, fifty-two and twenty-one one-hundredths feet to a point on the Southeasterly side of Weadlytown Road; thence extending along the same, North twenty-seven degrees, fourteen minutes, thirty seconds East, fifty feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on the aforementioned plan.

BEING the same premises which Fred Katkowski and Carol Katkowski, his wife, by Deed dated December 6, 1985 and recorded December 9, 1985 in Montgomery County in Deed Book 4786, Page 1663 conveyed unto Michael P. Green.

ALSO BEING that same property which the Montgomery County Tax Claim Bureau by Deed recorded July 30, 2014 in Deed Book 5922, Page 156 granted and conveyed unto Anthony Malinowski and Marek Tohorzewski.

Parcel Number: 58-00-20612-00-3.

Location of property: 100 Weadleytown Road, King of Prussia, PA19406.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Michael P. Green** at the suit of PNC Bank, National Association. Debt: \$29,133.60.

Michael C. Mazack, Attorney.

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

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

14-01286

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

BEGINNING at a point on the Southeasterly side of Hartranft Avenue, 31.88 feet measured Northeastwardly from Jackson Street, a corner of this and property of George H. Watson; thence Northeastwardly 15.88 feet, more or less to the property of William C. Rumford; thence at right angles to Hartranft Avenue Southeastwardly 95.00 feet to a twenty feet wide alley; thence Southwestwardly 15.88 feet to the Watson property; thence Northwestwardly 95.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Kiehl Hutchison and Mary Helen Hutchison, husband and wife, by Indenture Deed dated 12-15-03 and recorded 01-12-04 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5489, Page 2161, granted and conveyed unto Idalia Martinez.

TITLE TO SAID PREMISES VESTED IN Donald Hart by Deed from Idalia Martinez dated 06/30/2006 and recorded 07/20/2006 in the Montgomery County Recorder of Deeds in Book 5809, Page 313.

Parcel Number: 13-00-15544-00-4.

Location of property: 6 Hartranft Avenue, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Donald Hart** at the suit of Deutsche Bank National Trust Company, as Trustee, on Behalf of the Certificate Holders of the FFMLT Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13. Debt: \$225,645.98.

Robert W. Williams, Attorney.

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

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

14-01497

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a subdivision of Soco/Skardek Properties, made by Bursich Associates, Inc., dated January 23, 2002 last revised November 1, 2005, and recorded in Plan Book 27, Pages 412-415, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Green View Drive (50 feet wide), said point being a corner of Lot No. 115 as shown on said plan; thence, extending from said point of beginning along the Northeasterly side of Green View Drive, North 41 degrees, 26 minutes, 13 seconds West, 24.00 feet to a point, a corner of Lot 117 as shown on said plan; thence extending along the same, North 48 degrees, 33 minutes, 47 seconds East, 115.84 feet to a point in line of Open Space "B" as shown and said plan; thence extending along the same South 34 degrees, 30 minutes, 05 seconds East, 24.18 feet to a point, a corner of Lot No. 115 as shown and said plan; thence extending along the same, South 48 degrees, 33 minutes, 47 seconds West, 112.92 feet to the first mentioned point in place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Rachid J. Benssy, by deed from T.H. Properties, a PA Limited Partnership, dated April 28, 2008, recorded May 16, 2008 in Book 5692, Page 2760.

Parcel Number: 60-00-02596-43-6.

Location of property: 58 Green View Drive, Pottstown, PA 19464-7501.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rachid J. Benssy** at the suit of Wells Fargo Bank, N.A. Debt: \$271,062.52.

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

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

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

14-02836

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

BEGINNING at a post, a corner of late Oscar Dotterer's land, now David Schaeffer, and running; thence by the same, North 36 degrees, East 15.9 perches to a post, a corner in the middle of a public road; thence along the same, South 49 degrees, 45 minutes East, 720 feet to a post; thence along late Samuel Engel's now or late Edwin Fryer's Land, South 36 degrees, West, 15.9 perches to a post, a corner in a line of late Frederick Engel's now George Coleman's land; thence by the same North 49 degrees, 45 minutes West, 740 feet to the place of beginning.

CONTAINING 71 perches of land, be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Barry Missimer a/k/a Barry L. Missimer by Deed from Barry Missimer and Kathy Z. Poole dated February 6, 2006 and recorded February 27, 2006 in Deed Book 5591, Page 1873.

Parcel Number: 32-00-01612-00-3.

Location of property: 484 Mill Street, Boyertown, PA 19512-8200.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Barry Missimer a/k/a Barry L. Missimer** at the suit of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania. Debt: \$188,041.22.

Margaret Gairo, Attorney.

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

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

14-03608

ALL THAT CERTAIN unit, designated as Building Number 10, Unit No. 41 WEX being a unit in the Gwynedd Club, a Condominium, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of the Gwynedd Club, a Condominium, including Plats and Plans bearing date of 11/21/1988 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA on 12/2/1988 in Deed Book 4895, Page 955 &c.

TOGETHER with all rights, title and interest, being a .1798% undivided interest, of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

AND BEING the same premises which Eileen Whalon Behr, the Sheriff of Montgomery County by Sheriff's Deed Poll dared 2/27/2012 and recorded 3/13/2012 in the Office of the Recorder of Deeds of Montgomery County in Instrument No. 20 12024491, Book No. 5829, Page 02390, granted and conveyed unto U.S. Bank National Association as Trustee on behalf of the holders of the CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-1, in fee.

Parcel Number: 56-00-09788-20-9.

Location of property: 41 Wexford Drive, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christine Alessandrini** at the suit of Gwynedd Club Condominium Association. Debt: \$11,050.95.

Hal A. Barrow, Attorney.

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

14-04436

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a certain plan thereof known as Plan of Lots, Willow Grove Heights, made by Joseph Hunter, Engineer and Surveyor dated December 15, 1896 said plan being recorded in Recorder of Deeds Office for Montgomery County at Norristown, PA in Deed Book 380, Page 5001, as follows:

BEGINNING at a point on the Northwestern side of Highland Avenue (50 feet wide) (now known as High Avenue) said point being at the distance of 230.78 feet measured Southwestwardly along the Northwestern side of Highland Avenue (now known as High Avenue) from its point of intersection with the Southwesterly side of Welsh Road (36.50 feet wide).

CONTAINING in front or breadth Southwestwardly along Northwestern side of Highland Avenue (now known as High Avenue) 50.00 feet and extending of that width in length or depth Northwestwardly between parallel lines to Highland Avenue (now known as High Avenue) 110.58 feet.

BEING Lots 408 and 409 shown on above mentioned plan.

Parcel Number: 30-00-28564-00-8.

Location of property: 1732 High Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Oscar Beverly** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$154,121.78.

Jaime R. Ackerman, Attorney.

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

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

14-04981

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Commonwealth of Pennsylvania, as shown on the Final Plan of the Village of Mingo dated 1/72 made by Tri-State Engineers and Land Surveyors, Inc. and recorded on 08/16/72 in Plan Book A-19, Page 88, as follows, to wit:

BEGINNING at a point on the Southwest side of Keokuk Road (50 feet wide), which point is measured the following courses and distances from a point of curve on the Northwest side of Cochise Lane (50 feet wide): (1) leaving Cochise Lane 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 compound curve on the Southwest side of Keokuk Road; (2) thence along same on the arc of a circle curving to the left having a radius of 175 feet, the arc distance of 88.58 feet to a point of reverse curve; (3) thence along same on the arc of a circle curving to the right having a radius of 360 feet, the arc distance of 125.67 feet to a point of compound curve; (4) thence along same on the arc of a circle curving to the right having a radius of 825 feet, the arc distance of 288.16 feet to the place of beginning; thence extending from Keokuk Road and along Lot #141, South 56 degrees, 44 minutes, 16 seconds West, 131.03 feet to a corner of Lot #148; thence along same and along Lot #147, North 31 degrees, 17 minutes, 43 seconds West, 86.93 feet to a corner of Lot #143; thence along same, North 61 degrees, 56 minutes, 47 seconds East, 132.00 feet to a point on the Southwest side of Keokuk Road; thence along same, on the arc of a circle curving to the left having a radius of 825 feet, the arc distance of 75.00 feet to the first mentioned point and place of beginning.

BEING Lot #142 on said plan.

BEING the same premises which Keith M. Heindl and Laurie J. Heindl, by Deed dated September 19, 2008 and recorded in the Montgomery County Recorder of Deeds Office on October 23, 2008 in Deed Book 5711, Page 2124, granted and conveyed unto Martin T. Shafer and Sara J. Shafer.

Parcel Number: 61-00-02804-90-6.

Location of property: 68 Keokuk Road, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Martin T. Shafer and Sara J. Shafer** at the suit of Newlands Asset Holding Trust care of U.S. Bank Trust National Association. Debt: \$302,484.68.

LeeAnne O. Huggins, Attorney.

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

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

14-05077

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, and described according to a Certain Plan of Property made for Alfred O. Brainig, by Charles E. Shoemaker, Registered Professional Engineer, dated February 15, 1960 and revised June 9, 1960, as follows, to wit:

BEGINNING at a point on the Southeasterly side of St. James Place (50 feet wide), said point being the (2) following courses and distances from a point of curve on the Northeasterly side of Patane Avenue (50 feet wide): (1) leaving Patane Avenue on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.71 feet to a point of tangent on the Southeasterly side of St. James Place; and (2) North 44 degrees, 0 minutes East along the Southeasterly side of St. James Place 658.40 feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Southeasterly side of St. James Place 51.40 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to St. James Place, 110 feet.

BEING part of Lot #26, all of Lot #27 and part of Lot #28, Section 'J' on a Plan of 'Roslyn Heights' recorded in Deed Book 1033, Page 600.

TITLE TO SAID PREMISES IS VESTED IN Anthony C. Gasiewski and Kathryn M. Gasiewski, by Deed from Daniel F. Jefferys and Paula L. Jefferys, h/w, dated 04/09/2008, recorded 04/25/2008 in Book 5690, Page 894.

Parcel Number: 30-00-63412-00-8.

Location of property: 1557 Saint James Place, Roslyn, PA 19001-1510.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathryn M. Gasiewski** at the suit of Bank of America, N.A. Debt: \$245,935.88.

Peter Wapner, Attorney. I.D. #318263

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

14-05988

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania being Lot No. 40 on plan of Arbuta Land Company which said plan is recorded at Norristown in the Office for the Recording of Deeds, in and for Montgomery County in Deed Book 437, Page 500, as follows, to wit:

BEGINNING at a point in the middle line of Bradfield Avenue (50 feet wide and now called Arbuta Road) 345.6 from its intersection with the center line of Kirk Avenue (50 feet wide); thence extending along the middle of said Bradfield Avenue (now Arbuta Road) in an Easterly direction 45.3 feet to a point, a corner of Lot No. 41; thence Northwest by Lot No. 41, 189.8 feet to the Middle Line of Hillside Avenue (25 feet wide); thence along middle of Hillside Avenue Northwest 53.5 feet to a point, a corner of Lot No. 39; thence Southeast along Lot No. 39, 212.8 feet to beginning.

BEING the same premises which Edmund John Ward, Jr. and Carlee D. Fortmann n/k/a Carlee D. Ward by Deed dated October 10, 2003 and recorded January 21, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Book 05491, Page 613, granted and conveyed unto Edmund John Ward, Jr., and Carlee D. Ward, husband and wife.

Parcel Number: 30-00-01240-00-8.

Location of property: 1058 Arbuta Road, Abington, PA 19001.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Carlee D. Ward and Edmund John Ward, Jr.** at the suit of Deutsche Bank National Trust Company as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-R7, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$238,337.61.

Andrew J. Marley, Attorney.

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

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

14-06454

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, County of Montgomery and State of Pennsylvania, described according to a Subdivision Plan made of Blue Bell Run, for C. Edward Zimmerman and Merrill K. Zimmerman by Yerkes Associates, dated 11/9/1979 and last revised 4/28/1982, as follows, to wit:

BEGINNING at a point on the Southeast side of Plowshare Road (50 feet wide) said point being measured the three following courses and distances from Southernmost terminus of a round corner marking the intersection of the Southwest side of Angus Circle and the Southeasterly side of Plowshare Road: (1) on the arc of a circle curving to the left having a radius of 15 feet the arc distance of 21.49 feet to a point of tangent on the Southeasterly side of Plowshare Road; (2) along the Southeasterly side of Plowshare Road, South 03 degrees, 30 minutes West, 119.64 feet to a point of curve; and (3) on the arc of a circle curving to the right having a radius of 475.00 feet the arc distance of 323.01 feet to a point a corner of Lot No. 99 and place of beginning; thence leaving the Southeasterly side of Plowshare Road and along Lot No. 99, South 47 degrees, 32 minutes, 13 seconds East, 135.27 feet to a point in line of lands now or late of Charles Olson; thence along said lands, South 50 degrees, 00 minutes West, 98.05 feet to a point a corner of Lot No. 101; thence along Lot No. 101, North 40 degrees, 00 minutes West, 130.00 feet to a point on the Southeasterly side of Plowshare Road; thence along the Southeasterly side of Plowshare Road the two following courses and distances: (1) North 50 degrees, 00 minutes East, 18.00 feet to a point of curve; and (2) on the arc of a circle curving to the left having a radius of 475.00 feet the arc distance of 62.49 feet to a point a corner of Lot No. 99 and first mentioned point and place of beginning.

BEING Lot No. 100 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Tae Jong Seo and Yang NA Sea, h/w, by Deed from Mary M. McGrath, dated 10/22/1992, recorded 10/28/1992 in Book 5022, Page 2231.

Parcel Number: 66-00-05474-36-4.

Location of property: 1126 Plowshare Road, Blue Bell, PA 19422-1933.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Yang NA Seo and Tae Jong Seo a/k/a Tae J. Seo** at the suit of Wells Fargo Bank, N.A. Debt: \$307,400.03.

Jonathan Lobb, Attorney.

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

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

14-06472

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

BEGINNING at a point on the Northeasterly side of Marshall Street at a corner of this and lot now or late belonging to Charles F. Evans; thence extending from said point of beginning along said lot and through the middle of the party wall between this house and said Evans House Northeastwardly 140.00 feet to a stake on the Southerly side of Quarry Alley; thence along the said side of said alley Northwestwardly 14 feet, 10 inches to a corner of this and lot now or late of Elizabeth Heins in the center of a 2 feet, 6 inches wide alley running through a brick building erected on this and the adjoining lot; thence through the middle of said alley and along said Elizabeth Heins' Lot and through the middle of an alley between the house on this lot and said Heins' House which alley is to remain open forever to be used in common by the owners and occupiers of said houses, Southwestwardly 140.00 feet to the said Northeasterly side of Marshall Street; thence along the same Southeastwardly 14 feet, 10 inches to the first mentioned point and place of beginning.

Parcel Number: 13-00-25448-00-9.

Location of property: 131 West Marshall Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeremy F. Donovan and Kirsten Donovan** at the suit of Green Tree Servicing, LLC. Debt: \$63,398.24.

Daniel C. Fanaselle, Attorney. I.D. #312292

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

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

14-06475

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a Plan of Lots of Terraced Hills dated March 20, 1974 and revised October 5, 1978 and recorded in Plan Book A-37, Page 18, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Allison Drive (formerly Terraced Hill Road) (40 feet wide) which point of beginning is common to this Unit and Unit No. 2 (Building 2) as shown on said plan; thence extending from said point of beginning, along Unit 2, South 14 degrees, 04 minutes West, 87.60 feet, to a point, a corner of Unit 4 (Building 6) as shown on said plan; thence extending along the same, North 75 degrees, 56 minutes West, 33.00 feet to a point, a corner of Unit No. 4 (Building 2) as shown on said plan; thence extending along the same, North 14 degrees, 04 minutes East, 87.60 feet to a point on the said Southwesterly side of Allison Drive; thence extending along the same, South 76 degrees, 56 minutes East, 35.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Gregory S. Herb and Teresa M. Herb, by Deed dated 12/18/2006 and recorded 01/05/2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5630, Page 424, granted and conveyed unto Stephen S. Knepp and Claire M. Knepp.

Parcel Number: 42-00-04885-97-7.

Location of property: 2608 Allison Drive, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen S. Knepp and Claire M. Knepp** at the suit of Federal National Mortgage Association. Debt: \$129,697.75.

Daniel C. Fanaselle, Attorney. I.D. #312292

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

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

14-06548

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a Subdivision Plan of Property of George Fad made on October 11, 1952 and revised July 14, 1953 by C. Raymond Weir, Registered Professional Engineer of Ambler, Pennsylvania, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 1789, Page 601, as follows:

BEGINNING at a point on the Southwesterly side of Bannockburn Avenue as laid out fifty feet in width, South eighty degrees, forty-four minutes East, four hundred sixty-five and ninety-seven one-hundredths feet from a point of tangency on the said Southwesterly side of Bannockburn Avenue formed by the radial round corner connecting the Northeasterly side of Ambler Road, as laid out forty-five feet in width and the said Southwesterly side of Bannockburn Avenue, said point of beginning being a corner of this and Lot No. 5 on the aforesaid plan; thence continuing along said Southwesterly side of Bannockburn Avenue, South eighty degrees, forty-four minutes East, fifty feet to a point a corner of this and Lot No. 3 on the aforesaid plan; thence along the same South nine degrees, sixteen minutes West, three hundred sixty-two and eighty-five one-hundredths feet to a point in the center of a forty foot right-of-way for Township drainage; thence along the said centerline of said right-of-way and partly along the rear line of Lots 27 and 28, South eighty-nine degrees, forty-four minutes West, fifty and seventy one-hundredths feet to a point, a corner of this and Lot No. 5 aforesaid; thence along the same North nine degrees, sixteen minutes East, three hundred seventy-one and twenty-five one-hundredths feet to the point and place of beginning.

BEING Lot No. 4 on aforesaid plan.

TOGETHER with the right to the use for the purpose of ingress and egress to and from the rear of the within described premises of common driveway situate on this and the premises adjacent to the West known as Lot No. 5 and subject to the proportionate cost of maintenance of said driveway.

TITLE TO SAID PREMISES IS VESTED IN Eric M. Greiner and Brandi L. Frazer, by Deed from Christopher M. Huban and Valerie R. Huban, h/w, dated 11/12/2009, recorded 11/24/2009 in Book 5751, Page 1154.

Parcel Number: 54-00-01678-00-5.

Location of property: 417 Bannockburn Avenue, Ambler, PA 19002-5806.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eric M. Greiner and Brandi L. Frazer** at the suit of Newlands Asset Holding Trust. Debt: \$250,044.51.

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

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

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

14-06568

ALL THAT CERTAIN lot or tract of ground, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Plan of Oak Shade, Section Number 1, made February 22, 1958 by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Southeasterly side of Cedar Road (60 feet wide as widened from its original width of 33 feet by the addition of 13.50 feet on the Northwesterly side of 13.50 feet on the Southeasterly side), said point being the arc distance of 100.68 feet measured Southwestwardly along the said Southeasterly side of Cedar Road on the arc of a circle curving to the right with a radius of 500.00 feet from a point of curvature, said point being at the distance of 188.31 feet still measured along the said Southeasterly side of Cedar Road, South fifty-eight degrees, forty-five minutes, zero seconds West from a point of tangency, said point being at the arc distance of 1331.37 feet still measured Southwestwardly along the said Southeasterly side of Cedar Road, on the arc of a circle curving to the left with a radius of 400 feet from a point of curvature, said point being at the distance of 33.25 feet still measured along the said Southeasterly side of Cedar Road, South seventy-seven degrees, thirty-four minutes, zero seconds West from the point formed by the intersection of the said Southeasterly side of Cedar Road (produced); thence extending from the place of beginning South thirty-one degrees, fifteen minutes, zero seconds East 289.70 feet to a point on the center line of a 20 foot wide Right-of-Way for Sanitary Sewer; thence along the same and partly through a 40 feet wide Right-of-Way for Drainage and Sanitary Sewer South thirty-nine degrees, thirty-two minutes, thirty-seven seconds West, 60.36 feet to an angle point; thence crossing the said 40 foot Right-of-Way for Drainage and Sanitary Sewer South sixty-five degrees, thirty-two minutes, zero seconds West, 107.60 feet to a point; thence North twenty-four degrees, twenty-eight minutes, zero seconds West, 248.18 feet to an angle point; thence North fifty-five degrees, nine minutes, zero seconds West, 117.89 feet to a point on the Southeasterly side of Cedar Road; thence along the same North seventy-seven degrees, twenty-two minutes, zero seconds East, 129.45 feet to a point of curvature; thence Northeastwardly, still along the said Southeasterly side of Cedar Road on the arc of a circle curving to the left with a radius of 600 feet the arc distance of 61.78 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on Plan of Oak Shade, Section No. 1.

TITLE TO SAID PREMISES IS VESTED IN Steven Klinman a/k/a Steven W. Klinman, Gloria Klinman a/k/a Gloria M. Klinman and United States of America c/o United States Attorney for the Eastern District of Pennsylvania by Deed from John DiMarco, Jr. and Patricia M. DiMarco, his wife dated October 15, 1985 and recorded October 21, 1985 in Deed Book 4782, Page 238.

Parcel Number: 30-00-07072-00-8.

Location of property: 209 Cedar Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Steven Klinman a/k/a Steven W. Klinman, Gloria Klinman a/k/a Gloria M. Klinman and United States of America c/o United States Attorney for the Eastern District of Pennsylvania** at the suit of Wells Fargo Bank, N.A. Debt: \$74,359.61.

Margaret Gairo, Attorney.

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

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

14-07277

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final plan made for "Garrison Greene" made by Andersen Engineering Associates, Inc. dated 7/17/1999 and last revised 5/18/2001 and recorded in Plan Book A-60, Pages 91 to 95, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fort Hill Circle (of variable width) at a corner of this and Lot No. 59 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 59 the two (2) following courses and distances, viz: (1) South 21 degrees, 27 minutes, 03 seconds East, 48.96 feet to a point, an angle; thence (2) South 03 degrees, 33 minutes, 43 seconds East, 26.21 feet to a point a corner of Lot No. 57; thence extending along same, North 85 degrees, 42 minutes, 03 seconds West 102.92 feet to a point on the Southeasterly side of Fort Hill Drive; thence extending along the same the two following courses and distances, viz: (1) on the arc of a circle curving to the right, having a radius of 47.00 feet the arc distance of 52.70 feet to a point of tangent; thence (2) North 68 degrees, 32 minutes, 57 seconds East, 53.82 feet to a point, a corner of Lot No. 59, aforesaid; being the first mentioned point and place of beginning.

BEING known as Lot No. 59 on the above mentioned plan.

ALSO being known as a/k/a 404 Fort Hill Circle.

TITLE TO SAID PREMISES IS VESTED IN Dong Y. You by Deed from Jung S. You and Sang H. You, dated November 21, 2005 and recorded December 5, 2005 in Deed Book 05581, Page 1779.

Parcel Number: 65-00-03995-85-4.

Location of property: 404 Fort Hill Circle, Fort Washington, PA 19034.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dong Y. You** at the suit of EverBank. Debt: \$302,277.45.

Marc S. Weisberg, Attorney.

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

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

14-07403

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan "Stillmeadows" made by Bursich Association, Inc. Consulting Engineers, dated 12/1/1989 and last revised on 3/30/1994 and recorded in Plan Book A-54, Page 497, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Still Meadow Drive (50.00 feet wide), said point being a corner of Lot No. 33 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 33 South 47°, 56', 22" East partly crossing a 25.00 feet wide Storm Sewer Easement 194.77 feet to a point a corner of Lot No. 29; thence extending along Lot No. 29 and thru the bed of said easement South 43°, 23', 49" West, 97.84 feet to a point in line of Lot No. 27; thence extending along Lot No. 27 and Lot No. 26 and thru the bed of said easement North 48°, 54', 58" West, 194.51 feet to a point on the Southeasterly side of Still Meadow Drive; thence extending along the Southeasterly side of Still Meadow Drive North 43°, 11', 35" East, 101.15 feet to a point a corner of Lot No. 33, being the first mentioned point and place of beginning.

BEING known as Lot No. 34 on the above mentioned plan.

Parcel Number: 43-00-13756-27-7.

Location of property: 3026 Still Meadow Drive, Collegeville, PA 19426.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Brian J. Marin and Susan Fuster-Marin** at the suit of Citibank, N.A., as Trustee for CMLTI Asset Trust. Debt: \$462,451.76.

Jaime R. Ackerman, Attorney.

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

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

14-07682

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania as shown on a plan made for Annette Norcero by Charles E. Shoemaker, Inc. dated January 13, 1986 and recorded at Norristown in Plan Book A-47, Page 287, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Columbia Avenue (50 feet wide) which point is measured South 42 degrees, 49 minutes, 00 seconds West, 91.00 feet from the point of intersection of the Northwesterly side of Columbia Avenue and the Southwesterly side of Watson Avenue (40 feet wide); thence extending along the Northwesterly side of Columbia Avenue, South 42 degrees, 49 minutes, 00 seconds West, 83.24 feet to a point; thence extending along lands now or formerly of Joseph and Eva Ritter North 47 degrees, 11 minutes, 00 seconds West, 125.00 feet to a point; thence extending along Lot No. 1 on said plan North 41 degrees, 49 minutes, 00 seconds East, 83.24 feet to a point; thence extending along lands now or formerly of Robert and Sylvia Miller South 47 degrees, 13 minutes, 00 seconds East, 125.00 feet to the point and place of beginning.

BEING Lot No. 2 on said plan.

BEING the same premises which John T. Roethke and Lisa C. Roethke, his wife, by Deed dated June 17, 1991 and recorded June 24, 1991 in Montgomery County in Deed Book 4979, Page 437 granted and conveyed unto John T. Roethke.

Parcel Number: 36-00-02383-00-2.

Location of property: 212 Columbia Avenue, Horsham, PA 19044.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John T. Roethke** at the suit of Firsttrust Bank. Debt: \$56,754.54.

Cristina Lynn Connor, Attorney. I.D. #318389

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

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

14-08139

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania described according to a survey and plan made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania on May 14, 1951, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Edgell Road (45 feet wide) which point is measured North 09 degrees, 17 minutes, 43 seconds East, 24.18 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 37.09 feet from a point on the Northeasterly side of Woodcrest Road (50 feet wide); thence extending North 49 degrees, 46 minutes, 48 seconds West, 199.22 feet to a point; thence extending North 39 degrees, 43 minutes, 33 seconds East, 80 feet to a point on the Northwesterly side of Edgell Road; thence extending along the Northwesterly side of Edgell Road along the arc of a circle curving to the left having a radius of 330 feet the arc distance of 88.86 feet to the first mentioned point and place of beginning.

BEING Lot Number 30 Edgell Road.

UNDER AND SUBJECT to building restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Eileen R. Creamer and Thomas E. Creamer by Deed from Thomas E. Creamer and Eileen R. Creamer, dated September 6, 1973 and recorded September 17, 1973 in Deed Book 3887, Page 0503.

Parcel Number: 59-00-05818-00-9.

Location of property: 2310 Edgell Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eileen R. Creamer and Thomas E. Creamer** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$109,608.63.

Jennifer L. Wunder, Attorney.

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

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

14-09203

ALL THAT CERTAIN lot or piece of ground, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, being one-half of Lot #8 and all of Lot #9 on a plan of lots laid out by John H. Dager, Civil Engineer bounded and described, as follows, to wit:

BEGINNING at a point at low water mark on the River Schuylkill said point of beginning being 25 feet, Eastwardly from a corner of Lot #7 and in the middle of Lot #8; thence along the middle of Lot #8 North 5 degrees, 53 minutes West, 141.40 feet (incorrectly given in former deeds as 141.90 feet) to land now or late of Theodore Lane Bean, the same being a right-of-way for the use of this and other lots abutting thereon; thence along said land now or late of the said Theodore Lane Bean, North 84 degrees, 20 minutes East, 74.72 feet to a corner of Lot #10; thence along Lot #10 South 5 degrees, 53 minutes East, 141.50 feet to a low water mark on River Schuylkill; thence along the River Schuylkill Southwest 75 feet to the middle of Lot #8 the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth Ackerman, by Deed from Vincent J. Arduino and Deborah Arduino, his wife, dated 04/27/2006, recorded 05/11/2006 in Book 5600, Page 1547.

Parcel Number: 63-00-03448-00-8.

Location of property: 7 West Indian Lane, West Norriton Township, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elizabeth Ackerman** at the suit of U.S. Bank National Association, as Trustee for Adjustable Rate Mortgage Trust 2006-3, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2006-3. Debt: \$348,585.97.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-10300

ALL THAT CERTAIN lot or parcel of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey dated 5/14/1974, last revised 11/30/1977, made by Serdy, Bursich and Huch Professional Engineers, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Oakdale Drive (50 feet wide) being a point in line of the Westerly side of Lot No. 121 on a plan of Woodgate II; thence extending from said point of beginning and extending along the said Northeasterly side of Oakdale Drive on the arc of a circle curving to the left having a radius of 456.80 feet the arc distance of 80 feet to a point in line of Lot No. 119; thence extending along line of Lot No. 119 and crossing over a 20 feet wide AT&T easement and cable North 10 degrees, 21 minutes, 48 seconds East, 200 feet to a point; thence South 79 degrees, 38 minutes, 12 seconds East, 80 feet to a point in line of Lot No. 122; thence extending along line of Lot No. 122 and line of Lot No. 121 and recrossing the aforesaid 20 feet wide AT&T easement and cable, South 10 degrees, 28 minutes, 34 seconds West, 206.91 feet to the first mentioned point and place of beginning.

CONTAINING 16,146 square feet and being Lot No. 120 on a plan of lots as laid out for David A. Swinehart, Inc., and known as Woodgate, II.

TITLE TO SAID PREMISES IS VESTED IN Gary Moyer and Cathy Moyer, by Deed from Gary Moyer and Kathy Moyer, a/k/a Cathy Moyer, dated 08/22/2000, recorded 09/12/2000 in Book 5331, Page 149.

Parcel Number: 42-00-03231-44-4.

Location of property: 1383 Oakdale Drive, Pottstown, PA 19464-2783.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gary D. Moyer, Sr. a/k/a Gary Moyer and Cathy L. Moyer a/k/a Cathy Moyer a/k/a Kathy Moyer** at the suit of U.S. Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2005-WF4. Debt: \$344,124.82.

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

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

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

14-12340

PREMISES 'A'

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

BEGINNING at an iron pin in the middle of a public road leading from Graterford to Limerick, a corner of this and land of William Johnson; thence by said Johnson's land, South forty degrees, West two hundred eight feet to an iron pin, a corner of land now or late of Isaac Kulp and Jonas Fisher; thence by the same, South fifty degrees, East sixty-three feet, four inches to a point, a corner of land of Alec Washco, Jr.; thence by the same, North forty degrees, East two hundred eight feet to a point in the middle of the public road aforesaid; thence along the middle of the same, North fifty degrees, West sixty-three feet, four inches to the place of beginning.

BEING Parcel No.: 48-00-02029-00-2.

PREMISES 'B'

ALL THAT CERTAIN lot or piece of land, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a survey thereof made by David Meixner, Registered Surveyor, Collegeville, Pennsylvania, R. D. #2, dated April 24th, 1962, as follows, to wit:

BEGINNING at a point in the center line of Bridge Street (thirty-three feet wide), said point being located along the center line of Bridge Street, South forty-three degrees, thirty-three minutes, fifty-three seconds East, five hundred five and sixteen one-hundredths feet from the intersection of the center line of Bridge Street with the center line of Koon Street (thirty-three feet wide); thence along the center line of Bridge Street, South forty-three degrees, thirty-three minutes, fifty seconds East, forty feet to a point; thence along lands now or late of Alex Washco, Jr., South forty-seven degrees, thirty-two minutes, forty seconds West, two hundred eight feet to an iron pin; thence along other lands of Melvin Tyson, the two following courses and distances, viz: (1) North forty-three degrees, thirty-three minutes, fifty-seven seconds West, forty feet; thence North forty-seven degrees, thirty-two minutes, forty seconds East, two hundred eight feet to a point in the center line of Bridge Street and the place of beginning.

BEING Parcel No.: 48-00-02026-00-5.

TITLE TO SAID PREMISES IS VESTED IN Paul Kevin Burton, by Deed from Jerome L. Jordan and Merlyn C. Jordan, h/w, dated 10/16/2009, recorded 11/02/2009 in Book 5748, Page 2883.

Parcel Numbers: 48-00-02029-00-2 and 48-00-02026-00-5.

Location of property: 159 Bridge Street, Collegeville, PA 19426-1609.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul Kevin Burton** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$221,594.83.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-16720

ALL THOSE CERTAIN lots or pieces of ground, situate in **Abington Township**, County of Montgomery, and State of Pennsylvania, being known and designated as Lots 1051 and 1052, on a certain plan of lots of Willow Grove Division No. 2 of record with Recorded of Deeds of Montgomery County in Deed Book 536, page 500.

TITLE TO SAID PREMISES IS VESTED IN Sarah Ann Davis, by Deed from Sarah Ann Bingham, n/k/a Sarah Ann Davis, dated 10/01/2008, recorded 11/17/2008 in Book 5714, Page 634.

Parcel Number: 30-00-56943-00-6.

Location of property: 1507 Robinson Avenue, Willow Grove, PA 19090-4815.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sarah Ann Bingham n/k/a Sarah Ann Davis** at the suit of Suntrust Mortgage, Inc. Debt: \$160,727.07.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-17199

ALL THAT CERTAIN brick message and lot or land, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania known and designated as 650 Stanbridge Street, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeastern side of Stanbridge Street at the distance of 456.33 feet Northeastwardly from the Northeastern side of Marshall Street, a corner in line of land between this property and premises now or late of Mary Armstrong; thence by said Armstrong's land, Southeastwardly at right angles to Stanbridge Street, passing through the middle of the partition wall between said Armstrong's House and the house now conveyed 191.00 feet, more or less to the Northeastern side of Bodey Alley; thence along said side of said alley, Northeastwardly 22.33 feet to a point; thence of land now or late of Flora K. Trumbauer; thence Northwestwardly parallel with the first course and along said Trumbauer's land 191.00 feet, more or less to the Southeastern side of Stanbridge Street aforesaid; thence along said side of Stanbridge Street, Southeastwardly 22.33 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sherry Y. Cross and Frank M. Montique by Deed from Robert S. Lee and April M. Robinson dated March 28, 2006 and recorded April 18, 2006 in Deed Book 5597, Page 1634.

Parcel Number: 13-00-34716-00-2.

Location of property: 650 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sherry Y. Cross and Frank M. Montique** at the suit of Nationstar Mortgage, LLC. Debt: \$168,908.03.

Christine L. Graham, Attorney.

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

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

14-17620

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a subdivision of property made for Jasper DiSanto by Donald H. Schurr, Professional Engineer, Norristown, Pennsylvania dated 3/6/1959 and last revised 4/15/1959, as follows, to wit:

BEGINNING at a point on the Southeast side of Hamilton Street (66 feet wide), at the distance of 181 feet Southwestwardly from the Southwest side of Washington Street (66 feet wide); thence along the Southeast side of Hamilton Street, South 43 degrees, 29 minutes West, 16 feet to a corner of Lot No. 84; thence along Lot No. 84, South 46 degrees, 31 minutes East, the line for a part of the distance extending through the center of the partition wall dividing the house erected hereon and the house on the adjoining lot, 117.10 feet to a point; thence North 43 degrees, 29 minutes East, 1.11 feet to a point; thence South 46 degrees, 43 minutes East, 62.90 feet to a point; thence extending North 43 degrees, 29 minutes East, 14.67 feet to a corner of Lot No. 86; thence along Lot No. 86, North 46 degrees, 31 minutes West, the line for a part of the distance passing through the center of the partition wall dividing the house erected hereon and the house on the adjoining lot, 180 feet to the first mentioned point and place of beginning.

BEING Lot No. 85 on said plan.

BEING the same premises which Wheels to Go, Inc. by Deed dated 11/9/2007 and recorded 11/20/2007 in Montgomery County in Deed Book 5672, Page 01825 granted and conveyed unto Bryan Graves.

Parcel Number: 13-00-14652-00-5.

Location of property: 112 Hamilton Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Bryan Graves** at the suit of Newlands Asset Holding Trust Care of U.S. Bank Trust National Association. Debt: \$133,059.26.

Cristina Lynn Connor, Attorney. I.D. #318389

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

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

14-17665

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Revised Final Plan "The Enclave at Williamstadt" made for Johnson Highway Associates, L.P. (record owner) and Philomeno & Salamone (applicant) by Woodrow & Associates, Inc. Municipal/Civil Consulting Engineers dated 11/30/2005 and last revised 8/4/2009 and recorded in Plan Book 34, Page 454 as follows, to wit:

BEING known as Unit No. 42 Building E.

TOGETHER with and under and subject, inter-alia to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain declaration of covenants, easements and restrictions of the Enclave at Williamstadt, dated 10/27/2009 as recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA, in Deed Book 5748 Page 1995, 1st Amendment recorder in Deed Book 5764, Page 1444; 2nd Amendment recorder in Deed Book 5766, Page 1836; 3rd Amendment recorder in Deed Book 5784, Page 958 and any Amendments to the said Declaration as the same may be duly adopted from time to time.

Parcel Number: 33-00-04711-38-1.

Location of property: 158 Serenity Court, Unit E, East Norriton, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frank N. Tarsitano, Marie Tarsitano, Anthony Carbo and Mary Carbo** at the suit of Wells Fargo Bank, N.A. Debt: \$244,391.52.

Daniel C. Fanaselle, Attorney, I.D. #312292

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

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

14-17756

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

BEGINNING at a point on the Northeast side of Airy Street at the distance of one hundred twenty feet Northwestward from the Northwest side of Barbados Street; thence along land of Clarence H. Freas, through the middle of the partition wall and parallel to Barbadoes Street, Northeast seventy-seven feet, six inches to Fig Alley; thence along the same Northwest fourteen feet to land of Joseph James Peters; thence by the same passing through the middle of the partition wall Southwest seventy-seven feet, six inches to Airy Street; thence along the same Southeast fourteen feet to the place of beginning.

BEING known as 217 West Airy Street, Block 5, Unit 4.

BEING the same premises which Joseph Capriotti by Deed dated November 9, 2004 and recorded December 6, 2004, in the Recorder of Deeds Office in and for the County of Montgomery, Pennsylvania Deed Book 05635, Page 0830, conveyed unto Joseph O'Brien, in fee.

Parcel Number: 13-00-01180-00-4.

Location of property: 217 West Airy Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph O'Brien** at the suit of The Bank of New York Mellon, et al. Debt: \$89,861.91.

Stephen Hladik, Attorney.

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

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

14-18175

ALL THAT CERTAIN tract of land, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, Montgomery County, Commonwealth of Pennsylvania bounded and described in accordance with an Altai ACSM Land Title Survey prepared by Momence Survey Group, Inc., Bryn Mawr, PA, dated 5/18/2005, file number 2005-237.

BEGINNING at a point on the title line in the bed of Church Road (65' wide) said point being the Southeast corner of the about to be described tract of land and being located 2863.21' more or less measured Northeastwardly along the title line in the bed of Church Road from its point of intersection with the centerline of Summeytown Pike (50' wide); thence from said point of beginning leaving Church Road by land now or formerly of the Mobil Corporation North 57°, 17', 30" West, 893.40 to a point in line of land now or formerly of the Philadelphia Electric Company; thence along lands now or formerly of the Philadelphia Electric Company North 25°, 02', 00" East, 447.67' to a point; thence by lands now or formerly of M.C.L.D.A. (Montgomery County Industrial Development Authority) South 51°, 38', 00" East, 992.29' to a point in the title line in the bed of Church Road; thence along the title line in the bed of Church Road South 38°, 22', 00" West, 347.52 to the first mentioned point and place of beginning.

BEING the same property which 212 Church Associates, L.P., conveyed to 212 C Associates, L.P., in fee, by Deed dated May 30, 2002, and recorded on June 17, 2002, in Book 5412, Page 1282.

Parcel Number: 56-00-01300-00-3.

Location of property: 212 Church Road, Upper Gwynedd Township, PA 19454.

The improvements thereon are: Improvements on the subject parcel consist of a one story steel and masonry office building with 93,795 square feet of net rentable area, with curbing, yard lighting, signage, and asphalt parking facilities.

Seized and taken in execution as the property of **212 C Associates, LP** at the suit of JPMCC 2005-CIBC 13 Office, etc.. Debt: \$16,571,253.60.

Jack M. Seitz, Attorney.

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

14-18260

ALL THAT CERTAIN lot or piece of ground, with improvements to be made thereon, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Pennsylvania Planned Community Act, 68 P.S.A. 5101, et seq., by the recording in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, a Declaration of High View at Montgomery Planned Community, recorded in Deed Book 5785, Page 2730, and the Declaration Plan attached thereto, as in more particularly described in accordance with said Declaration and Plan of Property made for General Hancock Townhomes by Scholsser & Clauss Consulting Engineers dated 11/26/2008 last revised 9/30/2010 and recorded 11/22/2010 as Plan Book 35, Page 463, more particularly described, as follows, to wit:

BEING Lot #90, as shown on said plan.

BEING the same premises which NVR, Inc., a Virginia Corporation, Trading as Ryan Homes, by Deed dated 5/13/2011 and recorded 5/13/2011 in Montgomery County in Deed Book 5800, Page 02710 granted and conveyed unto Lisa M. Amato and Michael David Burton.

Parcel Number: 46-00-03920-18-1.

Location of property: 111 Susan Circle, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Lisa M. Amato and Michael D. Burton** at the suit of Newlands Asset Holding Trust Care of U.S. Bank Trust National Association. Debt: \$286,211.40.

Cristina Lynn Connor, Attorney. I.D. #318389

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

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

14-18711

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania and described according to a supplemental plan of Plymouth Meeting Village, made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on November 7, 1950 and since recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 2149, Page 601 etc., as follows, to wit:

BEGINNING at a point on the Northeast side of Penn Road (50 feet wide) measured the two following courses and distances from its point of intersection with the Northwest side of Pilgrim Road (50 feet wide) (both lines produced): (1) North 46 degrees, 8 minutes, 5 seconds West, 452.31 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 7.96 feet to the point and place of beginning; thence extending from said beginning point North 43 degrees, 51 minutes, 55 seconds East, 149.48 feet to a point; thence extending North 47 degrees, 35 minutes, 49 seconds West crossing a 20 feet wide right-of-way 121.07 feet to a point; thence extending along the Northwest side of the said right-of-way 41 degrees, 57 minutes, 59 seconds West, 170.86 feet to a point in the center line of a future road; thence extending along the same South 46 degrees, 8 minutes, 5 seconds East, 80 feet to a point; thence extending on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 44.40 feet to the first mentioned point and place of beginning.

BEING Lot No. 7, Section F, Penn Road on said plan.

TITLE TO SAID PREMISES IS VESTED IN Betty A. Simon and Richard Andrew Simon, by Deed from Betty A. Simon, dated 01/08/2011, recorded 01/14/2011 in Book 5790, Page 2459. The said Betty A. Simon died on 10/26/2012, vesting sole ownership in Richard Andrew Simon as Surviving Joint Tenant.

Parcel Number: 65-00-08704-00-6.

Location of property: 4031 Penn Road, Plymouth Meeting, PA 19462-1508.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard Andrew Simon** at the suit of Wells Fargo Bank, N.A. Debt: \$149,973.98.

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

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

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

14-19418

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and State 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 4/14/1976 and last revised 1/30/1979, as follows:

BEGINNING at a point on the Northwestern side of Larchwood Court (of variable width) which point is measured the 4 following courses and distances from a point formed by the intersection of the extended centerline of Larchwood Court with the centerline of Perkiomen Boulevard (as shown on said plan): (1) said point of intersection South 57 degrees, 36 minutes, 26 seconds East, 59 feet to a point; (2) North 85 degrees, 49 minutes, 09 seconds East, 110 feet to a point; (3) North 4 degrees, 10 minutes, 51 seconds West, 31 feet to a point on the Northwestern side of Larchwood Court; and (4) North 85 degrees, 49 minutes, 09 seconds East, 60 feet to the point and place of beginning, a corner of Lot No. 192; thence extending from said beginning point along Lot No. 192 North 4 degrees, 10 minutes, 51 seconds West, passing partly through the party wall between these premises and the premises adjoining to the West 100 feet to a point; thence extending South 80 degrees, 47 minutes, 18 seconds East, 43.17 feet to a point; thence extending South 4 degrees, 16 minutes, 51 seconds East, 90 feet to a point on the Northwestern side of Larchwood Court aforesaid; thence extending along the Northwestern side of Larchwood Court South 85 degrees, 49 minutes, 09 seconds West, 42 feet to the first mentioned point and place of beginning.

BEING the same premises which Louis Marcus and Donna Marcus, his wife, by Deed dated 11/02/2001 and recorded 11/19/2001 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5386, Page 14, granted and conveyed unto Andrew S. Gibson.

Parcel Number: 61-00-02834-34-5.

Location of property: 113 Larchwood Court, Collegeville, PA 19426-2903.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Andrew S. Gibson** at the suit of LSF9 Mortgage Holdings, LLC. Debt: \$203,750.60.

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

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

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

14-19493

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County and State of Pennsylvania, bounded and described according to a plan and survey thereof made November 1, 1952 by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, as follows:

BEGINNING at a point formed by the intersection which the Southeasterly side of Rockwell Road, formerly Crestmont Avenue and Grove Avenue (sixty feet wide) makes with the Southwesterly side of Penbryn Avenue (fifty feet wide); thence along the said side of Penbryn Avenue South sixty-nine degrees, thirteen minutes East, one hundred twenty-five feet to a point; thence South twenty degrees, forty-seven minutes West, fifty feet to a point; thence North sixty-nine degrees, thirteen minutes West, one hundred twenty-five feet to a point on the aforementioned Southeasterly side of Rockwell Road; thence along the same North twenty degrees, forty-seven minutes East, fifty feet to the Southwesterly side of Penbryn Avenue and place of beginning.

BEING the same premises which John P. Young, singleman and Patrick J. Pizzillo, singleman, by Deed dated December 4, 1978 and recorded in the Montgomery County Recorder of Deeds Office on December 8, 1978 in Deed Book 4369, Page 123, granted and conveyed unto Jeffrey S. Taylor and Lynn N. Taylor, his wife.

Parcel Number: 30-00-57628-00-5.

Location of property: 1555 Rockwell Road, Abington, PA 19001.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jeffrey S. Taylor, Lynn N. Taylor and United States of America** at the suit of JP Morgan Chase Bank, National Association. Debt: \$205,261.24.

LeeAne O. Huggins, Attorney.

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

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

14-19556

ALL THAT CERTAIN land, situate in the Village of Mont Clare, **Upper Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a plan thereof made by Earl R. Ewing, Registered Surveyor of Phoenixville, PA on October 10, 1960, as follows, to wit:

BEGINNING at the point of intersection of the Northwestern side of Jacob Street (sixty feet wide) with the Southwesterly side of New Street (unimproved thirty-three feet wide); thence extending along the said Northwestern side of Jacob Street, South four degrees, West eighty feet to a point in line of other land of John Dzuryacko, et ux.; thence extending along the same North eighty-six degrees, West one hundred forty feet to an iron pin; thence extending North four degrees, East eighty feet to an iron pin in the said Southwesterly side of New Street aforesaid; thence extending along said side thereof, South eighty-six degrees, East one hundred forty feet to the first mentioned point and place of beginning.

CONTAINING eleven thousand, two hundred square feet of land, be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Frank K. Thornton and Irene B. Thornton by Deed from John Dzuryacko and Catherine Dzuryacko, dated October 21, 1960 and recorded October 22, 1960 in Deed Book 3105, Page 112. The said Frank K. Thornton died on May 6, 2013 thereby vesting title in Frank K. Thornton, Jr.

Parcel Number: 61-00-02734-00-4.

Location of property: 222 Jacob Street, Mont Clare, PA 19453.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Frank K. Thornton, Jr., Administrator of the Estate of Frank K. Thornton, Deceased Mortgagee and Real Owner** at the suit of OneWest Bank, N.A. Debt: \$211,281.35.

Christine L. Graham, Attorney.

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

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

14-20049

SITUATE in **Upper Hanover Township**, Montgomery County, Pennsylvania bounded and described according to a plan of subdivision of Goshenhoppen Village by Urwiler and Walter, Inc., dated 8/31/81 and last revised 10/30/81 said plan being recorded in the Office for the Recording of Deeds for Montgomery County at Norristown in Plan Book A-44, Page 56, as follows, to wit:

BEGINNING at a point on the title line in the bed of Church Road (LR 46167) said point being measured the two following courses and distances from a point of intersection formed by a point on the title line in the bed of Church Road and a point on the center line of Fruitville Road: (1) Southeastwardly 15.15 feet more or less to a point; (2) North 54 degrees, 14 minutes, 57 seconds East, 41.10 feet to the place of beginning, said point of beginning also being a corner of land now or late of Edward Hildenbrand; thence extending partially along same and partially along land now or late of Benjamin H. Denny, Jr. North 54 degrees, 14 minutes, 57 seconds East, 353.31 feet to a point a corner of Lot #2 as shown on the above mentioned plan; thence extending along same South 36 degrees, 52 minutes, 55 seconds East, 261.60 feet to a point; thence extending South 53 degrees, 7 minutes, 5 seconds West, 325 feet to a point on the Northeasterly side of Church Road; thence extending along same the two following courses and distances: (1) North 36 degrees, 52 minutes, 55 seconds West, 52.20 feet to a point; (2) North 42 degrees, 28 minutes, 50 seconds West, 95.59 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William M. Dunn and Linda J. Dunn, his wife, by Deed from Keith L. Miller and Sandra M. Miller, his wife, dated 06/27/1985, recorded 07/03/1985 in Book 4771, Page 603.

Linda J. Dunn was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Linda J. Dunn's death on or about 09/13/2010, her ownership interest was automatically vested in William M. Dunn, the Surviving Tenant by the Entirety.

Parcel Number: 57-00-00271-00-5.

Location of property: 1109 Church Road, East Greenville, PA 18041-2214.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William M. Dunn** at the suit of JP Morgan Chase Bank, National Association. Debt: \$281,499.93.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-21001

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan (Phase I Only) of 'Greenshire Estates', drawn by Bursich Associates, Inc., Pottstown, PA, Job No. 071430, dated 11/10/1995, last revised 7/31/1996 and recorded in Land Site Plan Book 3, Pages 323-324, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Drury Lane, said point of beginning is being at a point a corner of Lot No. 10 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 10, South 22 degrees, 08 minutes, 18 seconds East, 150.35 feet to a point in line of Lot No. 12 as shown on said plan; thence extending along the line of said Lot No. 12 South 44 degrees, 54 minutes, 39 seconds West, 69.72 feet to a point on the Northeasterly side of Greenshire Boulevard as shown on said plan; thence extending along the said Northeasterly side of Greenshire Boulevard, the three (3) following courses and distances, viz: (1) North 45 degrees, 05 minutes, 21 seconds West, 33.90 feet to a point of curve; (2) measuring in a Northwesterly direction along the arc of a circle curving to the right having a radius of 171.14 feet the arc distance of 51.95 feet to a point of tangent; and (3) North 27 degrees, 41 minutes, 50 seconds West, 74.15 feet to a point of curve; thence leaving the said Northeasterly side of Greenshire Boulevard and measuring in a Northwesterly and turning to a Northeasterly direction along the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 54.85 feet to a point on the Southeasterly side of Drury Lane, aforesaid; thence extending along the said Southeasterly side of Drury Lane, North 77 degrees, 03 minutes, 31 seconds East, 63.51 feet to a point a corner of Lot No. 10, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 11 on said plan.

UNDER AND SUBJECT, however, to a Declaration of Covenants, Conditions, Restrictions, Easements, Reservations, Liens and Charges of 'Greenshire Estates' by Westrum Greenshire Limited Partnership, dated 9/10/1996 and recorded in Deed Book 5180, Page 1232.

BEING part of the same premises which Alfred B. Emma, by Deed dated 7/17/1996 and recorded 9/13/1996 at Norristown, Pennsylvania in Deed Book 5161, Page 365, granted and conveyed unto Alfred B. Emma and David W. March, as Tenants in Common, in fee.

ALSO BEING part of the same premises which by Memorandum of Agreement of Sale by and between Alfred B. Emma and David W. March (Sellers) and Westrum Greenshire Limited Partnership, a Pennsylvania Limited Partnership (Buyer), dated 7/17/1996 and recorded 9/13/1996 in Deed Book 5161, Page 382.

TITLE TO SAID PREMISES IS VESTED IN Everett Slater and Georgette J. Slater, h/w, by Deed from Alfred B. Emma and David W. March and Westrum Greenshire Limited Partnership, by its sole General Partner, Westrum Buckingham Square, Inc., a Pennsylvania Corporation, dated 11/22/1999, recorded 12/14/1999 in Book 5300, Page 776.

Parcel Number: 48-00-00581-62-2; Map #48018A011.

Location of property: 3 Greenshire Boulevard, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Everett Slater and Georgette J. Slater** at the suit of Wells Fargo Bank, N.A. Debt: \$170,609.43 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

14-21904

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot #4, Section 'G' on a plan of lots of 'Far View Farms' laid out by Hiltner and Hitchcock, Norristown, Pennsylvania, in April 1926, and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Joseph Street (50 feet wide), at the distance of 225 feet Southwesterly from the Southwesterly side of Williams Way (50 feet wide), a corner of Lot No. 3 Section 'G'; thence extending along the line of Lot No. 3, South 44 degrees, 37 minutes East, 150 feet to a point; thence extending South 45 degrees, 23 minutes West, 75 feet to a point in line of Lot No. 5, Section 'G'; thence extending along the line of Lot No. 5, North 44 degrees, 37 minutes West, 150 feet to a point on the Southeasterly side of Joseph Street, aforesaid; thence extending along the said side thereof, North 45 degrees, 23 minutes East, 75 feet to the place of beginning.

AND ALL THAT CERTAIN lot or piece of land, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 5, Section 'G' on a plan of lots of 'Far View Farms' laid out by Hiltner and Hitchcock, Norristown, Pennsylvania, in April 1926, bounded and described. as follows, to wit:

BEGINNING at a point on the Southeasterly side of Joseph Street (50 feet wide) at the distance of 300 feet Southwestwardly from the Southwesterly side of Williams Way (50 feet wide), a corner of Lot No. 4, Section 'G'; thence extending along the line of Lot No. 4, South 44 degrees, 37 minutes East, 150 feet to a point; thence extending South 45 degrees, 23 minutes West, 75 feet to a point in line of Lot No. 6, Section 'G'; thence extending along line of Lot No. 6, North 44 degrees, 37 minutes West, 150 feet to a point on the Southeasterly side of Joseph Street, aforesaid; thence extending along the said side thereof, North 45 degrees, 23 minutes East, 75 feet to the place of beginning.

BEING the same premises that Calisto A. Mena and Lilia D. Mena, husband and wife, by Deed dated July 2, 1990, and recorded August 13, 1999, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Book 5283, Page 2000, granted and conveyed unto James J. Baitinger and Barbara O'Mara, Joint Tenants With Right of Survivorship, in fee.

TITLE TO SAID PREMISES (S VESTED IN Joseph DiLullo and Dionne DiLullo, h/w, by Deed from James J. Baitinger and Barbara O'Mara, h/w, dated 10/17/2005, recorded 10/26/2005 in Book 5576, Page 2561.

Parcel Number: 63-00-04060-00-8; Map #63032 030.

Location of property: 222 Joseph Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph DiLullo and Dionne DiLullo** at the suit of Wells Fargo Bank, N.A. Debt: \$301,940.23 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

14-22178

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made July 13, 1948 by Will D. Hiltner, R.E., as follows, to wit:

BEGINNING at a point in the center line of Sunnyside Avenue, 33 feet wide, at the distance of 253.25 feet Northeasterly from the center line of Woodland Avenue, a point of corner of land now or late of William Collins and Henrietta Collins, his wife; thence extending along said center line of Sunnyside Avenue, North 77 degrees, 8 minutes East, 50 feet to a point, a corner of land now or late of Francis E. Esposito, widower; thence extending along said land, South 7 degrees, 30 minutes East, 340 feet to a point, a corner now or late of the Steiner property; thence extending along the same, South 77 degrees, 8 minutes West, 50 feet to a point, a corner of land now or late of William Collins and Henrietta Collins, his wife; thence extending along said land North 7 degrees, 30 minutes West, 340 feet to the first mentioned point and place of beginning.

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

BEING the same premises which Nicholas Scavello and Kristen Scavello, by Deed dated November 9, 2009 and recorded in the Montgomery County Recorder of Deeds Office on December 2, 2009 in Deed Book 5752, Page 721, granted and conveyed unto Crystal Eickhoff and Granville Eickhoff.

Parcel Number: 43-00-14248-00-1.

Location of property: 726 Sunnyside Avenue f/k/a 155 Sunnyside Avenue, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Crystal Eickhoff and Granville Eickhoff** at the suit of Newlands Asset Holding Trust Care of U.S. Bank Trust National Association. Debt: \$230,590.23.

LeeAne O. Huggins, Attorney.

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

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

14-22339

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of "The Arbors" for Gambone Development Company, by Schlosser & Clauss Consulting Engineers, Inc., dated November 8, 2002, last revised August 5, 2003, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-61, Pages 392, 393 and 394, as follows, to wit:

BEGINNING at a point on the Northwestern side of Arbor Circle (a private street) (as laid out on said plan), at a corner of Lot Number 83, as shown on said plan; thence extending from said point of beginning and along the said Northwestern side of Arbor Circle, the two following courses and distances, viz: (1) extending Southwestwardly on the arc of a curve, curving to the right, having a radius of 125.00 feet, the arc length of 16.24 feet to a point of tangent; and (2) thence extending South 57 degrees, 50 minutes, 43 seconds West, the distance of 5.92 feet to a point, a corner of Lot Number 85, as shown on said plan; thence extending North 41 degrees, 28 minutes, 22 seconds West, along Lot Number 85 and for a portion of the distance through a party wall, as shown on said plan, the distance of 142.35 feet to a point, a corner in line of Open Space "C," as shown on said plan; thence extending North 48 degrees, 31 minutes, 38 seconds East, along Open Space "C," the distance of 22.00 feet to a point, a corner of Lot Number 83, aforesaid; thence extending South 41 degrees, 28 minutes, 22 seconds East, along Lot Number 83 and for a portion of the distance through another party wall as shown on said plan, the distance of 144.89 feet to the first mentioned point on the said Northwestern side of Arbor Circle and place of beginning.

BEING Lot Number 84, as shown on the above mentioned plan.

TOGETHER WITH AND UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of The Arbors Planned Community, dated September 26, 2003, as recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5484, Page 274 etc., and any amendments and/or supplements to the aforesaid Declaration, as the same may be duly adopted from time to time.

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

BEING the same premises which Byung Kun Park, by Indenture dated 10/26/2012, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5853, Page 00814, granted and conveyed unto Michael J. Urbanski and Ann Marie O'Malley.

Parcel Number: 35-00-00074-38-6.

Location of property: 20 Arbor Circle, Colmar, PA 18915.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ann Marie O'Malley and Michael J. Urbanski** at the suit of Homebridge Financial Services, Inc. Debt: \$322,795.89.

Cristina Lynn Connor, Attorney. I.D. #318389

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

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

14-22477

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of "Bella Villa Manor" made by George F. Shaner, R. E., Pottstown, PA on November 12, 1959 and last revised September 6, 1961, as follows, to wit:

BEGINNING at a point on the Northwestern side of Jays Lane (50 feet wide) measured the two following courses and distances from a point of tangent on the Southeastly side of Moyer Road (60 feet wide), viz: (1) in a Southeastly direction on the arc of a curve curving to the right with a radius of 20 feet the arc distance of 3.50 feet to an iron pin set in the Northwestern side of Jays Lane; and (2) along the said side of Jays Lane, South 22 degrees, West 238.72 feet to the place of beginning; thence along the said side of Jays Lane, South 22 degrees, West 115 feet to a point a corner of Lot #4 on said plan; thence extending along the same North 68 degrees, West 225 feet to a point in line of Lot #5 on said plan; thence extending along Lot #5 North 22 degrees, East 98.26 feet to point in line of Lot #6 on said plan; thence extending along Lot #6 the two following course and distances: (1) South 68 degrees, East 50 feet to point, a corner; and (2) North 22 degrees, East 16.74 feet to a point, a corner of Lot #2 on said plan; thence extending along Lot #2 South 68 degrees, East 175 feet to a point on the Northwestern side of Jays Lane, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth J. Schlegel by deed from Catherine Rasile and Elizabeth Schlegel, sisters dated March 28, 1994 and recorded March 30, 1994 in Deed Book 5073, Page 0964.

Parcel Number: 47-00-02780-00-8.

Location of property: 603 Jays Lane, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Elizabeth J. Schlegel** at the suit of OneWest Bank, N.A. Debt: \$204,503.11.

Marc S. Weisberg, Attorney.

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

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

14-22834

ALL THAT CERTAIN parcel or tract of land, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania as shown on the plan entitled, Record/Section Plan, Sunnybrook Village, dated December 10, 2001, prepared by Gilmore & Associates, Inc. 184 West Main Street, Suite 300, Trappe, Pennsylvania, being more particularly described, as follows, to wit:

BEGINNING at a point in the Southwestern most corner of the herein described parcel, said point being in the Eastern right-of-way line of Sunny Brook Road and the Northwestern most corner of Commercial Area C-7; thence (1) along Sunnybrook Road, North 04 degrees, 09 minutes, 38 seconds West, a distance of 24.78 feet to a point; thence (2) along same, a curve to the right, radius of 75.00 feet, an arc distance of 30.26 feet to a point said curve being subtended by a chord which bears North 01 degree, 53 minutes, 45 seconds West for a distance of 30.26 feet; thence (3) along same, North 81 degrees, 11 minutes, 19 seconds West, a distance of 5.94 feet to a point; thence (4) along same, North 04 degrees, 26 minutes, 44 seconds West, a distance of 13.41 feet to a point; thence (5) along same, North 08 degrees, 48 minutes, 41 seconds East, a distance 40.06 feet to a point; thence (6) along same, North 00 minutes, 22 minutes, 08 seconds East, a distance of 113.03 feet to a point in the line of Residential Section R-1; thence (7) along same, South 89 minutes, 37 minutes, 52 seconds East, a distance 5.95 feet to a point; thence (8) along same, South 49 degrees, 45 minutes, 28 seconds East, a distance of 209.09 feet to a point in the line of Commercial Section C-7; thence (9) along same, South 61 degrees, 56 minutes, 27 seconds West, a distance 184.38 feet to the point of beginning.

Parcel Number: 42-00-04684-06-2.

Location of property: 55 Sunnybrook Road, Condominium C-6, Pottstown, PA 19464.

The improvements thereon are: Commercial office space.

Seized and taken in execution as the property of **Malbec Horizons, LLC** at the suit of Wells Fargo Bank, N.A. Debt: \$221,871.67.

Kristen Wetzel Ladd, Attorney.

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

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

14-22991

ALL THAT CERTAIN message and lot or piece of ground, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, more particularly bounded and described according to a plan of property made thereof by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, dated the Sixteenth Day of August, A.D., 1946, as follows, to wit:

BEGINNING at a point marking the intersection of the Northwest side of Walnut Street, as laid out on said plan forty-four feet wide, shown to have been originally laid out thirty-three feet wide, with the Northeast side of Linden Street, as laid out on said plan twenty feet wide; thence extending along the said Northeast side of Linden Street, North forty-seven degrees, West fifty-three feet and thirty-one one-hundredths of a foot to an iron pin a corner of land now or late of Safe Guard Corporation; thence extending along the same North forty-three degrees, East eighty feet to an iron pin in line of land now or late of Walter M. and Pearl B. Johnson; thence extending along said land now or late of the same, South forty-seven degrees, East fifty-three feet and thirty-one one-hundredths of a foot to an iron pin in the Northwest side of Walnut Street; thence extending along the said Northwest side of the same, South forty-three degrees, West eighty feet to the first mentioned point and place of beginning.

BOUNDED on the Northeast by land now or late of Walter M. and Pearl B. Johnson, on the Southeast by Walnut Street, on the Southwest by Linden Street, and on the Northwest by land now or late of the Safe Guard Corporation.

TITLE TO SAID PREMISES IS VESTED IN Mohammad A. Uddin and Mohammad A. Khan, by Deed from New Horizon Property Management, Inc., dated 08/30/2007, recorded 09/12/2007 in Book 5664, Page 1168.

Parcel Number: 11-00-18048-00-4.

Location of property: 320 Walnut Street, Lansdale, PA 19446-2445.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mohammad A. Uddin a/k/a M.A. Uddin and Mohammad A. Khan** at the suit of Wells Fargo Bank, N.A. Debt: \$238,174.77.

Paul Cressman, Attorney. I.D. #318079

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

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

14-23141

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania described in accordance with a Map of Subdivision of Oakland Farms, Section 2 for Oakland Associates, made by Yerkes Associates, Inc., 101 Charles Drive, Bryn Mawr, Pennsylvania, dated July 15, 1974 and last revised October 16, 1975, as follows, to wit:

BEGINNING at a point on the Northeasterly side of the cul-de-sac of Paddock Circle (fifty feet wide) measured along the Northwesterly side of Paddock Circle and cul-de-sac the four following courses and distances from a point of tangent on the Easterly side of Oakland Drive (fifty feet wide): (1) on the arc of a circle curving to the left, having a radius of twenty feet, the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent; (2) North fifty-seven degrees, twenty-one minutes, thirty seconds East, one hundred forty-five and thirty-one hundredths feet to a point of curve; (3) on the arc of a circle curving to the left, having a radius of sixty feet, the arc distance of forty-seven and two one-hundredths feet to a point of reverse curve; (4) on the arc of a circle curving to the right, having a radius of sixty feet, the arc distance of eighty-one and sixty-eight one-hundredths feet to a point of beginning; thence extending from said point of beginning along Lot No. 203 North nine degrees, twenty minutes, thirty seconds West, crossing a twenty feet wide sanitary sewer easement one hundred sixty-four and ninety-six one-hundredths feet to a point, a corner of Lot 198; thence extending along said lot and through said easement, North twenty-nine degrees, thirty-four minutes, thirty seconds East, ten and fifty-two one-hundredths feet to a point in line of land reserved for storm water control the following two courses and distances: (1) South forty-eight degrees, thirty-five minutes East, one hundred thirty-two and sixty-eight hundredths feet to a point; (2) thence extending South forty-four degrees, eighteen minutes, thirty seconds East, one hundred thirty-two and ninety-eight one-hundredths feet to a point, a corner of Lot No. 205; thence extending along said lot, recrossing said twenty feet wide sanitary sewer easement and passing through the middle of a twenty feet wide sanitary sewer easement, South eighty-seven degrees, fifty-four minutes, twenty seconds West, one hundred feet and twenty-two one-hundredths of a foot to a point; thence extending South fifty-seven degrees, twenty-one minutes, thirty seconds West, twenty-five feet to a point on the Easterly side of the cul-de-sac of Paddock Circle; thence extending along the said cul-de-sac on the arc of a circle curving to the left, having a radius of sixty feet, the arc distance of fifty-nine and sixty-nine one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 204 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Stephen P. O'Driscoll, Jr. and Andrea D. O'Driscoll and Doris Morison, dated March 30, 2004 and recorded June 2, 2004 in Deed Book 5510, Page 229.

The said Doris Morison died on September 21, 2008 thereby vesting title in Franklin Jay Morison, Unknown Surviving Heir of Doris Morison, Stephen P. O'Driscoll Jr., and Andrea D. O'Driscoll.

Parcel Number: 63-00-05795-03-7.

Location of property: 213 Paddock Circle, Eagleville, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Franklin Jay Morison, Known Surviving Heir of Doris Morison, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Doris Morison, Deceased Mortgagor and Real Owner, Stephen P. O'Driscoll, Jr. and Andrea D. O'Driscoll** at the suit of Nationstar Mortgage, LLC. Debt: \$297,183.51.

Christine L. Graham, Attorney.

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

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

14-23457

ALL THAT CERTAIN unit, located in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Unit No. 15 in The Court at Jamestowne Condominium, as shown on a plan recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Plan Book A-49, Page 156 and Plan Book A-50, Page 170.

TOGETHER WITH a proportionate undivided percentage interest in the Common Elements assigned to said unit in the Declaration of Condominium for The Court at Jamestowne Condominium, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 P.S.A. Section 3101, et seq., same being recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania as Deed Book 4888, Page 1132, and any all Amendments thereto, as the same may change from time to time.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Paduano, Jr., by Deed from Marlyn F. Smith, Executor of the Estate of Nicholas L. Childs, a/k/a Nicholas Lewarne Childs, deceased, dated 11/29/2010, recorded 12/06/2010 in Book 5786, Page 2963.

Michael A. Paduano departed this life 4/12/2012 vesting title of premises to Michael A. Paduano, Sr., in His Capacity as Heir of Michael A. Paduano, Jr, Deceased, Loretta M. Paduano, in Her Capacity as Heir of Michael A. Paduano, Jr., Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael A. Paduano, Jr, Deceased.

Parcel Number: 33-00-06729-14-1.

Location of property: 115 Susan Constant Court, East Norriton, PA 19401-1855.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael A. Paduano, Sr., in His Capacity as Heir of Michael A. Paduano, Jr., Deceased and Loretta M. Paduano, in Her Capacity as Heir of Michael A. Paduano, Jr., Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael A. Paduano, Jr., Deceased** at the suit of MB Financial Bank, N.A., as Successor by Merger to Cole Taylor Bank. Debt: \$215,885.73.

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

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

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

14-23807

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

BEGINNING at a point on the Southeast side of Stanbridge Street at the distance of 161.5 feet Southwestwardly from its point of intersection with the Southwest side of Marshall Street; thence on a line at right angles to said Stanbridge Street and along land now or late of James McIntyre, Southwesterly 152.33 feet to a point on the Northwest side of an alley 25 feet in width; thence extending along the Northwest side of said alley Southwesterly 22 feet to a point in line of land now or late of Wesley B. Bayer; thence extending along land now or late of said Wesley B. Bayer, Northwestwardly 152.33 feet to a point on the Southeast side of Stanbridge Street aforesaid; thence extending along said side of Stanbridge Street Northeasterly 22 feet to the place of beginning.

Parcel Number: 13-00-34660-00-4.

Location of property: 568 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: 3 story, brick twin with full basement.

Seized and taken in execution as the property of **Riley Darden and Malika L. Taylor** at the suit of Huntingdon Valley Bank. Debt: \$195,508.92.

Jennifer G. Gould, Attorney.

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

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

14-24039

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, bounded and described according to a plan of subdivision made for G.B.S. Realty, Inc. by Urwiler & Walter, Inc. dated 10/15/73 and last revised 8/28/74 recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Plan Book A-24, Page 80, as follows, viz:

BEGINNING at a point on the Northwesterly of Sandra Lane (50 feet wide) said point being measured the 8 following courses and distances along the said Northwesterly side of Sandra Lane from a point of tangent being at the arc distance of 39.27 feet, measured on the arc of a curve curving to the right having a radius of 25 feet from a point of curve on the Southwesterly side of Germantown Pike (originally 50 feet wide but since widened at this point to a width of 76 feet by the addition of 25 feet on the Southwesterly side of said centerline thereof) as shown on said plan viz: (1) extending South 27 degrees, 42 minutes, 24 seconds West the distance of 38.26 feet to a point of curve; (2) thence extending on the arc of a curve curving to the left having a radius of 275 feet the arc distance of 187.19 feet to a point of tangent; (3) thence extending South 68 degrees, 42 minutes, 24 seconds West the distance of 111.42 feet to a point of curve; (4) thence extending on the arc of a curve, curving to the left having a radius of 825 feet the arc distance of 346.16 feet to the point of tangent; (5) thence extending South 42 degrees, 40 minutes West, the distance of 396.79 feet to a point of curve; (6) thence extending on the arc of a curve curving to the right having a radius of 275 feet the arc distance of 69.60 feet to a point of tangent; (7) thence extending South 57 degrees, 10 minutes West the arc distance of 102.24 feet to a point of curve; and (8) thence extending on the arc of a curve curving to the left having a radius of 175 feet the arc distance of 91.26 feet to the point of beginning; thence extending from said point of beginning along the said Northwesterly side of Sandra Lane on the arc of a curve curving to the left having a radius of 175 feet the arc distance of 23.36 feet to a point a corner of Lot No. 40 as shown on said plan; thence extending North 76 degrees, 36 minutes, 26 seconds West along Lot No. 40 also extending through the party wall of these premises with the premises adjoining to the Southwest as shown on said plan, the distance of 170.14 feet to a point a corner in line of lands now or late of Henry Cresswell, as shown on said plan; thence extending North 46 degrees, 35 minutes, 26 seconds East along said land the distance of 23.9 feet to a point a corner of Lot No. 42 also extending through the party wall of these premises with the premises adjoining to the Northeast as shown on said plan the distance of 160.77 feet to a point on the said Northwesterly side of Sandra Lane being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jefferey Stewart, a/k/a Jeffrey G. Stewart, Jr. and Carrie Stewart, a/k/a Carrie L. Stewart by Deed from Axel Schmidt dated December 17, 2004 and recorded January 5, 2005 in Deed Book 5539, Page 1875.

Parcel Number: 33-00-07575-13-2.

Location of property: 738 Sandra Lane, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jefferey Stewart a/k/a Jeffrey G. Stewart, Jr. and Carrie Stewart a/k/a Carrie L. Stewart** at the suit of LSF8 Master Participation Trust. Debt: \$251,884.26.

Terrence J. McCabe, Attorney.

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

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

14-24303

ALL THAT CERTAIN lot of land, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, on the North side of the State Highway leading from Philadelphia to Reading, being the former Perkiomen and Reading Turnpike, with the buildings and improvements thereon erected, bounded and described, as follows, to wit:

BEGINNING at a stake in the North line of the former Perkiomen and Reading Turnpike Road distant one hundred eighty-three (183) feet Westerly from a stone marking a corner of land now or late of Joel Barlow; thence along the North side of said Turnpike Road South eighty-one (81) degrees, West two hundred (200) feet, two (2) inches to a point in line of lands late of Fremont J. Keirn, deceased; thence along said land and in a public road North forty-two (42) degrees, fifty (50) minutes East, two hundred forty-two (242) feet, nine (9) inches to a stake; thence along lands now or late of John K. Buchert, North eighty-one (81) degrees, East nine (9) feet, four (4) inches to a point; thence South nine (9) degrees, East one hundred fifty (150) feet to the place of beginning.

BEING the same premises which Gary W. Rossman and Karen Rossman, husband and wife, Tenants by the Entireties with Right of Survivorship, by their Deed dated January 2, 2007 and recorded on February 2, 2007 in Deed Book 5634, Page 469, granted and conveyed unto Gary W. Rossman.

Parcel Number: 42-00-01504-00-2.

Location of property: 2177 East High Street, Pottstown, Montgomery County, PA 19464.

The improvements thereon are: Gas Station, Mini Market.

Seized and taken in execution as the property of **Gary W. Rossman, Deceased** at the suit of Susquehanna Bank, Successor by Merger to Patriot Bank. Debt: \$188,578.25, together with interest from August 18, 2014 forward at the fixed rate of 6.25% per annum (\$30.79 per diem), late charges, attorney's fees and collection costs.

Charles N. Shurr, Jr., Attorney.

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

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

14-24560

ALL THAT CERTAIN improved unit, in the property known, named and identified in the Declaration Plan referred to below as "The Village Condominiums" situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Unit Property Act of July 3, 1963, P.L. #196 by the Recording in the Office for the Recording of Deeds of Montgomery County, at Norristown, Pennsylvania of a Declaration dated May 8, 1978, recorded July 19, 1978 in Deed Book 4321, Page 512 &c., the Declaration Plan thereto dated December 2, 1977, recorded July 19, 1978, in Condominium Plan Book 6, Page 18, and a Code of Regulations for the Village Condominiums, dated May 8, 1978, recorded July 19, 1978, in Deed Book 4321, Page 530 &c., with a First Amendment to Code of Regulations dated January 28, 1992, recorded February 28, 1992 in Deed Book 5000, Page 453 &c., with a Second Amendment to Code of Regulations dated March 31, 1992, recorded April 10, 1992 in Deed Book 5003, Page 1716 &c., and with a Third Amendment to Code of Regulations dated September 7, 1993 recorded September 22, 1993 in Deed Book 5055, Page 511 &c., and being and designated on such Declaration Plan as Unit Number 1163 and as more fully described in such Declaration Plan and such Declaration and together with all the right, title and interest, being an undivided interest of, in and to the Common Elements as defined in such Declaration, and which interest may be changed from time to time by Amendment thereto.

THE Grantees for and on behalf of the Grantees and the Grantees' heirs, personal representatives, successors and assigns, by the acceptance of this Indenture, covenant and agree to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the common elements as may be assessed from time to time by the Council in accordance with the Unit Property Act of Pennsylvania and further covenant and agree that the unit conveyed by this Indenture shall be subject to a charge for all amounts so assessed and that except insofar as Sections 705 and 706 of the said Unit Property Act may relieve a subsequent Unit Owner of liability for prior unpaid assessments. This covenant shall run with and bind the land or unit hereby conveyed and all subsequent owners thereof.

Parcel Number: 42-00-04529-73-9.

Location of property: 1163 Village Lane, Building 11, Pottstown, PA 19464.

The improvements thereon are: Condominium/Townhouse.

Seized and taken in execution as the property of **Jon F. Cagliola, Jr. and Stephanie A. Cagliola** at the suit of LSF8 Master Participation Trust. Debt: \$232,622.81.

Morris Scott, Attorney.

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

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

14-24629

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described on a Declaration Plan of Elkins Park North Townhouses Condominium Site Plan made by George B. Mebus, Inc., Consulting Engineers, a Division of L. Robert Kimball and Associate Consulting Engineers and Architects dated 7/15/1981 and last revised on 8/10/1981 and recorded in Montgomery County Recorder of Deeds in Condominium Plan Book No. 9, Page 11-12, as follows, to wit:

BEGINNING at a point a corner of Lot #7 as shown on the above mentioned plan; thence extending from said point of beginning North forty degrees, fifty minutes, no seconds West, seventeen feet four and one-half inches to a point; thence extending North forty-one degrees, twelve minutes, no seconds East, thirty-five feet and one-half inches to a point; thence South fifty degrees, fifty minutes, no seconds East, seventeen feet, four and one-half inches to a corner of Lot #7 on the above mentioned plan; thence extending along the same South forty-one degrees, twelve minutes, no seconds West, thirty-five feet, four and one-half inches to a point, a corner of Lot #7, the first mentioned point and place of beginning.

BEING known and designated as Unit #8 as shown on the above mentioned plan.

UNDER AND SUBJECT as aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Barbara Krensel by Deed from Barbara Krensel, Leonore Miller and Richard S. Watt Co-Executors of the Last Will and Testament of Laura Cohen, a/k/a Laura S. Cohen, Deceased dated September 14, 1998 and recorded October 22, 1998 in Deed Book 5245, Page 1374. The said Barbara Krensel died on March 19, 2014 thereby vesting title in Gary D. Krensel, Known Surviving Heir of Barbara Krensel, Deceased Real Owner and Mortgagor and Unknown Surviving Heirs of Barbara Krensel, Deceased Mortgagor and Real Owner, operation of law.

Parcel Number: 30-00-64308-40-8.

Location of property: 106 Susan Drive Unit #8, Elkins Park, PA 19027.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Gary D. Krensel, Known Surviving Heir of Barbara Krensel, Deceased Real Owner and Mortgagor and Unknown Surviving Heirs of Barbara Krensel, Deceased Mortgagor and Real Owner** at the suit of OneWest Bank, N.A. Debt: \$176,237.50.

Jacob M. Ottley, Attorney.

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

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

14-24958

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan made for Joseph D Arcangelo, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Fornance Street at the distance of 185.79 feet from a point of intersection with the Southeasterly side of Tremont Avenue and the Southwesterly side of Fornance Street; thence extending from said point and place of beginning along said side of Fornance Street South 43 degrees, 28 minutes East, 29.16 feet to a point; thence extending South 46 degrees, 26 minutes West, 125 feet to a point; thence extending North 43 degrees, 28 minutes West, 29.16 feet to a point a corner of #712 Fornance Street; thence extending North 46 degrees, 26 minutes East passing through a partition wall 125 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Gregory F. Wallin and Lynda D. Wallin by Deed from Carmen D'Arcangelo and Eva D'Arcangelo, dated April 22, 1996 and recorded April 30, 1996 in Deed Book 5146, Page 0623.

Parcel Number: 13-00-11716-00-7.

Location of property: 714 East Fornance Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gregory F. Wallin and Lynda D. Wallin** at the suit of Malvern Federal Savings Bank. Debt: \$154,251.23.

Jacob M. Ottley, Attorney.

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

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

14-25499

ALL THAT CERTAIN lot or piece of ground, known and designated as Lot No. 426 and part of Lot No. 425, plan of John R. Breitenbach of the Buch Farm, situate in **Bridgeport Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made in June 1946 by Will D. Hiltner, R.E., as follows, to wit:

BEGINNING at a point on the Northwest side of Bush Street at the distance of 320 feet Southwesterly from the Southwest side of Union Avenue, a point a corner of Lot No. 427; thence extending along said lot Northwesterly 110 feet to a point on the Southeast side of Beach Alley, 20 feet wide; thence extending along the said Southeast side of Beach Alley Southwesterly 25 feet to a point in Lot No. 425; thence extending in and through said lot Southeasterly 110 feet to a point on the Northwest side of Bush Street aforesaid; thence extending along the said Northwest side of Bush Street Northeasterly 25 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT To the same rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyances, or visible on ground.

TITLE TO SAID PREMISES IS VESTED IN Michael Maresca and Nadia Maresca, h/w, by Deed from Donald J. DiFilippo, Executor of Estate of Sophie DiFilippo, a/k/a Sophie B. DiFilippo, dated 08/30/2011, recorded 09/07/2011 in Book 5812, Page 1628.

Parcel Number: 02-00-00524-00-5.

Location of property: 633 Bush Street, Bridgeport, PA 19405-1315.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Maresca and Nadia Maresca** at the suit of PHH Mortgage Corporation. Debt: \$183,245.02.

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

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

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

14-26143

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon, situate in **East Greenville Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Colonial Village dated February 26, 1974 and revised April 15, 1974, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Blaker Drive said point being a common corner of this lot and Lot 76 on the above mentioned plan; thence said point and along the Northeasterly side of Blaker Drive, North 24 degrees, 06 minutes, 10 seconds West, 20.00 feet to a point, a corner of Lot 78 on the above mentioned plan; thence along Lot 78 North 65 degrees, 53 minutes, 50 seconds East, 128.41 feet to a point; thence from said point South 24 degrees, 06 minutes, 10 seconds East, 20.00 feet to a point, a corner of Lot 76 on the above mentioned plan; thence along Lot 76 South 65 degrees, 53 minutes, 50 seconds West, 128.41 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark C. DeLuzio, Jr., adult individual, by Deed from Ernest L. Stoudt and Diane Stoudt, h/w, dated 12/21/2012, recorded 01/07/2013 in Book 5860, Page 1198.

Parcel Number: 06-00-00368-00-4.

Location of property: 441 Blaker Drive, East Greenville, PA 18041-1756.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark C. Deluzio, Jr.** at the suit of Wells Fargo Bank, N.A.
Debt: \$137,831.75.

Paul Cressman, Attorney. I.D. #318079

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

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

14-26232

ALL THAT CERTAIN lot or tract of land, with the house and garage thereon erected situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of Beech Street distant 220.95 feet Westwardly from the West side of Hanover Street, a corner of this and other lands of Lucy M. Hartenstine, widow, et al; thence along the same North 15 degrees, 15 minutes East, 23.50 feet to an iron pin; thence North 12 degrees, 49 minutes East, 30.11 feet to an iron pin; thence North 27 degrees, 50 minutes West, 12.22 feet to an iron pin; thence North 15 degrees, 15 minutes East, 91 feet to the South side of a 10 feet wide alley, said course and distance passing in part thereof thru a partition wall of a stucco garage; thence along the South side of said alley, North 74 degrees, 45 minutes West, 16.81 feet to an iron pin; thence South 15 degrees, 15 minutes West, 130 feet to the North side of Beech Street; thence along the same South 74 degrees, 45 minutes East, 26.54 feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Leonard G. Kulp and Helen May Kulp, his wife, by Deed from Guido V. Trapani and Kathryn M. Trapani, his wife, dated 04/27/1962, recorded 05/03/1962 in Book 3241, Page 310.

THE SAID Leonard G. Kulp died on 11/15/13, vesting sale ownership in Helen May Kulp as Surviving Tenant by the Entirety.

Parcel Number: 16-00-01320-00-5.

Location of property: 137 Beech Street, Pottstown, PA 19464-5403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Helen May Kulp** at the suit of Fifth Third Mortgage Company.
Debt: \$120,622.04.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-26628

ALL THAT CERTAIN brick message or tenement and lot or piece of land, situate on the West side of Charlotte Street between West and East Streets, being known as No. 523 North Charlotte Street in **Pottstown Borough**, bounded and described, as follows, to wit:

BEGINNING at a point on the West side of Charlotte Street at the distance of 217 feet, 6 inches Northwardly from the Northeast corner of Charlotte and West Street, a corner of this and land of Howard W. Geist; thence by said Charlotte Street Northwardly 22 feet, 6 inches to Lot No. 13 in a plan of lots laid out by Henry H. Hartman; thence by the same Westwardly 140 feet to Liberty Alley; thence by the same Southwardly 22 feet, 6 inches to and of Howard W. Geist; thence by the Eastwardly 140 feet to the West side of Charlotte Street, aforesaid to the place of beginning passing in part of said courses and distances through the middle of the brick division wall of this and message of Howard W. Geist immediately adjoining to the South.

BEING the Northern 22 feet, 6 inches of Lot No. 12 in a plan of lots laid out by Henry W. Hartman.

TITLE TO SAID PREMISES IS VESTED IN James F. Johnson and Kathy J. Johnson by Deed from Harry J. Brown and Margaret M. Currie dated August 30, 1993 and recorded August 31, 1993 in Deed Book 5052, Page 1771.

Parcel Number: 16-00-03988-00-1.

Location of property: 523 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kathy J. Johnson** at the suit of LSF8 Master Participation Trust.
Debt: \$160,443.45.

Marc S. Weisberg, Attorney.

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

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

14-26780

ALL THAT CERTAIN frame house being the Northwesterly side of the double frame dwelling house and lot or piece of land thereunto belonging, situate upon the Northwesterly side of Adams Street in **Royersford Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a pin in the middle of the pavement of said Adams Street directly opposite the center of the middle of party wall dividing said double frame dwelling house; thence by a line extending along the center of the middle or party wall dividing said double frame dwelling house North 69 degrees and one-quarter degrees East, two hundred feet to a stake; thence North 21 degrees and one-quarter degrees West, twenty feet and nine inches to a post; thence by lands of John Bisbing South 68 and three-quarter degrees West, two hundred feet to a stake in said Adams Street; thence along the said street South 21 one-quarter degrees, East eighteen feet and nine inches to the place of beginning.

Parcel Number: 19-00-00056-00-6.

Location of property: 123 Adams Street, Royersford, PA 19468.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Todd M. Holland and Christina Holland, husband and wife** at the suit of Bank of America, N.A. Debt: \$172,060.00.

Roger Fay, Attorney.

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

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

14-26962

ALL THAT CERTAIN message and lot of land, situate in the Sixth Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania known as No. 1246 Maple Street, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of said Maple Street at the distance of 124 feet Westwardly on the Southwest corner of Maple and Mt. Vernon Streets, a corner of this and land late of Swinehart, now of George W. Mease; thence e by the same Southwardly 140 feet to a 20 feet wide alley; thence by the same Westwardly 21 feet to land late of Swinehart, now Henry C. Miller; thence by the same Northwardly 140 feet to the South side of Maple Street aforesaid passing in part of said course and distance through the middle of the concrete division or partition wall of this and house of said Miller; thence by the South side of said Maple Street Eastwardly 21 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Shelley L. Rubright and Mark L. Rubright by Deed from Mark L. Rubright and Shelley L. Grove n/k/a Shelley L. Rubright, dated March 20, 2003 and recorded May 6, 2003 in Deed Book 5455, Page 1071.

Parcel Number: 16-00-20436-00-5.

Location of property: 1246 Maple Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Shelley L. Rubright and Mark L. Rubright** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-25. Debt: \$208,794.81.

Christine L. Graham, Attorney.

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

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

14-27322

ALL THAT CERTAIN Eastern portion of the two story double brick message or tenement and lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point, a corner in the dividing line of a double brick building on the South side of Chestnut Street and a corner of this and land of the late Stephen Lazarus, now of Emma Lazarus, his widow; thence Southwardly along the same and through said double brick building 140 feet to a 20 feet wide alley; thence Eastwardly along the same and parallel with said Chestnut Street 20 feet to land of the late George Lutz, deceased, now Mary S. Bartholomew; thence Northwardly along the same 140 feet to Chestnut Street, aforesaid; thence Westwardly along the same 20 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark J. Haywood and Jill A. Haywood, h/w, by Deed from Sara Jane Shaner and Howard Lee Shaner, her husband, dated 05/02/1997, recorded 05/06/1997 in Book 5184, Page 1619.

Parcel Number: 16-00-05540-00-6.

Location of property: 320 Chestnut Street, Pottstown, PA 19464-5510.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark Haywood a/k/a Mark J. Haywood and Jill A. Haywood** at the suit of Wells Fargo Bank, N.A. Debt: \$131,465.63.

Mario J. Hanyon, Attorney. I.D. #203993

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

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

14-27788

PREMISES A

ALL THAT CERTAIN lots or pieces of land, with the buildings and improvements thereon erected, situate in **West Pottsgrove Township**, County of Montgomery, State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake on the South side of Elm Street at the distance of 190 feet Westwardly from the Southwest corner of Howard and Elm Streets, a corner of this and Lot No. 92; thence Southerly along said Lot No. 92 the distance of 140 feet to a 20 feet wide alley; thence Eastwardly along said alley the distance of 120 feet to Lot #96; thence along Lot #96 Northwardly 140 feet to the South side of Elm Street, aforesaid; thence Westwardly along said Elm Street 90 feet to the point and place of beginning.

BEING Lots 93, 94 and 95 and known as 415 Elm Street.

PREMISES B

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

BEGINNING at a point on the Southerly side of Elm Street at the distance of 70 feet Westwardly from the Southwesterly corner of Howard and Elm Streets, a corner of this and Lot #97 on said plan; thence in a Southerly direction and along said lot 144 feet to a 20 feet wide alley; thence by said alley in a Westwardly direction 30 feet to a corner of this and Lot #95 on said plan; thence along the same in a Northwardly direction 140 feet to a point on the South side of Elm Street; thence along the same in a Eastwardly direction 30 feet to a point and being the first mentioned point and place of beginning.

BEING Lot #96 in a plan of lots laid out by Horace N. and C.Q. Guildin.

BEING the same premises which Alphonso Jackson, Secretary of Housing and Urban Development, of Washington, D.C., by Shameeka Harris, by Deed dated 08-08-07 and recorded 08-16-07 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5660, Page 2628, granted and conveyed unto Shannell Brant, Tenancy in Severalty.

Parcel Numbers: 64-00-01069-00-1 and 64-00-01075-00-4.

Location of property: 415 Elm Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Shannell Brant** at the suit of CU Members Mortgage, a Division of Colonial Savings, F.A. Debt: \$138,665.86.

Cristina Lynn Connor, Attorney. I.D. #318389

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

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

14-27986

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, or to be erected, situate in **Abington Township**, in the County of Montgomery and Commonwealth of Pennsylvania described according to a Plan of Lots entitled 'Plan of Chapel Hill Manor', Section No. 2 made for June Meadows Construction Company, Abington Township, Montgomery County, PA, by Hagerty, Boucher and Hagan, Inc., Engineers, Earle Hagerty Registered Professional Engineer, Pennsylvania Registry 9021, 226 Keswick Avenue, Glenside, PA, dated the 12th day of February A.D. 1957 and revised the 18th day of February A.D. 1957, as follows, to wit:

SITUATE on the Southwesterly side of Andrew Road (50 feet wide) at the distance of 254.19 feet North 44 degrees, 43 minutes, 48 seconds West along the said Southwesterly side of Andrew Road from the point of curve at the Westerly end of the curve which connects the said Southwesterly side of Andrew Road with the Southeasterly side of Lippincott Road (50 feet wide) at the arc length of 273.17 feet Southwestwardly and Westwardly along the Southeasterly and Southerly curbed side of said Lippincott Road and Westwardly and Northwestwardly along the Southerly and Southwesterly curved sides of said Andrew Road on a curve to the right having a radius of 175 feet from the point of tangent which is at the distance of 989.13 feet South 45 degrees, 50 minutes West along the said Southeasterly side of Lippincott Road from the point of curve at the Westerly end of the curve to the right having a radius of 20 feet a tangent distance of 19.87 feet at an arc length of 31.28 feet which connects the said Southeasterly side of Lippincott Road with the Southwesterly side of Durand Road (50 feet wide).

CONTAINING in front or breadth on the said Southwesterly side of Andrew Road Northwestwardly 100 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles with the said Andrew Road 150 feet.

TITLE TO SAID PREMISES IS VESTED IN Judy Landers, by Deed from Barry Landers and Judy Landers, h/w, dated 02/25/2005, recorded 03/17/2005 in Book 5546, Page 2808.

Parcel Number: 30-00-00836-00-7.

Location of property: 52 Andrew Road, Huntingdon Valley, PA 19006-7902.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Judy Landers** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders of the CWALT, Inc., Alternative Loan Trust 2005-14, Mortgage Pass-Through Certificates, Series 2005-14. Debt: \$477,940.74.

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

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

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

14-28551

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

BEGINNING at a point in the Southeast side of Arch Street, 233 feet Northeastwardly from the middle of a proposed street to be called Freedley Street, a corner of this and land now or late of Frank S. Stiles; thence at right angles to the said Arch Street, Southeastwardly 732.73 feet to the middle of Green Alley Road; thence along the middle of said Green Alley Road 61.06 feet Northeastwardly to a point in other land of Belville Roberts, deceased, 260 feet distant from the Easterly side of the said proposed street to be called Freedley Street, measured at right angles to said side of said proposed street; thence Northwestwardly parallel to the first line and along the line of land of said Belville Roberts, of which this was a part, 721.24 feet to the Southeast side of said Arch Street; thence along said side of said Arch Street Southwestwardly 60 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sarah Venezia, by Deed from Salvatore Venezia, dated 04/17/2009, recorded 04/20/2009 in Book 5727, Page 01948.

Sarah Venezia died on 05/11/2014, and upon information and belief, her surviving heir Salvatore R. Venezia. All other heirs are unknown.

Parcel Number: 13-00-01928-00-3.

Location of property: 1518 Arch Street, Norristown, PA 19401-3529.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Salvatore R. Venezia, in His Capacity as Heir of Sarah Venezia, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sarah Venezia, Deceased** at the suit of Bank of America, N.A. Debt: \$149,033.27.

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

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

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

14-28690

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **Upper Moreland Township**, County, of Montgomery and state of Pennsylvania, being Lot No. 119, Section 3, on amended plan of Huntington Dales, made by Charles E. Shoemaker, Registered Professional Engineer, Abington, PA, by Deed dated November 18, 1955, and recorded in the Office for the Recording of Deeds for Montgomery County, at Norristown, in Plan Book A-2, Page 112.

BEGINNING at a point on the Southwesterly side of Buckboard Road (50 feet wide) at the distance of 31.27 feet measured on the arc of a circle curving to the right having a radius of 20 feet from the point of curve on the Southeasterly side of Cowbell Road (50 feet wide); thence extending, South 49 degrees, 24 minutes, 25 seconds East along the Southwesterly side of Buckboard Road, 61.71 feet to a point; thence extending South 40 degrees, 35 minutes, 35 seconds West, 137 feet to a point; thence extending North 49 degrees, 24 minutes, 25 seconds West, 82.54 feet to a point on the Southeasterly side of Cowbell Road (50 feet wide); thence extending North 40 degrees, 58 minutes, 55 seconds East along the Southeasterly side of Cowbell Road 117.14 feet to a point of curve in the same; thence extending along the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.27 feet to a point of tangent on the southwesterly side of Buckboard Road, the first mentioned point and place of beginning.

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

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

TITLE TO SAID PREMISES IS VESTED IN Doris A. Read and Scott Read, as Joint Tenants With Rights of Survivorship, by Deed from Doris A. Read, surviving spouse and Scott Read, dated 09/07/2011, recorded 09/13/2011 in Book 5813, Page 00243.

The said Doris A. Read died on 9/24/13, vesting sale ownership in Scott Read, Surviving Joint Tenant.

Parcel Number: 59-00-01762-00-6.

Location of property: 239 Buckboard Road, Willow Grove, PA 19090-1501.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Scott Read** at the suit of Wells Fargo Bank, N.A. Debt: \$231,107.86. **Jonathan Lobb**, Attorney. I.D. #312174

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

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

14-29253

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Salford Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to Part 2 Plan of Lots made for S.E.B. Inc., made by F. Richard Urwiler, Registered Surveyor, dated April 16, 1962, as follows, to wit:

BEGINNING at a point in the Southeast side of Hendricks Station Road (as proposed to be widened twenty-five feet from the center line, now thirty-three feet wide), at the arc distance of one hundred seventy-eight and eighty-four one-hundredths feet measured on the arc of a circle curving to the left in a Southwesterly direction having a radius of two hundred seventy-five feet from a concrete monument in the same, which monument is at the distance of fifty-five and

eighty-seven one-hundredths feet, measured South eighty-seven degrees, five minutes West, from another concrete monument at a point of curve in the same, which point of curve is at the arc distance of thirty-nine and twenty-seven one-hundredths feet measured on the arc of a circle curving to the left in a Southwesterly direction having a radius of twenty-five feet from a concrete monument at a point of tangent on the Southwest side of Old Summeytown Pike; thence extending from said point of beginning along line of Lot No. 12, South forty-one degrees, twelve minutes East, two hundred ninety-four and two one-hundredths feet to a point in line of Lot No. 12-A; thence extending along the same, South forty-eight degrees, forty-eight minutes West, one hundred thirty feet to a point in line of Lot No. 10; thence extending along the same, North forty-one degrees, twelve minutes West, two hundred ninety-four and seven one-hundredths feet to a point on said side of Hendricks Station Road; thence extending along the same, North forty-eight degrees, forty-eight minutes East, one hundred twenty-five and seventeen one-hundredths feet to a concrete monument at a point of curve in the same; thence extending on the arc of a circle curving to the right in a Northeasterly direction having a radius of two hundred seventy-five feet, the arc distance of four and ninety one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 11 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Nestor R. Lanas and Diane Lanas, husband and wife, from Richard J. Esteves and Susan M. Esteves, his wife in a Deed dated 7/27/2001 and recorded 8/20/2001 in Book 5371, Page 2436.

Parcel Number: 62-00-00604-00-9.

Location of property: 2172 Old Skippack Road, Harleysville, PA 19438-1368.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nestor R. Lanas and Diane Lanas** at the suit of Citibank, N.A., as Trustee for GSR Mortgage Loan Trust 2006-AR2. Debt: \$237,986.78.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-29773

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 II, prepared for Windlestrae Associates made by Urwiler & Walter, Inc., Summytown, PA dated December 8, 1989 and last revised January 31, 2007 and recorded in Office of the Recorder of Deeds in Plan Book 28, Pages 227 to 236, as follows, to wit:

BEING Lot #310, as shown on said plan.

BEING the same premises which NVR, Inc., a Virginia Corporation t/a Ryan Homes, by Deed dated 10/19/2010 and recorded 11/24/2010 in Montgomery County in Deed Book 5786, Page 528 granted and conveyed unto Dana D'Angelo and Lillian L. Tornetta and John F. Tornetta, husband and wife, as Joint Tenants With Full Rights of Survivorship.

Parcel Number: 47-00-05013-07-3.

Location of property: 124 Crooked Lane, Gilbertsville, PA 19525.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dana Dangelo and Lillian L. Tornetta** at the suit of JP Morgan Chase Bank, National Association. Debt: \$197,868.29.

Victoria W. Chen, Attorney. I.D. #317741

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

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

14-30285

ALL THAT CERTAIN tenement and message and tract of land, hereditaments and appurtenances, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey as made by Ralph B. Shaner and Son Engineering Company, as of 08/21/1970, and more fully described, as follows, to wit:

BEGINNING at a spike set for a corner, said point being a corner other lands of Amwic Corporation and being distant from the Northeasterly corner of lands of the Borough of Pottstown the following 2 courses and distances, to wit: (1) along the former Perkiomen and Reading Turnpike, South 64 degrees, 22 minutes East, 51.18 feet; and (2) along other lands of Amwic Corporation, South 38 degrees, West 135.66 feet; thence from the aforesaid point of beginning continuing along other lands of Amwic Corporation, South 52 degrees, 0 minutes East, 412.88 feet to a corner on line of the Westerly Right-of-Way of a Limited Access Road leading from the former turnpike to Traffic Route No. 422 By-pass; thence along said Right-of-Way, South 24 degrees, 14 minutes West, 238.32 feet to a corner and South 38 degrees, 10 minutes West, 60.57 feet to a corner on line of other lands of Amwic Corporation; thence along the same North 52 degrees, West 469.42 feet to a corner; thence by a course parallel to and distant 50 feet Easterly thereof of the lands of the aforesaid Borough of Pottstown, North 38 degrees, East 292.05 feet to a corner and place of beginning.

Parcel Number: 64-00-02240-00-9.

Location of property: 622 Old Reading Pike, Pottstown, PA 19464.

The improvements thereon are: Commercial building.

Seized and taken in execution as the property of **Paper Recycling of Pennsylvania, Inc., John T. Harmon and Cheryl K. Harmon** at the suit of Stonebridge Bank. Debt: \$682,405.61 (writ amount plus costs).

Anthony M. Brichta, Attorney.

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

14-30696

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania.

BEGINNING at a point on the Southwesterly side of Boyer Road at the distance of 434.03 feet Southeastwardly from the Southerly radius corner of said Boyer Road and Ashbourne Road.

CONTAINING in front or breadth on the said Boyer Road 36 feet (including on the Northwesterly side thereof one-half the soil of a certain 8 feet wide driveway intended for the joint use of the above described premises and premises adjoining to the Northwest and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the said Boyer Road 125 feet.

TITLE TO SAID PREMISES IS VESTED IN Jonathan Morein and Heidi Morein, h/w, by Deed from James P. McCann and Brigid McCann, h/w, dated 06/07/2005, recorded 06/29/2005 in Book 5560, Page 697.

Parcel Number: 31-00-03109-00-1.

Location of property: 618 Boyer Road, Cheltenham, PA 19012-1610.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jonathan Morein and Heidi Morein a/k/a Heidi Levine** at the suit of Wells Fargo Bank, N.A. Debt: \$258,640.22.

Peter Wapner, Attorney. I.D. #318263

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

14-31409

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

BEGINNING at a point on the Northwesterly side of Astor Street, at the distance of 48 feet, 7 inches Southwestwardly from the West corner of Wood and Astor Streets; thence extending along other lands of Joseph Jervis, parallel with Wood Street, the line passing through the middle of the partition wall between the houses, Northwestwardly 105.90 feet to a point on the Southeastly side of a certain twenty feet wide alley (laid out for the free and common use of this and all properties abutting thereon at all times hereafter, forever); thence along said side of said alley and at right angles to Wood Street, Southwestwardly 21.50 feet to a point, a corner of this and other lands of the said Joseph Jervis; thence by and along said other said lands, parallel with Wood Street, the line passing through the middle of the partition wall between the houses, Southeastwardly 105.90 feet to a point on the Northwesterly side of Astor Street, aforesaid; thence by and along said side of said Astor Street, Northeastwardly 21.50 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michelle Altemus, by Deed from George Michael Altemus and Michelle Altemus, h/w, dated 05/30/2006, recorded 06/06/2006 in Book 5603, Page 1953.

Parcel Number: 13-00-03480-00-8.

Location of property: 1227 Astor Street, Norristown, PA 19401-3218.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michelle Altemus** at the suit of Federal National Mortgage Association ("Fannie Mae"), a Corporation Organized and Existing Under The Laws of The United States of America. Debt: \$108,087.95.

Paul Cressman, Attorney. I.D. #318079

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

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

14-31413

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

BEGINNING at a point on the Southeastly side of Prospect Avenue, at the distance of one hundred feet Southwestly from the South corner of said Prospect Avenue and Fraley Street, a corner of this and land of Robert Cook; thence along the said Cook's land, the line passing through the middle of the partition wall of the house hereon erected and the house on said Cook's land at right angles to said Prospect Avenue, Southeastly one hundred twenty feet to a point; thence parallel to said Prospect Avenue, Southwestly twenty feet to a point, a corner of this and land of one Trexler; thence by line of said land, Northwestly one hundred twenty feet to the aforesaid side of Prospect Avenue and thence by the said side thereon, Northeastly twenty feet to place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jarod Sugalski, by Deed from Morris S. Goltz, dated 05/03/2007, recorded 06/07/2007 in Book 5650, Page 683.

Parcel Number: 02-00-04684-00-3.

Location of property: 310 Prospect Street a/k/a 310 Prospect Avenue, Bridgeport, PA 19405-1620.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jarod Sugalski** at the suit of Matrix Financial Services Corporation. Debt: \$206,963.86.

Paul Cressman, Attorney. I.D. #318079

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

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

14-31464

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

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

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

The improvements thereon are: Residential property.

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

Sean P. Mays, Attorney. I.D. #307518

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

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

14-31466

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, and described according to a Plan of Perkiomen Woods by F.X. Ball Associates, dated April 14, 1976, and last revised December 21, 1987 and recorded in Montgomery County in Plan Book A-49, Page 221, as follows, to wit:

BEGINNING at a point, which said point of beginning is common to this Lot and Lot No. 435, as shown on said plan; thence extending from said point of beginning, South 53 degrees, 15 minutes, 00 seconds East, 31 feet to a point; thence extending South 36 degrees, 45 minutes, 00 seconds West, 90.00 feet to a point; thence extending North 71 degrees, 07 minutes, 43 seconds West, 32.57 feet to a point, a corner of Lot No. 435 on said plan; thence extending along the same, North 36 degrees, 45 minutes, 00 seconds East, 100.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph V. Feisel, by Deed from Robert M. Snyder and Valerie B. Snyder, dated 03/17/2004, recorded 03/30/2004 in Book 5501, Page 1605.

Joseph V. Feisel died on 12/12/2013, and Vincent J. Feisel was appointed Administrator of his estate. Letters of Administration were granted to him on 02/07/2014 by the Register of Wills of Montgomery County, No. 46-2014-x0437. The Decedent's surviving heirs at law and next-of-kin Vincent J. Feisel, James J. Feisel, and Joan D. Moss. By executed waivers James J. Feisel and Joan D. Moss waived their rights to be named. All other heirs are unknown.

Parcel Number: 61-00-02667-16-1.

Location of property: 148 Iron Bark Court, Collegeville, PA 19426-2978.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vincent J. Feisel, in His Capacity as Administrator and Heir of The Estate of Joseph V. Feisel and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joseph V. Feisel, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$206,167.36.

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

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

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

14-31476

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

BEGINNING at, a point on the West side of York Street, at the distance of fifty-nine feet (59') North from the Northwest corner of York and Sixth Streets; thence Northwardly twenty feet (20') to a point marking the division line between this and the brick message of the aforesaid grantors adjoining on the North; thence Westwardly one hundred and forty feet (140') to a twenty feet wide alley; thence Southwardly twenty feet (20') to a point marking the division line of the hereby granted brick message and brick message of Oscar Hoffman adjoining on the South; thence Eastwardly said line passing through the center or middle of the partition wall of the partition wall of the hereby granted brick message and the brick message of Oscar Hoffman aforesaid adjoining on the South one hundred and forty feet (140') to the place of beginning.

BEING the same premises which The Estate of Eva A. Harper, deceased, by Linda A. Johnson, Executrix, by Deed dated June 18, 1988 and recorded June 28, 1988 in Montgomery County in Deed Book 4877, Page 1698 granted and conveyed unto Linda A. Johnson, in fee.

Parcel Number: 16-00-33936-00-5.

Location of property: 399 North York Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Linda Johnson** at the suit of First Niagara Bank, N.A. Debt: \$120,936.02.

Jeffrey G. Trauger, Attorney.

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

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

14-31876

ALL THAT CERTAIN lot, plot or parcel of land with the messuage or tenement thereon erected, situate in Walnut Ridge Estates, in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, designated as Lot No. 1407 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. 1407 prepared by Serdy and Bursich, Inc., as endorsed hereon, as follows, to wit:

BEGINNING at a point on the center line of the party wall between this lot and Lot Number 1406, as shown on said plan which point is at the distance of 109.15 feet measured South 37 degrees, 27 minutes West from a point, a corner of which last mentioned point is at the distance of 120.99 feet measured South 52 degrees, 33 minutes East from a point, a corner, which last mentioned point is at the distance of 212.34 measured South 30 degrees, 40 minutes, 45 seconds East from a concrete monument, a corner, and which last mentioned concrete monument is at the distance of 185.01 feet measured South 11 degrees, 31 minutes, 14 seconds East, from a point of intersection of the centerline of Buchert Road and Kepler Road (no width given for each), as shown on said plan.

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

BEING the same premises which Great Highway Realty, LLC by Indenture dated 05/30/2006, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book and Page 5607-1315, granted and conveyed unto Stephen A. Maraschiello, in fee.

TITLE TO SAID PREMISES IS VESTED IN Joseph Murphy a/k/a Joseph Charles Murphy, Jr. by Stephen A. Maraschiello Deed recorded on 5/20/2008 in Book 5693, Page 00534, Instrument #2008052504.

Parcel Number: 42-00-05117-95-2.

Location of property: 1407 Walnut Ridge Estate, Pottstown, PA 19464-3064.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Murphy a/k/a Joseph Charles Murphy, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$134,923.87.

Paul Cressman, Attorney. I.D. #318079

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

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

14-32204

ALL THAT CERTAIN messuage and lot or piece of land, situate in **Lansdale Borough**, in the County of Montgomery and State of Pennsylvania and more particularly bounded and described according to a survey made thereof by Herbert H. Metz, Registered Engineer, and Land Surveyor of Lansdale, Pennsylvania, on September 19, 1935, as follows, to wit:

BEGINNING at a point on the Southeast side of Susquehanna Avenue, as laid out in the Borough of Lansdale 44 feet wide, at the distance of 226.93 feet Southwestward of the Southwest side of Mt. Vernon Street, as laid out in said Borough 48 feet wide, originally laid out 40 feet wide, being a corner of land of Edward R. and Esther S. Cadwallader; thence extending along said land of the said Edward R. and Esther S. Cadwallader and passing through the middle of the partition wall of the building erected on this lot and the said adjoining lot, the three following courses and distances South 42°, 40' East, 42.11 feet to a point a corner; North 47°, 20' East, 0.65 feet to a point a corner; and South 42°, 40' East, 101.57 feet to a point a corner on the Northwest side of Church Alley, as laid out in said Borough 18 feet wide; thence extending along the Northwest side of said Church Alley, the three following courses and distances, South 47°, 20' West, 20.09 feet to a point a corner; thence along a curved line curving to the right with a radius of 41.97 feet, an arc of 19.63 feet, to a point a corner and South 74°, 7' West, 24.78 feet to a point a corner of Lot No. 7 on the John S. Jenkins plan; thence extending along the Northeast side of said Lot No. 7 North 46°, 30' West, 128.29 feet to a point a corner on the Southeast side of Susquehanna Avenue North 47°, 20' East, 69.71 feet to the place of beginning.

BOUNDED on the Northeast by land of the said Edward R. and Esther S. Cadwallader, on the Southeast by Church Alley, on the Southwest by Lot No. 7, and on the Northwest by Susquehanna Avenue.

Parcel Number: 11-00-16136-00-8.

Location of property: 311 Susquehanna Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George R. Kopena a/k/a George R. Kopena, III and Diane L. Kopena** at the suit of Citizens Bank of Pennsylvania. Debt: \$123,381.07.

Gregory Javardian, Attorney. I.D. #55669

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

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

14-32246

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

BEGINNING at an iron pin in the Goshenhoppen Turnpike Road, in line of land of said Harry C. Meschter; thence by the same and along said Turnpike Road, North 60 3/4 degrees, West 50 feet to another iron pin in said Turnpike Road in line of land of William Schultz; thence by the said same North 23 1/4 degrees, East 193.65 feet to an iron pin in the middle of a 20 feet wide alley, in line of land of Harvey C. Meschter; thence by the same and along the middle of said alley, South 60 3/4 degrees, East 73 feet to an iron pin in line of land of Milton Schultz; thence by the same South 30 1/4 degrees, West 192.4 feet to the place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM, all that certain lot or piece of ground with the building thereon erected, situate in the Village of Palm, Township of Upper Hanover, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof, made by Smith & Brunner, dated 2/22/1954, as follows, to wit:

BEGINNING at a point in the Goshenhoppen Turnpike Road, a corner of land of William Schultz; thence along the same North 23 degrees, 15 minutes East, 193.65 feet to an iron pin in the center line of a 20 feet wide alley; thence along the same South 60 degrees, 45 minutes East, 34.5 feet to a point, a corner of other land of Frank G. Stauffer; thence along the same South 25 degrees, 15 minutes West, 87.6 feet to a point; and thence still along the same South 26 degrees, 30 minutes West, 104.85 feet to a point in the Goshenhoppen Turnpike Road aforesaid; and thence along the same North 60 degrees, 45 minutes West, 24 feet to the place of beginning.

BEING the same premises which William A. Pierson and Delores P. Pierson, husband and wife, by Deed dated 2/28/2005 and recorded 3/4/2005 at Norristown, Pennsylvania in Deed Book 5545, Page 1766, granted and conveyed unto Patricia A. Cichon, in fee.

TITLE TO SAID PREMISES IS VESTED IN Donald C. Fiedler and Valerie Fiedler, h/w, by Deed from Patricia A. Cichon, dated 07/20/2007, recorded 08/10/2007 in Book 5660, Page 00347.

Parcel Number: 57-00-01210-00-2, Map #57011 038.

Location of property: 817 Gravel Pike, Palm, PA 18070.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donald C. Fiedler and Valerie Fiedler** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$241,298.96 plus interest to sale date.

Heather Riloff, Attorney.

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

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

14-32272

ALL THAT CERTAIN message and lot of ground, known as 508 Buttonwood Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Buttonwood Street at the distance of 180 feet Northeasterly from the East corner of Airy and Buttonwood Streets, a corner of this and other lands of said Elma R. Gullbort; thence along the lines of said Gullbort's other land at right angles of said Buttonwood Street the line passing through the middle of the partition wall between the house erected on this lot and the one on the adjoining lot of said Gullbort, Southeasterly 107 feet to a point on the Northwesterly side of a certain 3 feet wide alley laid out in the rear of this and other lands now or late of Elma R. Gullbort for the common use forever of the owners and occupiers of said lands and extending along into Hurst Alley; thence along said side of said 3 feet wide alley parallel with Buttonwood Street, Southwesterly 20 feet to a point, a corner of land late of L. J. Brelinger who conveyed the same to Elma R. Gullbort who later opened the said 3 feet wide alley back of said land; thence by said land Northwesterly parallel to the first line 107 feet to the Southeast side of Buttonwood Street aforesaid and along said side of the said street Northeasterly 20 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Frederick A. Eckroth and Lisa M. Eckroth, h/w, by Deed from Lisa M. Hughes, n/b/m, Lisa M. Eckroth and Frederick A. Eckroth, dated 12/27/2004, recorded 01/12/2005 in Book 5540, Page 422.

Parcel Number: 13-00-05252-00-9.

Location of property: 508 Buttonwood Street, Norristown, PA 19401-4205.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa M. Eckroth a/k/a Lisa M. Hughes and Frederick A. Eckroth** at the suit of Wells Fargo Bank, N.A. Debt: \$57,003.59.

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

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

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

14-32280

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium, located in **Norristown Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 302, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

TITLE TO SAID PREMISES IS VESTED IN Kelly Doyle, by Deed from Fazio Properties Rittenhouse Club, LLC, dated 04/25/2007, recorded 04/27/2007 in Book 5644, Page 2615.

Parcel Number: 13-00-32952-21-8.

Location of property: 302 Rittenhouse Court a/k/a 770 Sandy Street, Unit 302, Norristown, PA 19401-4147.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kelly A. Doyle a/k/a Kelly Doyle** at the suit of Wells Fargo Bank, N.A. Debt: \$181,900.42.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-32572

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as "Summit Mews Condominium" located on Farmington Avenue, **Pottstown Borough**, County of Montgomery, and Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Pennsylvania Uniform Condominium Act 58 PSA, Section 3101 et seq. by the recording in the Montgomery County Recorder of Deeds Office at Norristown, PA of a Declaration recorded in Deed Book 4835, Page 1792 and Amendments thereto in Deed Book 4836, Page 783, 4838, Page 2143, 4851, Page 2143, 4887, Page 1729, 4911, Page 1804, and 4915, Page 923, being and designated in such Declaration as Unit 17 as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.5714%.

BEING the same premises which Shirley J. Hinkle, by Deed dated 4/29/2005 and recorded 5/6/2005 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5553, Page 715, granted and conveyed unto Dawn P. Cozart-Williams.

Parcel Number: 16-00-28600-00-4.

Location of property: 700 Farmington Avenue, Unit C-17, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Dawn P. Cozart-Williams** at the suit of Nationstar Mortgage, LLC.
Debt: \$190,073.68.

LeeAne O. Huggins, Attorney.

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

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

14-32668

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Record Plan of Norriton Knoll-Phase I, as recoded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-42, Page 14, and re-recorded in Plan Book A-46, Page 68, as revised by Plat Plan of Lot No. 66 as prepared by Joseph J. Estock, Professional Land Surveyor on 11/6/1985 for the purposes of designating the area of reservations for placement of Mailbox Cluster and Pad as required by the United States Postal Department, as follows:

BEGINNING at a point of tangent on the Southeasterly side of Fieldcrest Avenue (50.00 feet wide), which point is at the arc distance of 23.56 feet measured on the arc of a curve, curving to the right, having a radius of 15.00 feet from a point of curve on the Northeasterly side of Dragon Circle (50.00 feet wide), as shown on said plan; thence extending from said point of beginning North 60 degrees, 52 minutes, 30 seconds East along the Southeasterly side of Fieldcrest Avenue 90.00 feet to a point a corner of Open Space Area, as shown on said plan; thence extending South 39 degrees, 37 minutes, 00 seconds East along line of said Open Space Area 55.94 feet to a point a corner of Lot No. 67, as shown on said plan; thence extending South 60 degrees, 52 minutes, 30 seconds West along line of Lot No. 67, 115.19 feet to a point a corner on the Northeasterly side of Dragon Circle, aforesaid; thence extending North 29 degrees, 07 minutes, 30 seconds West along said side of Dragon Circle, 40.00 feet to a point of curve; thence leaving Dragon Circle on the arc of a curve, curving to the right, having a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangent on the Southeasterly side of Fieldcrest Avenue, the first mentioned point and place of beginning.

BEING Lot No. 66 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Christopher G. O'Brien, by Deed from George P. O'Brien and Marylyn J. O'Brien, h/w and Patrick W. O'Brien, unmarried, dated 11/23/2001, recorded 12/04/2001 in Book 5387, Page 1738.

Parcel Number: 63-00-01914-26-4.

Location of property: 2495 Dragon Circle, Norristown, PA 19403-5104.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher G. O'Brien** at the suit of Benchmark Federal Credit Union.
Debt: \$83,971.40.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-32696

ALL THAT CERTAIN lot or piece of land, situate in **Salford Township**, formerly Upper Salford, in the County of Montgomery, and State of Pennsylvania, bounded and described, as follows, to wit:

TRACT NO. 1 - BEGINNING at a stone set for a corner in the line of John Stauffer's land; thence by the same North 10 1/2 degrees, West 80 perches to a stake set for a corner; thence North 82 degrees East, 15.45 perches to a stake set for a corner in the line of Jesse K. Deetz's land; thence by the same South 4 1/4 degrees, East 77.4 perches to a stake set for a corner in the line of Reuben Cope's land; thence by the same South 59 degrees, West 7.3 perches to the place of beginning.

CONTAINING 5 acres 71 perches of land, be the same more or less.

TRACT NO. 2 - BEGINNING at a stake in the line of late William Cressman's land; thence by the same South 7 degrees, East 49.8 perches to a stake set for a corner in the line of David Dehl's land; thence by the same North 86 degrees, West 8.15 perches to a stake set for a corner in the line of late Jacob Shoemaker's land; thence by the same North 7 degrees, West 49.8 perches to a stake set for a corner in the line of said late Anthony Cressman's land; thence by the same South 86 degrees, East 8.15 perches to the place of beginning.

CONTAINING 2 acres 82 perches of land, more or less.

TRACT NO.3 - BEGINNING at a post set for a corner and thence extending by lands of said Jesse K. Deetz North 5 3/4 degrees, West 50 perches to a stone; thence by land of said late Anthony Cressman South 87 degrees, East 8.15 perches to a post; thence by land lately of Joseph Thomas, now David Dehl South 5 3/4 degrees, East 50 perches to a stone; thence North 87 degrees, West 8.15 perches to the place of beginning.

CONTAINING 2 acres 82 perches of land.

TRACT NO. 4 - BEGINNING at a corner a stone in line of William Cressman's land; thence extending along the same North 5 3/4 degrees, West 60 perches to a stone; thence by land of late Abraham Cressman South 87 degrees, East 8.15 perches to a corner; thence South 5 3/4 degrees, East 50 perches to a corner; thence North 87 degrees, West 8.15 perches to a corner the place of beginning.

CONTAINING 2 acres, 82 perches of land.

TRACT NO. 5 - BEGINNING at a corner, thence extending North 5 3/4 degrees, West 50 perches to a corner; thence along land lately Abraham Cressman South 87 degrees, East 8.15 perches to a corner; thence South 53/4 degrees, East 50 perches to a corner; thence North 87 degrees, West 8.15 perches to the place of beginning.

CONTAINING 2 acres, 82 perches of land.

TRACT NO. 6 - BEGINNING at a corner; thence extending North 5 3/4 degrees, West 50 perches to a corner; thence by land of late Abraham Cressman South 87 degrees, East 8.15 perches to a corner; thence by land of late Philip Gable South 5 3/4 degrees, East 50 perches; thence North 87 degrees, West 8.15 perches to the place of beginning.

CONTAINING 2 acres, 80 perches of land more or less.

TRACT NO. 7 - BEGINNING at a post a corner of land late of Ulright Stauffer; thence by the same North 6 degrees, West 100 perches to a post; thence partly by the same and partly by land late of Abraham Cressman South 87 degrees, East 16.3 perches to a post a corner; thence by land late of John Swerdly South 6 degrees, West 100 perches to a post in the middle of a public road; thence along the same and land late of Henry Nace North 87 degrees, West 16.3 perches to the place of beginning.

CONTAINING 10 acres, 10 square perches.

EXCEPTING AND RESERVING THEREFROM AND THEREABOUT ALL THAT CERTAIN tract of piece of land lying along the North side of Ridge Road between Tylersport and Sumneytown, in **Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a recent survey and plan dated February 21, 1955, as prepared by Stanley P. Moyer Registered Engineer and land Surveyor.

BEGINNING at a point in the center line of Ridge Road 33 feet wide, said point being a corner of lands of Joseph Connelly and Walter Way of which this was a part; thence along lands of Joseph Connelly the next two courses and distances: North 2 degrees, 20 minutes East the distance of 376.39 feet to an iron pin a corner; thence South 69 degrees, 43 minutes West the distance of 113.51 feet to an iron pin a corner; thence along other lands of Norman Krause North 4 degrees, West the distance of 70 feet to an iron pin a corner; thence along other lands of Walter Way of which this was a part North 79 degrees, 1 minute East the distance of 387.21 feet to an iron pin a corner; thence along other lands of Alvin Rosenberger South 1 degree, 54 minutes West the distance of 531.75 feet to a point a corner in the center line of Ridge Road 33 feet wide; thence along the center line of Ridge Road North 79 degrees, 8 minutes West the distance of 271.30 feet to the place of beginning.

CONTAINING 3,0927 acres of land, more or less.

BEING the same premises which James C. Ford, Jr. and Jamie M. Ford, husband and wife and Carole C. Ford and James C. Ford, Sr., husband and wife, by Deed dated May 26, 2005 and recorded in the Montgomery County Recorder of Deeds Office on June 13, 2005 in Deed Book 5557, Page 1328, granted and conveyed unto James C. Ford, Jr. and Jamie M. Ford, husband and wife and Carole C. Ford and James C. Ford, Sr., husband and wife.

Parcel Number: 44-00-00379-00-9.

Location of property: 74 Clump Road, Telford, PA 18969.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **James C. Ford, Jr., Carole C. Ford, James C. Ford, Sr., and Jamie M. Ford** at the suit of JP Morgan Chase Bank, National Association. Debt: \$301,497.13.

LeeAne O. Huggins, Attorney.

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

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

14-33038

ALL THAT CERTAIN unit designated as Unit No. B-2 in the Oaks Building, being a Unit Spring Mountain Summit, a Condominium located on Walnut Street and Centennial Street in **Schwenksville Borough**, County of Montgomery, Commonwealth of Pennsylvania as being designated in the Declaration of Condominium of Spring Mountain Summit, under the Unit Property Act, dated 2/22/1980 and recorded in Deed Book 4503, Page 443; and an Amendment thereto dated 2/26/1981 and recorded in Deed Book 4612, Page 99; and the Code of Regulations for said Condominium dated 2/22/1980 and recorded in Deed Book 4503, Page 480; and the Declaration Plan dated 1/17/1973 and recorded in Condominium Plan Book 7, Page 80.

TOGETHER with a 94% undivided interest in and to the Common Elements as fully set forth in the aforesaid Declaration of Condominium of Spring Mountain Summit.

TITLE TO SAID PREMISES IS VESTED IN Matthew Michael Williams, by Deed from Umberto Giacomucci and Maureen Giacomucci, dated 08/16/2011, recorded 08/24/2011 in Book 5811, Page 664.

Parcel Number: 20-00-00059-11-9.

Location of property: 1122 Forest Lane a/k/a 1122 Forest Lane, Condominium B-2, Schwenksville, PA 19473-1055.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew Michael Williams** at the suit of Branch Banking and Trust Company. Debt: \$139,728.74.

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

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

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

14-33332

ALL THAT CERTAIN lot or parcel of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania and described according to a certain Lot 10 Declaration Plan of Nora Scaffida and other by C. Raymond Weir, Registered Professional Engineer dated January 30, 1959 and last revised November 28, 1959, as follows, to wit:

BEGINNING at an interior point on the Southeastly side of a certain 15.00 feet wide private right-of-way (which extends Southwestwardly into Loch Alsh Avenue) a corner of lands now or late of William E. and Mirian Shapcott said point being the two following courses and distances from a point formed by the intersection of a line in the bed of Loch Alsh Avenue with the extended line in the bed of Farm Lane: (1) leaving Farm Lane, South 51 degrees, 59 minutes, 30 seconds East through the bed of Loch Alsh Avenue 91.3, feet to a point; and (2) North 37 degrees, 41 minutes, 30 seconds East through the bed and crossing the Northeastly side of Loch Alsh Avenue along the Southeastly side of the aforesaid 15.00 feet wide private right-of-way 725.40 feet to the point of beginning; thence extending from said point of beginning North 37 degrees, 41 minutes, 30 seconds East partly along the Southeastly side of the aforesaid 15.00 feet wide private right-of-way 328.01 feet to a point on the Westerly side of Pennsylvania State Highway L.R. #782 (#308 by-pass) (120 feet wide); thence extending Southwardly along the Westerly side of Pennsylvania State Highway L.R. #782 (#309 by-pass) on the arc of a circle curving to the right having a radius of 3759.83 feet the arc distance of 401.31 feet to a point; thence extending North 52 degrees, 18 minutes, 30 seconds West along the aforesaid lands of William E. and Mirian Shapcott 230.90 feet to the first mentioned interior point and place of beginning.

TOGETHER with the free use, right, liberty and privilege of a certain right-of-way over 15 feet wide land extending from the Northeast side of Loch Alsh Avenue, Northeastwardly to a point on the Northwestly side of premises hereon near the 309 by-pass known as the Pennsylvania State Highway L.R. 782, more particularly bounded and described, as follows:

BEGINNING at a point on the Northeast side of Loch Alsh Avenue, 50 feet wide, said point being North 37 degrees, 41 minutes, 30 seconds East, 25 feet from a point in the middle of said Loch Alsh Avenue said last point being South 51 degrees, 59 minutes, 30 seconds East, 91.37 feet from a point at the intersection of the middle of Loch Alsh Avenue with the middle of Farm Lane as originally laid out 40 feet wide; thence from the point of beginning along the Northeast side of Loch Alsh Avenue, North 51 degrees, 59 minutes, 30 seconds West, 15 feet to a point; thence through land of the Borough of Ambler known as the Loch Alsh Reservoir property North 37 degrees, 41 minutes, 30 seconds East and along the Northwest side of said 15 feet private right-of-way 1008.33 feet to a point; thence still along land of the Borough of Ambler, South 52 degrees, 18 minutes, 30 seconds East, 15 feet to a point a corner of premises herein above described; thence along the same and along the Southeast side of said private right-of-way 32 degrees, 41 minutes, 30 seconds West, 308.01 feet to a point a corner of land of William E. and Mirian Shapcott; thence along the same and still along the Southeast side of said private right-of-way, South 37 degrees, 41 minutes, 30 seconds West, 700.40 feet to the point and place of beginning.

SUBJECT to the cost of maintaining said lane in good order and repair.

EXCEPTING AND RESERVING thereout and therefrom that portion of the premises designated and required right-of-way on plot plan as set forth as part of Deed Book 5618, Page 611.

TITLE TO SAID PREMISES IS VESTED IN Stephen Penhollow by Deed from J. & G. Enterprises a Partnership, dated April 25, 2006 and recorded April 25, 2006 in Deed Book 05598, Page 0867.

Parcel Number: 54-00-10783-00-8.

Location of property: 740 Loch Alsh Avenue, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stephen Penhollow** at the suit of Nationstar Mortgage, LLC. Debt: \$409,166.71.

Christine L. Graham, Attorney.

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

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

14-33411

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Salford Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a subdivision plan made for Butera and Clemens called County Squire Estates Section, II by David Meixner, Registered Professional Engineer, Collegeville, Pennsylvania dated February 13, 1968, as follows, to wit:

BEGINNING at a point on the Northeast side of Manor Road fifty feet wide measured the three following courses and distances along said side of Manor Road from its intersection with the Southeast side of Alderfer Road, fifty feet wide, both lines produced: (1) South forty-one degrees, forty-one minutes, fifty-three seconds East, two hundred forty-two and forty-eight one-hundredths feet; (2) Southeastwardly on the arc of a circle curving to the right

with a radius of two hundred feet the arc distance of fifty and forty-eight one-hundredths feet; (3) South twenty-seven degrees, fourteen minutes, seventeen seconds East, twenty-four and thirty-eight one-hundredths feet; thence from said point of beginning along Lot No. 8, North sixty-two degrees, forty-five minutes, forty-three seconds East, two hundred sixty feet to a point in line of Lot No. 4; thence along Lot No. 4, South twenty-seven degrees, fourteen minutes, seventeen seconds East, one hundred feet to a point a corner of Lot No. 10; thence along Lot No. 10 South sixty-two degrees, forty-five minutes, forty-three seconds West, two hundred sixty feet to a point on the Northeast side of Manor Road; thence along the Northeast side of Manor Road North twenty-seven degrees, fourteen minutes, seventeen seconds West, one hundred feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lloyd C. Beck, Jr. and Patricia A. Beck, by Deed from William P. Gilles and Ruth W. Gilles, h/w, dated 07/27/2001, recorded 08/21/2001 in Book 5372, Page 983.

Parcel Number: 50-00-02314-00-3.

Location of property: 272 Manor Road, Harleysville, PA 19438-1921.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lloyd C. Beck, Jr. and Patricia A. Beck** at the suit of Wells Fargo Bank, N.A. Debt: \$251,241.17.

Jonathan Lobb, Attorney, I.D. #312174

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

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

14-33601

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, according to a plan of subdivision, prepared for Joseph R. Corporation, 'Sugar Valley, Section III', by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated 05/06/1975 and recorded in Plan Book A-24, Page 94, as follows, to wit:

BEGINNING at a point, on the Southwesterly side of the cul-de-sac (of irregular width) located at the Southern terminus of Scott Way (50 feet wide), said point being measured the five (5) following courses and distances from a point of reverse curve, on the Southerly side of Lafayette Road (50 feet wide), viz: (1) leaving said side of Lafayette Road, on the arc of a circle, curving to the right, having a radius of ten (10) feet, the arc length of 14.75 feet, to a point of reverse curve, on the Westerly side of Scott Way; thence, (2) along the arc of a circle, curving to the left, having a radius of 375 feet, the arc length of 96.49 feet, to a point of tangent, on the Southwesterly side of Scott Way; thence (3) South 03 degrees, 54 minutes, 25 seconds East, 226.15 feet, to a point of curve, on same; thence, (4) along the arc of a circle, curving to the right, having a radius of fifty (50) feet, the arc length of 36.14 feet, to a point of reverse curve on the aforementioned cul-de-sac; thence (5) along said cul-de-sac, on the arc of a circle curving to the left, having a radius of fifty (50) feet, the arc distance of 36.14 feet, to the point beginning; thence, extending from said point of beginning, along the said cul-de-sac, located at the Southern terminus of Scott Way, on the arc of a circle, curving to the left, having a radius of fifty (50) feet, the arc length of 78.54 feet to a point, a corner of Lot 74, on said plan; thence, extending South 03 degrees, 54 minutes, 25 seconds East, along Lot 74, fifty (50) feet, to a point, a corner in line of Lot 63, on said plan; thence, extending South 86 degrees, 05 minutes, 35 seconds West, along Lot 63, and also along Lot 64 and Lot 65, on said plan, 170 feet, to a point; thence, extending South 88 degrees, 26 minutes, 44 seconds West, still along Lot 65, 39.85 feet, to a point, a corner of Lot 40, Sugar Valley, as shown on said plan; thence, extending North 12 degrees, 06 minutes, 23 seconds West, along Lot 40, Sugar Valley, 99.38 feet, to a point, a corner of Lot 67, on said plan; thence, extending North 86 degrees, 05 minutes, 35 seconds East, along Lot 67, 173.99 feet, to a point on the Southwesterly side of the aforementioned cul-de-sac, located at the Southern terminus of Scott Way, being the first mentioned point and place of beginning.

UNDER AND SUBJECT to rights, Agreements, conditions, restrictions, easements, etc., as may now appear of record.

BEING known as Lot 66, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Walter L. Cooper, Jr. and Kathy Taylor-Santos, by Deed from Walter L. Cooper, Jr., dated 03/26/2008, recorded 04/10/2008 in Book 5688, Page 1372.

The said Walter L. Cooper, Jr. died on 5/19/2010, vesting sole ownership in Kathy Taylor-Santos as Surviving Joint Tenant.

Parcel Number: 56-00-07950-04-9.

Location of property: 808 Scott Way, Lansdale, PA 19446-5535.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathy Taylor-Santos** at the suit of Flagstar Bank, FSB. Debt: \$243,973.49.

Paul Cressman, Attorney, I.D. #318079

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

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

14-33718

ALL THAT CERTAIN parcel of land, situated in **Hatfield Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to Title Plan I and II 'The Fairgrounds' prepared for Fairgrounds Associates by Yorkes Associates, Inc. dated August 3, 1982, last revised March 15, 1983 and recorded in Plan Book K-44 at Pages 392 and 392A, described, as follows:

BEGINNING at a point on the Northeasterly side of Providence Lane (50 feet wide), a corner of Lot 214 as shown on said plan; thence extending North 42 degrees, 03 minutes East a distance of 150.00 feet to a point in line of lands offered for dedication; thence extending along same South 47 degrees, 57 minutes East a distance of 50.00 feet to a point, a corner of Lot 212 as shown on said plan; thence extending along same South 42 degrees, 03 minutes West a distance of 150.00 feet to a point on the said side of Providence Lane; thence extending North 47 degrees, 57 minutes West a distance of 50.00 feet to a point, being the first mentioned point and place of beginning.

BEING Lot 213 as shown on said plan.

CONTAINING in area 7,500 square feet.

TITLE TO SAID PREMISES IS VESTED IN Joseph E. Primavera and Sandy L. Primavera, h/w, by Deed from Ryan R. Maxwell and Lisa A. Maxwell, h/w, dated 10/12/1992, recorded 10/21/1992 in Book 5022, Page 607.

Parcel Number: 35-00-09020-26-9.

Location of property: 1428 Providence Lane, Hatfield, PA 19440-3960.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sandy L. Primavera and Joseph E. Primavera** at the suit of CMG Mortgage, Inc. Debt: \$229,663.83.

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

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

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

14-33736

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

BEING the same land and premises more particularly described in Deed Book 5279, Page 1735.

BEING the same premises which Sheldon Cardonick and Marcia L. Cardonick by Deed dated 10/30/2006 and recorded 9/17/2007 in Montgomery County in Deed Book 5665, Page 280 granted and conveyed unto Marcia Cardonick, by right of survivorship.

Parcel Number: 24-00-00033-28-5.

Location of property: 1135 River View Lane, West Conshohocken, PA 19428.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Marcia L. Cardonick a/k/a Marcia Cardonick** at the suit of M&T Bank. Debt: \$355,695.50.

Cristina Lynn Connor, Attorney. I.D. #318389

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

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

14-33957

PREMISES "A"

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

BEGINNING at the East corner of Elm and Cherry Streets; thence along the Southeasterly side of Cherry Street Northeastwardly 16.5 feet to a corner; thence by land now or late of James W. Phipps Southeastwardly the line passing through the middle of the partition wall between this and the adjoining house 61 1/2 feet to a point six inches distant from the fact of the Northwest wall of a brick building erected by C. S. Schlosser upon the adjoining premises to the Southeast; thence parallel to the face of said wall Southwestwardly 34.74 feet to the Northeastly side of Elm Street aforesaid; thence along the said side of Elm Street Northwestwardly 63.96 feet to the first mentioned point and place of beginning.

BEING KNOWN as 1000 Cherry Street.

PREMISES "B"

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

BEGINNING at a point on the Easterly side of Cherry Street, at the distance of 16.50 feet measured Northwardly from the East corner of Elm and Cherry Streets; thence along the Easterly side of Cherry Street Northwardly 32.20 feet to a corner of this and land now or late of Patrick McGrath; thence along the same Eastwardly at right angles to said Cherry Street 89.30 feet to a corner on the Westerly side of Maple Alley; thence along the said side of said alley Southwardly 20.20 feet to a corner of this and other land of Curwen S. Schlosser; thence along the same Westwardly 28.18 feet to a point a corner in line of land of the said Curwen S. Schlosser; thence along the same Southwardly 12.00 feet to a point a corner in line of land now or late of Mary L. Schlosser; thence along the same Northwestwardly 61.12 feet to the first mentioned point and place of beginning a portion of the last course running through a partition wall between a message which has been erected upon these premises, but which has been demolished, and the adjoining property.

BEING KNOWN as 1002 Cherry Street.

BEING the same premises which Kevin Brenenburg and Dolores Brenenburg by Indenture bearing date the 3rd day of June A.D., 2005 and recorded at Norristown in the Office for 2005 in Deed Book 5560, Page 2554 etc., granted and conveyed unto Anthony Seligson, in fee.

Parcel Number: 13-00-07868-00-3.

Location of property: 1000-1002 Cherry Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Anthony Seligson** at the suit of Green Tree Servicing, LLC. Debt: \$112,540.27.

Cristina Lynn Connor, Attorney. I.D. #318389

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

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

14-33960

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

BEING Building Number 9 East Side Drive.

BEING Unit Number 1 East Side Drive.

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

SUBJECT to the proportionate part of the expense of maintaining said 86 feet wide right-of-way.

BEING the same premises which Joseph F. Karwel and Virginia M. Karwel, husband and wife, and Mitchell Cojocariu and Sally Cojocariu, husband and wife by Deed dated 2/7/2006 and recorded 2/17/2006 in Montgomery County in Deed Book 5590, Page 2583 granted and conveyed unto Kyle Love.

Parcel Number: 66-00-06407-58-3.

Location of property: 901 Whitpain Hills, Blue Bell, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kyle Love** at the suit of Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2006-8, Asset-Backed Certificates, Series 2006-8. Debt: \$188,684.16.

Cristina Lynn Connor, Attorney. I.D. #318389

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

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

15-00096

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Melrose Park, in **Cheltenham Township**, County of Montgomery and State of Pennsylvania and more particularly described according to a certain survey and plan thereof made by William T. Muldrew, Civil Engineer, of Jenkintown, Pennsylvania 2/2/1924, as follows to wit:

BEGINNING at a point on the East side of Mountain Avenue (40 feet wide) at the distance of 200 feet Southward from the Southerly side of Union Avenue (40 feet wide); thence extending South 30 minutes, 30 seconds East along the said Easterly side of Mountain Avenue 60 feet to a point; thence extending North 89 degrees, 29 minutes, 30 seconds East, 95.27 feet to a point in line of land of the Philadelphia and Reading Railway; thence extending along said land of the Philadelphia and Reading Railway, North 1 degree, 19 minutes, 20 seconds East, 60.03 feet to a point; thence extending South 89 degrees, 29 minutes, 30 seconds West, 97.19 feet to the first mentioned point and place of beginning.

Parcel Number: 31-00-19798-00-7.

Location of property: 7615 Mountain Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Annie Beeks Cross** at the suit of American Heritage Federal Credit Union. Debt: \$292,105.01.

William E. Miller, Attorney.

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

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

15-00529

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

BEGINNING at a point on the Southwesterly side of Marshall Street 16.50 feet measured Southeastwardly from Norris Street; thence Southwestwardly by house and lot now or late of Lewis H. David, 93.00 feet to Rose Alley; thence along said alley Southeastwardly 17.00 feet to house and lot of William Griffith; thence along the same Northeastwardly 93.00 feet to Marshall Street; thence along said Marshall Street Northwestwardly 17.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Lisa F. Drotar by Deed dated 9/3/2004 and recorded 9/28/2004 in Montgomery County in Deed Book 5526 Page 2885 granted and conveyed unto Benjamin M. Grisafi.

Parcel Number: 13-00-24960-00-2.

Location of property: 122 West Marshall Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Benjamin M. Grisafi** at the suit of Nationstar Mortgage, LLC. Debt: \$109,501.72.

Victoria W. Chen, Attorney. I.D. #317741

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

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

15-00629

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan-Phase 1, Subdivision Plan 1 of 3, "Dublin Meadows" made for New Dublin Associates, by Carroll Engineering Corporation, Consulting Engineers, dated November 30, 1984, last revised December 28, 1984, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-46, Page 208, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Squire Drive (40.00 feet wide) and which point is at the arc distance of 39.27 feet, measured on the arc of a curve, curving to the right, having a radius of 25.00 feet from a point of curve on the Southeasterly side of South Spring Hill Drive (50.00 feet wide); thence extending from said point of beginning and along the said Southwesterly side of Squire Drive, the 2 following courses and distances, via: (1) extending South 44 degrees, 02 minutes, 00 seconds East, the distance of 21.54 feet to a point of curve; and (2) thence extending Southeastwardly on the arc of a curve, curving to the left, having a radius of 55.00 feet, the arc distance of 17.14 feet to a point, a corner of Lot Number 2 as shown on said plan; thence extending South 28 degrees, 06 minutes, 51 seconds West, along Lot Number 2, the distance of 118.35 feet to a point, a corner; thence extending North 44 degrees, 02 minutes, 00 seconds West, the distance of 99.68 feet to a point on the said Southeasterly side of South Spring Hill Drive; thence extending North 45 degrees, 58 minutes, 00 seconds East, along the said side of South Spring Hill Drive, the distance of 85.00 feet to a point of curve on the same; thence leaving the said Southeasterly side of South Spring Hill Drive on the arc of a curve, curving to the right, having a radius of 25.00 feet, the arc distance of 39.27 feet to the first mentioned point of tangent on the said Southwesterly side of Squire Drive and place of beginning.

BEING Lot Number 1 as shown on the above mentioned plan.

BEING Block 8D, Unit 1.

BEING the same premises which Louis C. Riggs, Jr. and Penelope Z. Riggs, husband and wife by Deed dated 6/22/2007 and recorded 6/29/2007 at Norristown, Pennsylvania in Deed Book 5653, Page 803, granted and conveyed unto Su Hyun Kang.

Parcel Number: 54-00-14187-26-7.

Location of property: 1601 Squire Drive, Ambler, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Su Hyun Kang** at the suit of Nationstar Mortgage, LLC. Debt: \$372,279.52.

Cristina Lynn Connor, Attorney. I.D. #318389

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

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

15-00647

ALL THAT CERTAIN lot in **Upper Pottsgrove Township**, known and designated as Lot 9 on a subdivision plan recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Book A-56, Pages 438, 439 and 440, on January 15, 1997.

BEGINNING at a point in the Southeasterly right-of-way line of Laura Lane at the Northerly corner of Lot 8; thence from said beginning point: (1) South 52 degrees, 27 minutes, 32 seconds East, 125.00 feet to a point; thence (2) along Lots 7 and 6 North 34 degrees, 40 minutes, 44 seconds East, 70.09 feet to a point; thence (3) North 52 degrees, 27 minutes, 32 seconds West, 125.00 feet to said right-of-way line, and; thence (4) South 37 degrees, 32 minutes, 28 seconds West, 70.00 feet to the point and place of beginning.

BEING Lot No. 9 as shown on above mentioned plan.

BEING the same premises which Tricia L. Kane, by Deed dated 8/16/2007 and recorded 8/29/2007 in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania in Book 5662, Page 1057 granted and conveyed unto Joseph A. Gruzinski.

Parcel Number: 60-00-01628-25-6.

Location of property: 1788 Laura Lane, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joseph A. Gruzinski** at the suit of Nationstar Mortgage, LLC. Debt: \$234,731.69.

Victoria W. Chen, Attorney. I.D. #317741

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

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

15-00678

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 Southwestwardly at right angles to said alley 143 feet to a point on the Northeasterly side of Roberts Avenue; thence along said side of Roberts Avenue 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.

TITLE TO SAID PREMISES IS VESTED IN Richard C. Tharan and Maria Tharan, by Deed from Robert F. Wright, Jr. and Anna M. Wright, dated 06/01/2004, recorded 06/11/2004 in Book 5511, Page 1418.

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

Location of property: 240 Roberts Avenue, Conshohocken, PA 19428-2222.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maria Tharan and Richard C. Tharan** at the suit of Citimortgage, Inc. Debt: \$181,197.30.

Jonathan Lobb, Attorney. I.D. #312174

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

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

15-01687

ALL THAT CERTAIN unit designated as Unit 206 Building A, being a unit in the Somerset House Condominium, situate in **Upper Dublin Township**, County of Montgomery, Commonwealth of PA, as strewn on a Plan of Somerset House Condominium made for Somerset House Condominium Association by Robert A. Gilmour, dated 7/9/1984 and recorded 7/16/1984 in Deed Book 4741, Page 2480.

TOGETHER with all right, title and interest being a 1.26 percentage undivided interest of in and to the Common Elements as set forth in the Declaration of Condominium, recorded 7/16/1984 in Deed Book 4741, Page 2420.

UNDER AND SUBJECT TO covenants, restrictions, easements, terms, rights, agreements, conditions and rules and regulations as contained in the aforesaid Declaration of Condominium of Somerset House Condominium.

BEING the same premises which David E. Vandyke and Gail E. Vandyke, husband and wife, by Deed dated 4/27/1999 and recorded 5/7/1999 in Montgomery County in Deed Book 5270, Page 2308 granted and conveyed unto Michael Thomas Meuleners. Michael Thomas Meuleners died on 06/10/2014 and Letters of Testamentary were granted to John Wiese on 06/12/2014 in Docket #46-2014-X2130 by the Register of Wills of Montgomery County.

Parcel Number: 54-80-02380-28-4.

Location of property: 120 Bethlehem Pike #206A, Fort Washington, PA 19034.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John Wiese, as Executor of the Estate of Michael Thomas Meuleners, Deceased** at the suit of Loandepot.Com, LLC. Debt: \$66,955.37.

Cristina Lynn Connor, Attorney. I.D. #318389

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

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

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on June 24, 2015 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
Russell J. Bono, **Sheriff**

AUDIT LIST

NOTICE
ORPHANS' COURT DIVISION
COURT OF COMMON PLEAS
OF MONTGOMERY COUNTY, PA.
ONE MONTGOMERY PLAZA

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on May 4, 2015, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Stanley R. Ott, Judge will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

Second and Final Publication

NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED IN THE OFFICE OF THE CLERK OF THE ORPHANS'S COURT ON THE MORNING OF THE AUDIT AFTER 9:30 a.m.

1. BRYNER, BRADY L. - April 8 - Jane Moussette (Deceased), et al., Co-Trustees.
2. DIAZ, JUAN MICHAEL - Norristown - March 16 - Norma Diaz, Admr.
3. HENZE, ELIZABETH A. (A/K/A BETTY A. HENZE) - Settlor - April 1 - The Haverford Trust Company, et al., Co-Trustees, as Stated by The Haverford Trust Company, Co-Trustee. Amended and Restated Revocable Trust dated 3/18/2013. T/D
4. HERESKO JR., JAMES - Pottstown - April 1 - Gregory A. Saylor, Admr.
5. KEARNS, JOHN R. - Montgomery - March 18 - Jennifer Adams, et al., Co-Admrs.
6. LEFLAR JR., ROBERT S. - Whitpain - April 1 - Robert S. Leflar, Admr.
7. MASON, HERBERT E. - New Hanover - March 30 - Jeffrey C. Karver, Esq., Admr.
8. PATANE, MAURICE W. - Cheltenham - March 31 - Robert W. Patane, Surviving Co-Extr.
9. SEGAL, HALM. - Springfield - March 31 - Richard H. Scott, Extr.
10. SHERWIN, BETTY BARR - Lower Merion - March 30 - The Bryn Mawr Trust Company, Extr.

RELISTED ACCOUNTS

1. BETZ, JOHN DREW - December 30 - Paul J. Corr, et al., Trustees. Non-Exempt Residuary Trust. T/W
2. MITCHELL, BARBARA JO - Cheltenham - October 29 - Stephen W. Mitchell, Extr.

D. Bruce Hanes, Esquire
Register of Wills &
Clerk of the Orphans' Court

CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on March 26, 2015, by **Best Rate Auto Insurance, Inc.**, a foreign corporation formed under the laws of the State of Connecticut, where its principal office is located at 2340 Whitney Avenue, Hamden, CT 06518, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County at Northwest Registered Agent LLC, 1150 First Avenue, Suite 511, King of Prussia, PA 19406.

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on December 29, 2014, by **National Tuberosus Sclerosis Association, Inc.**, a foreign corporation formed under the laws of the State of California, where its principal office is located at 801 Roeder Road, Suite 750, Silver Spring, MD 20910, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County.

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2015-06915

NOTICE IS HEREBY GIVEN that on March 30, 2015, the Petition of Bonnie Lynn Wright was filed in the above named Court, praying for a Decree to change her name to BONNIE LYNN RUDART.

The Court has fixed May 27, 2015, at 9:30 AM in Courtroom "A" 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. 2015-07791

NOTICE IS HEREBY GIVEN that on April 10, 2015, the Petition of Dianna Rose Marie Settefrati was filed in the above named Court, praying for a Decree to change her name to DIANNA ROSE MARIE STAUB.

The Court has fixed June 17, 2015, at 9:30 AM in Courtroom "A" 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. 2015-07662

NOTICE IS HEREBY GIVEN that on April 9, 2015, the Petition of Mark Daniel Breen-Lopez was filed in the above named Court, praying for a Decree to change his name to MARK DANIEL BREEN.

The Court has fixed June 3, 2015, at 9:30 AM in Courtroom "A" 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. 2015-07339

NOTICE IS HEREBY GIVEN that on April 3, 2015, the Petition of Mohammed K. Molla, on behalf of minor child, Mahira Afrin Molla, was filed in the above named Court, praying for a Decree to change her name to MEHIRNOOR ESHA MOLLA.

The Court has fixed June 3, 2015, at 9:30 AM in Courtroom "A" 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.

CHARTER APPLICATION

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.

CallMR Wireless Company 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.

The Law Office of Paul Roath
P.O. Box 427
Norristown, PA 19404

JP'S CAKE WORLD COMPANY has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

CHARTER APPLICATION NONPROFIT

BROAD AXE STATION COMMUNITY ASSOCIATION has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended, for the following purposes: exclusively for one or more of the purposes as specified in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, to manage, maintain, care for, preserve and administer a planned unit community to be known as the Broad Axe Station Planned Community located in Whitpain Township, Montgomery County, PA.

CARL N. WEINER, Solicitor
HAMBURG, RUBIN, MULLIN, MAXWELL & LUPIN, P.C.
375 Morris Road
P.O. Box 1479
Lansdale, PA 19446-0773

LUTHERAN CHARITIES has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended, for charitable, religious educational and scientific purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

ANDREW P. GRAU, Solicitor
HAMBURG, RUBIN, MULLIN, MAXWELL & LUPIN, P.C.
375 Morris Road
P.O. Box 1479
Lansdale, PA 19446-0773

CIVIL ACTION

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-22779-0

Federal National Mortgage Association (Fannie Mae), a corporation organized and existing under the laws of the United States of America,
Plaintiff

vs.

Gina C. Pierce, Known Surviving Heir of Gina Marie Pierce, Deceased Mortgagor and Real Owner, John D. Pierce, Known Surviving Heir of Gina Marie Pierce, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Gina Marie Pierce, Deceased Mortgagor and Real Owner,
Defendants

TO: Unknown Surviving Heirs of Gina Marie Pierce, Deceased Mortgagor and Real Owner. Premises subject to foreclosure: 603 Thornton Court, North Wales, Pennsylvania 19454.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service
Montgomery Bar Association
100 West Airy Street
Norristown, PA 19401
610-279-9660, ext. 201

McCabe, Weisberg & Conway, P.C.,
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400
Phila., PA 19109
215-790-1010

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2015-01883

Green Tree Servicing LLC,
Plaintiff

vs.

Joyce D. Kilborn, Individually and in Her Capacity as Heir of David V. Gussie a/k/a David V. Gusy, Deceased & The Unknown Heirs of David V. Gussie a/k/a David V. Gusy, Deceased, Mortgagor and Real Owner,
Defendant(s)

To: The Unknown Heirs of David V. Gussie a/k/a David V. Gusy, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 120 South Girard Terrace, Unit 11A, Hatfield, PA 19440.

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt.

You are hereby notified that Plaintiff, Green Tree Servicing LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to No. 2015-01883, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 120 South Girard Terrace, Unit 11A, Hatfield, PA 19440, whereupon your property will be sold by the Sheriff of Montgomery County.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service
Montgomery Bar Association
100 West Airy Street
Norristown, PA 19401
610-279-9660, ext. 201

Legal Aid of Southeastern PA
625 Swede Street
Norristown, PA 19401
610-275-5400

Michael T. McKeever, Atty. for Plaintiff
KML Law Group, P.C.
Mellon Independence Center, Ste. 5000
701 Market St.
Phila., PA 19106-1532
215.627.1322

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-09272

PNC Bank, National Association, c/o PNC Bank, N.A.,
Plaintiff

vs.

Steven G. Prier, Personal Representative of the Estate of James Prier a/k/a James E. Prier, Estate of James Prier a/k/a James E. Prier, c/o Steven G. Prier, Personal Representative, Deborah Andrews, Known Heir of James Prier a/k/a James E. Prier, James Prier, Jr., Known Heir of James Prier a/k/a James E. Prier, Duncan Prier, Known Heir of James Prier a/k/a James E. Prier, Beth A. Witherite, Owner and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under James Prier a/k/a James E. Prier, Deceased,
Defendant

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under James Prier a/k/a James E. Prier, Deceased, Defendant(s), whose last known addresses are 638 Gary Lane, Norristown, PA 19401 and 605 Sugartown Road, Malvern, PA 19355.

**AMENDED COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, PNC Bank, National Association, c/o PNC Bank, N.A., has filed an Amended Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to NO. 2013-09272, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 638 Gary Lane, Norristown, PA 19401, whereupon your property would be sold by the Sheriff of Montgomery County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service
Montgomery Bar Association
100 West Airy Street
Norristown, PA 19401
610-279-9660, ext. 201

Udren Law Offices, P.C., Attys. for Plaintiff
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
856.669.5400

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2015-01488

KeyBank, National Association,
Plaintiff

vs.

**Theresa M. Wisniewski, Last Record Owner,
and Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations Claiming
Right, Title or Interest from or Under Theresa M.
Wisniewski, Last Record Owner,**
Defendants

TO: Theresa M. Wisniewski, Last Record Owner;
Unknown Heirs, Successors, Assigns and All Persons,
Firms or Associations Claiming Right, Title or Interest
from or Under Theresa M. Wisniewski, Last Record
Owner, Defendant(s), whose last known address is
1409 Upper State Road, Montgomeryville, PA 18936.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, KeyBank, National Association, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to NO. 2015-01488, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1409 Upper State Road, Montgomeryville, PA 18936, whereupon your property would be sold by the Sheriff of Montgomery County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service
100 West Airy Street
Norristown, PA 19401
610-279-9660, ext. 201

**Mark J. Udren, Stuart Winneg, Lorraine Gazzara
Doyle, Sherri J. Braunstein, Elizabeth L. Wassall,
John Eric Kishbaugh, Nicole B. Labletta,
David Neeren & Amanda Rauer,**
Attys. for Plaintiff
Udren Law Offices, P.C.
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
856.669.5400

DISSOLUTION

Notice is hereby given that the shareholders and directors of **Ellipsis Enterprises, Inc.**, a Pennsylvania corporation, with an address of 1290 Allentown Rd., Lansdale, PA 19446, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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

ALLOY, MARVIN D. also known as

MARVIN ALLOY, dec'd.

Late of Cheltenham Township.

Executors: ANDREW M. ALLOY AND

CURTIS A. ALLOY,

c/o Lawrence S. Chane, Esq.,

One Logan Square,

130 N. 18th St.,

Philadelphia, PA 19103-6998.

ATTORNEY: LAWRENCE S. CHANE,

BLANK ROME, LLP,

One Logan Square,

130 N. 18th St.,

Philadelphia, PA 19103-6998

BASORE, DANNY L., dec'd.

Late of Franconia Township.

Executor: MICHAEL SKIRVIN,

46 West Street,

Westborough, MA 01581.

ATTORNEY: MICHELLE A. WINTER,

190 Bethlehem Pike, Suite 4,

Colmar, PA 18915

BEAVER SR., JOHN J. also known as

JOHN J. BEAVER and

JOHN JOSEPH BEAVER, dec'd.

Late of Upper Moreland Township.

Executors: JOHN J. BEAVER AND

RICHARD F. BEAVER,

c/o Dina M. Eagan, Esquire,

410 N. 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

BODE, CHARLOTTE D. also known as CHARLOTTE L. BODE, dec'd.

Late of Borough of Narberth.

Executors: WAYNE W. BODE AND CHARLES BODE,
c/o William Morrow, Esq.,
One Montgomery Plaza, Ste. 902,
Norristown, PA 19401.

ATTORNEY: WILLIAM MORROW,
MORROW, TOMPKINS, TRUEBLOOD &
LEFEVRE, LLC,

One Montgomery Plaza, Ste. 902,
Norristown, PA 19401

BOOP, MARGARET also known as MARGARET J. BOOP, dec'd.

Late of Lower Merion Township.

Executrix: LYNN R. DeNARDO,
248 Hemlock Road,
Wynnewood, PA 19096.

BREIT, BETTY J. also known as BETTY JEAN BREIT, dec'd.

Late of Lower Providence Township.

Executor: JOHN D. BREIT,
c/o Robert A. Bacine, Esquire,
Friedman Schuman, PC,
101 Greenwood Avenue, Fifth Floor,
Jenkintown, PA 19046.

ATTORNEY: ROBERT A. BACINE,
FRIEDMAN SCHUMAN, PC,
101 Greenwood Avenue, Fifth Floor,
Jenkintown, PA 19046

BRESLER, DAVID A. also known as DAVID BRESLER, dec'd.

Late of Abington Township.

Executors: GARY S. MASTER,
JOSHUA A. BRESLER,
RACHEL L. BRESLER AND
JASON M. BRESLER,
c/o Gerald M. Hatfield, Esq.,
2000 Market St., 20th Fl.,
Philadelphia, PA 19103-3222.
ATTORNEY: GERALD M. HATFIELD,
FOX ROTHSCHILD, LLP,
2000 Market St., 20th Fl.,
Philadelphia, PA 19103-3222

CABA, MARIE T. also known as MARIE TERESA CABA, dec'd.

Late of Upper Providence Township.

Administrator: CHRISTOPHER A. CABA,
c/o David M. Brown, Esq.,
30 S. 17th St.,
Philadelphia, PA 19103-4196.
ATTORNEY: DAVID M. BROWN,
DUANE MORRIS, LLP,
30 S. 17th St.,
Philadelphia, P 19103-4196

CHRISTMAN, ARLENE B., dec'd.

Late of Upper Frederick Township.

Co-Executors: ARLEN B. CHRISTMAN,
MERRIL B. CHRISTMAN AND
TIMOTHY B. CHRISTMAN,
c/o Tomlinson & Gerhart,
414 Main Street, P.O. Box 14,
East Greenville, PA 18041.

ATTORNEY: BARRY J. TOMLINSON,
TOMLINSON & GERHART,
414 Main Street, P.O. Box 14,
East Greenville, PA 18041

CLEMENS, HAROLD E. also known as HAROLD ERWIN CLEMENS, dec'd.

Late of Trappe Borough.

Executor: ROBERT W. CLEMENS,
c/o David M. Miller, Esquire,
937 North Hanover Street,
Pottstown, PA 19464,
610-326-9333.

ATTORNEY: DAVID A. MILLER,
MILLER LAW CENTER PLLC,
937 North Hanover Street,
Pottstown, PA 19464

CLEMMER, JEAN WALTON also known as CLARA JEAN W. CLEMMER and CLARA JEAN CLEMMER, dec'd.

Late of Worcester Township.

Executor: JEFFREY W. CLEMMER,
c/o Brian R. Price & Associates.
ATTORNEY: BRIAN R. PRICE,
BRIAN R. PRICE & ASSOCIATES,
140 East Butler Avenue,
Chalfont, PA 18914

DUBIN, DIANE B., dec'd.

Late of Upper Moreland Township.

Administrator: STEVE DUBIN,
2301 Cherry Street, Apt. 9E,
Philadelphia, PA 19103.

FIGUS, NORMA JEAN, dec'd.

Late of Montgomery Township.

Executor: DAN FIGUS,
3927 Stirrup Lane,
Doylestown, PA 18902.

FISSEL, JAY L. also known as JAY LYNNWOOD FISSEL and JAY FISSEL, dec'd.

Late of Upper Merion Township.

Administrator: JOHN W. FISSEL, II,
c/o John H. Potts, Esq.,
Strafford Office Building #2, Ste. 106,
200 Eagle Rd.,
Wayne, PA 19087-3115.
ATTORNEY: JOHN H. POTTS,
HERR, POTTS & POTTS,
Strafford Office Building #2, Ste. 106,
200 Eagle Rd.,
Wayne, PA 19087-3115

FUYUUME, SETSUKO, dec'd.

Late of Lower Providence Township.

Executor: JOHN N. FUYUUME,
c/o Mark S. Pinnie, Esquire,
Barnard, Mezzanotte, Pinnie and Seelaus, LLP,
218 West Front Street,
Media, PA 19063.
ATTORNEY: MARK S. PINNIE,
BARNARD, MEZZANOTTE, PINNIE AND
SEELAUS, LLP,
218 West Front Street,
Media, PA 19063

GARDNER, ALBERT J., dec'd.

Late of Franconia Township.

Executrix: MS. JAMIE PERNA,
849 April Hill Way,
Harleysville, PA 19438.
ATTORNEY: CHRISTOPHER P. FIORE,
FIORE & BARBER, LLC,
418 Main Street, Suite 100,
Harleysville, PA 19438

GERLACH, ASHTON D., dec'd.

Late of Towamencin Township.
 Executrix: BETTY LOU GERLACH,
 c/o Harriet R. Litz, Esquire,
 Mullaney & Mullaney, LLC,
 3881 Skippack Pike,
 P.O. Box 1368,
 Skippack, PA 19474-1368

GRAMATA, ROSE also known as ROSE ANN GRAMATA, dec'd.

Late of Borough of Pottstown.
 Co-Executors: MARYANN C. SEDORA,
 3301 Coplay Street,
 Whitehall, PA 18052,
 JOHN GRAMATA,
 1289 Sheephill Road,
 Pottstown, PA 19465.

GREEN SR., DANIEL J., dec'd.

Late of Borough of Ambler.
 Executor: DANIEL J. GREEN, JR.,
 36 Lincoln Ave.,
 Lansdale, PA 19446.
 ATTORNEY: JACQUELINE J. SHAFER,
 SHAFER ELDER LAW,
 21 E. Lincoln Ave., Ste. 120,
 Hatfield, PA 19440

GRISAFI, VINCENT JOSEPH also known as

VINCENT J. GRISAFI, JR. and
VINCENT JOSEPH GRISAFI, JR., dec'd.
 Late of Douglass Township.
 Administratrix: LINDA LEE GRISAFI,
 1 Windward Drive,
 Barto, PA 19504.

HARPER, KATHERINE T., dec'd.

Late of Skippack Township.
 Executrix: CATHERINE A. BREThERICK,
 c/o Harriet R. Litz, Esquire,
 Mullaney & Mullaney, LLC,
 3881 Skippack Pike,
 P.O. Box 1368,
 Skippack, PA 19474-1368

HOCKEMEIER, ANNA also known as

ANNA E. HOCKEMEIER, dec'd.
 Late of Towamencin Township.
 Administratrix: ANNE H. DOYLE,
 c/o Charles J. Arena, Esq.,
 583 Skippack Pike, Ste., 100,
 Blue Bell, PA 19422.
 ATTORNEY: CHARLES J. ARENA,
 583 Skippack Pike, Ste., 100,
 Blue Bell, PA 19422

HUGHES, JESSICA ERIN also known as

JESSIE HUGHES, dec'd.
 Late of Borough of Bridgeport.
 Executrix: CHERYL L. PEELE,
 443 Hadley Lake Road,
 East Machias, ME 04630.
 ATTORNEY: KENNETH R. FROHLICH,
 610 Freedom Business Center, Suite 110,
 King of Prussia, PA 19406

KEELER, RUTH L., dec'd.

Late of Franconia Township.
 Executrices: PATRICIA ANN ZIEGLER,
 2455 Overlook Lane,
 Harleysville, PA 19438,
 JEAN L. ALDERFER,
 212 Maple Avenue,
 Harleysville, PA 19438.
 ATTORNEY: J. OLIVER GINGRICH,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street,
 P.O. Box 64769,
 Souderton, PA 18964

MacKINLAY, ELIZABETH R. also known as ELIZABETH M. MacKINLAY, dec'd.

Late of Borough of Ambler.
 Executrix: ANN VALENTINE,
 550 S. Ann Arbor Street,
 Saline, MI 48176.

MAKSYMOWYCH, ANNA N. also known as ANNA NADIA MAKSYMOWYCH and ANNA MAKSYMOWYCH, dec'd.

Late of Upper Dublin Township.
 Executor: NESTOR MAKSYMOWYCH,
 14 Earhart Drive,
 Succasunna, NJ 07876.

MALMUD, LEONARD S., dec'd.

Late of Whitemarsh Township.
 Executrices: JO ANN MALMUD,
 300 E. Lancaster Ave., Ste. 1007,
 Wynnewood, PA 19096-2124,
 ELIZABETH RULTENBERG,
 1400 Lexington Dr.,
 Maple Glen, PA 19002.
 ATTORNEY: LEONARD J. COOPER,
 COZEN O'CONNOR,
 1900 Market St.,
 Philadelphia, PA 19103.

MAYBANKS, HAROLD M. also known as

HAROLD M. MAYBANKS, JR., dec'd.
 Late of Cheltenham Township.
 Executrix: YVONNE COMUNELLI,
 185 Hall Street, Apt. 1206,
 Brooklyn, NY 11205.

McCAA, DOROTHY ELAINE, dec'd.

Late of Upper Hanover Township.
 Administrator: THOMAS C. McCAA,
 2578 Geryville Pike,
 Pennsburg, PA 18073.

McCLURE, MILDRED also known as

MILDRED M. McCLURE and
MILDRED MC CLURE, dec'd.
 Late of Towamencin Township.
 Executor: FIRST NIAGARA BANK, N.A.,
 401 Plymouth Rd., Ste. 600,
 Plymouth Meeting, PA 19462.
 ATTORNEY: MONTCO ELDER LAW,
 1501 Lower State Rd.,
 North Wales, PA 19454-1216

McCLURKEN, KENNETH SCOTT also known as

KENNETH S. McCLURKEN, dec'd.
 Late of Abington Township.
 Administratrix CTA: FLORENCE C.
 McCLURKEN,
 c/o George P. O'Connell, Esq.,
 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

McDEVITT, ELIZABETH DOWNES also known as ELIZABETH D. McDEVITT, dec'd.

Late of Abington Township.
 Executors: ELIZABETH E. GRAY,
 GEORGE W. ELKINS AND
 PNC BANK, N.A.,
 c/o Heather S. Dorr, V.P.,
 1600 Market St., 6th Fl.,
 Philadelphia, PA 19103.
 ATTORNEY: BENJAMIN R. NEILSON,
 BALLARD SPAHR LLP,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103

McFARLAND, MARJORIE JUNE also known as**MARJORIE J. McFARLAND and
MARJORIE McFARLAND, dec'd.**

Late of Franconia Township.

Executor: TAYLOR SCOTT MOSENG,

c/o David W. Conner, Esq.,

1800 Pennbrook Parkway, Ste. 200,

Lansdale, PA 19446.

ATTORNEY: DAVID W. CONNER,

DISCHELL, BARTLE & DOOLEY, P.C.,

1800 Pennbrook Parkway, Ste. 200,

Lansdale, PA 19446

OSTROSKI, JEAN, dec'd.

Late of Upper Merion Township.

Executor: EDWARD JOHN OSTROSKI,

263 Hampton Road,

King of Prussia, PA 19406

RUDAKIEWICZ, ELEANOR L., dec'd.

Late of Borough of Lansdale.

Executrix: SUSAN A. DOYLE,

c/o Sommar, Tracy & Sommar,

210 S. Broad Street,

Lansdale, PA 19446.

ATTORNEY: KEVIN J. SOMMAR,

SOMMAR, TRACY & SOMMAR,

210 S. Broad Street,

Lansdale, PA 19446

SCHMIEDER JR., RICHARD also known as**RICHARD A. SCHMIEDER, JR., dec'd.**

Late of Whitpain Township.

Executrix: JUDIE L. SHILLING.

ATTORNEY: A. VICTOR MEITNER, JR.,

A. VICTOR MEITNER, JR., P.C.,

564 Skippack Pike,

Blue Bell, PA 19422,

215-540-0575

SMITH II, THOMAS B., dec'd.

Late of Bryn Mawr, PA.

Executor: JEAN D. SMITH,

104 Curwen Circle,

Bryn Mawr, PA 19010.

ATTORNEY: JOHN P. SANDERSON,

One Terrace Drive,

Olyphant, PA 18447

SUTLIFF, HELEN D. also known as**HELEN SUTLIFF, dec'd.**

Late of Whitemarsh Township.

Executors: GAIL MOSS,

FREDERICK P. SUTLIFF, JR., AND

THE GLENMEDE TRUST CO.,

Attn. Isabel M. Albuquerque,

1650 Market St., Ste. 1200,

Philadelphia, PA 19103-7391.

ATTORNEY: PETER T. COMMONS,

COMMONS & COMMONS, LLP,

6377 Germantown Ave.,

Philadelphia, PA 19144

TENNEY, JANET BAKER also known as**JANET B. TENNEY, dec'd.**

Late of Lower Providence Township.

Executrix: ELEANOR T. MILLER,

203 W. Owassa Court SE,

Vienna, VA 22180.

ATTORNEY: RICHARD B. ANTHONY,

200 Old Eagle School Rd., Ste. 106,

Wayne, PA 19087

THOMPSON JR., ARTHUR, dec'd.

Late of Willow Grove, PA.

Executor: MARVIN THOMPSON,

65 Woodforest Drive,

Gulfport, MS 39503.

TURCHI, ANTONIO, dec'd.

Late of Borough of Collegeville.

Administratrix: ELAINE TURCHI,

c/o D. Rodman Eastburn, Esq.,

60 E. Court St.,

P.O. Box 1389,

Doylestown, PA 18901-0137

ATTORNEY: D. RODMAN EASTBURN,

EASTBURN & GRAY, P.C.,

60 E. Court St.,

P.O. Box 1389,

Doylestown, PA 18901-0137

WALSH, HELENE S., dec'd.

Late of Cheltenham Township.

Executor: WILLIAM B. WALSH,

c/o Law Offices of Gerhard & Gerhard,

222 S. Easton Road, Suite 104,

Glenside, PA 19038.

ATTORNEY: ROBERT C. GERHARD, JR.,

222 South Easton Road, Suite 104,

Glenside, PA 19038

WILLIAMS, HUBERT W. also known as**HUBERT W. WILLIAMS, JR., dec'd.**

Late of Whitpain Township.

Executrix: CAROL M. PARK,

c/o Sommar, Tracy & Sommar,

210 S. Broad Street,

Lansdale, PA 19446.

ATTORNEY: JAMES C. SOMMAR,

SOMMAR, TRACY & SOMMAR,

210 S. Broad Street,

Lansdale, PA 19446

ZASLOW, ARNOLD, dec'd.

Late of Cheltenham Township.

Executors: BRENDA ZASLOW,

JENNIFER ZASLOW AND

WELLS FARGO, N.A.,

ATTN. CHARLES M. CUTTER,

c/o Frederick M. Savadove, Esq.,

2617 Huntingdon Pike,

Huntingdon Valley, PA 19006-5125.

ATTORNEY: FRÉDERICK M. SAVADOVE,

SEMANOFF ORMSBY GREENBERG &

TORCHIA, LLC,

2617 Huntingdon Pike,

Huntingdon Valley, PA 19006-5125

Second Publication**ANDRAKA, GLORIA IRMA also known as****GLORIA ANDRAKA, dec'd.**

Late of Whitpain Township.

Executrix: DIANE ANDRAKA,

49 Betsy Lane,

Ambler, PA 19002.

BAXTER, MARCIA T. also known as**MARCIA THORP BAXTER, dec'd.**

Late of Springfield Township.

Executor: JUSTIN M. BAXTER,

c/o Peter T. Commons, Esquire,

6377 Germantown Avenue,

Philadelphia, PA 19144.

ATTORNEY: PETER T. COMMONS,

COMMONS & COMMONS LLP,

6377 Germantown Avenue,

Philadelphia, PA 19144

BELL, BARBARA also known as**BARBARA E. BELL, dec'd.**

Late of Lower Merion Township.

Executors: FRANCIS J. MURPHY AND

JOAN KRAMER,

801 Old Lancaster Road,

Bryn Mawr, PA 19010.

ATTORNEY: FRANCIS J. MURPHY,

MURPHY AND MURPHY,

801 Old Lancaster Road,

Bryn Mawr, PA 19010

BEYER, AUDREY also known as**AUDREY BICKLEY BEYER, dec'd.**

Late of Lower Merion Township.

Executors: THEODORE B. WITMER AND

PENNSYLVANIA TRUST COMPANY,

c/o Theodore S. Cox, Jr., Esquire,

919 Conestoga Road,

Bldg. Two, Suite 309,

Rosemont, PA 19010-1353.

ATTORNEY: THEODORE S. COXE, JR.,

919 Conestoga Road,

Bldg. Two, Suite 309,

Rosemont, PA 19010-1353

BILLMAN, JOSEPH A., dec'd.

Late of Borough of North Wales.

Executor: JOSEPH C. BILLMAN,

c/o Linda M. McDonough, Esquire,

P.O. Box 694,

Doylestown, PA 18901.

ATTORNEY: LINDA M. McDONOUGH,

P.O. Box 694,

Doylestown, PA 18901

BOYER, SARAH J., dec'd.

Late of Lower Pottsgrove Township.

Executrices: CINDY A. SPACHT,

106 Village Lane,

Pottstown, PA 19464,

KATHY B. LEENHOUTS,

244 Longleaf Drive,

Blandon, PA 19510,

SUSAN I. PUSCH,

1400 Evans Road,

Pottstown, PA 19465.

ATTORNEY: KENNETH E. PICARDI,

YERGEY. DAYLOR. ALLEBACH. SCHEFFEY.

PICARDI.,

1129 E. High Street,

P.O. Box 776,

Pottstown, PA 19464

CALLAHAN, VICTORIA PASQUALINA also known as**VICKY CALLAHAN, dec'd.**

Late of Plymouth Township.

Executrix: VICTORIA ANNE CONNOR,

609 Apache Lane,

Plymouth Meeting, PA 19462.

COLLINS, SERAFINA T., dec'd.

Late of Upper Merion Township.

Executor: STEPHEN F. COLLINS,

c/o Robert A. Saraceni, Jr., Esquire,

548 1/2 E. Main Street, Suite A,

Norristown, PA 19401.

ATTORNEY: ROBERT A. SARACENI, JR.,

548 1/2 E. Main Street, Suite A,

Norristown, PA 19401

CONLEN, CAROLE ANNE, dec'd.

Late of Perkiomen Township.

Executor: MICHAEL CONLEN,

913 Seminary Lane,

Pennsburg, PA 18073.

ATTORNEY: J. WILLIAM WIDING, III,

2640 Westview Drive,

Wyomissing, PA 19610

CONVER, PHILIP also known as**PHILIP WARD CONVER and****PHILIP W. CONVER, dec'd.**

Late of Montgomery Township.

Executor: DAVID W. CONVER,

1800 Pennbrook Parkway, Suite 200,

Lansdale, PA 19446.

ATTORNEY: DAVID W. CONVER,

DISCHELL BARTLE DOOLEY, P.C.,

1800 Pennbrook Parkway, Suite 200,

Lansdale, PA 19446

DUBOW, MILTON, dec'd.

Late of Lower Merion Township.

Executrix: TRACY D. KURMAN,

c/o David A. Applebaum, Esquire,

101 Greenwood Avenue, 5th Floor,

Jenkintown, PA 19046.

ATTORNEY: DAVID A. APPLEBAUM,

FRIEDMAN SCHUMAN, P.C.,

101 Greenwood Avenue, 5th Floor,

Jenkintown, PA 19046

FAGAN, ROBERT also known as**ROBERT H. FAGAN, dec'd.**

Late of Cheltenham Township.

Co-Executors: MIRIAM BUTLER,

BETH RUBIN AND

JAY FAGAN,

c/o Hill Wallack LLP,

777 Township Line Road, Suite 250,

Yardley, PA 19067.

ATTORNEY: LISA K. SCHUBEL,

HILL WALLACK LLP,

777 Township Line Road, Suite 250,

Yardley, PA 19067

HARBISON III, ROBERT JAMES also known as**ROBERT J. HARBISON, III and****ROBERT J. HARBISON, dec'd.**

Late of Whitemarsh Township.

Executors: THE GLENMEDE TRUST

COMPANY, N.A. AND

JEFFREY T. HARBISON,

c/o Glenmede Trust Co.,

Attn.: Isabel M. Albuquerque,

1650 Market Street,

Philadelphia, PA 19103-7391.

ATTORNEY: CHRISTOPHER H. GADSDEN,

GADSDEN, SCHNEIDER & WOODWARD, LLP,

201 King of Prussia Road, Suite 100,

Radnor, PA 19087-5152

HENDRICKSON, ELIZABETH also known as**ELIZABETH H. HENDRICKSON, dec'd.**

Late of Springfield Township.

Executrix: JEAN H. DOERING,

c/o Karen Schechter Dayno, Esquire,

400 Maryland Drive,

P.O. Box 7544,

Fort Washington, PA 19034-7544.

ATTORNEY: KAREN SCHECTER DAYNO,

TIMONEY KNOX, LLP,

400 Maryland Drive,

P.O. Box 7544,

Fort Washington, PA 19034-7544

KATZ, STANLEY, dec'd.

Late of Lower Gwynedd Township.
 Executor: TODD KATZ,
 c/o Kelly Barse, Esquire,
 2033 Walnut Street,
 Philadelphia, PA 19103.
 ATTORNEY: KELLY BARSE,
 POZZUOLO RODDEN, P.C.,
 2033 Walnut Street,
 Philadelphia, PA 19103

KNAUER, KATHRYN B., dec'd.

Late of Lower Providence Township.
 Executor: BARBARA A. KNAUER,
 c/o Sosnov & Sosnov,
 540 Swede Street,
 Norristown, PA 19401.
 ATTORNEY: AMY W. SOSNOV,
 SOSNOV & SOSNOV,
 540 Swede Street,
 Norristown, PA 19401

**KNIGHT, JOSEPH P. also known as
JOSEPH KNIGHT, dec'd.**

Late of Upper Moreland Township.
 Administratrix: MARY JANE BURKHART,
 c/o John H. Filice, Esquire,
 Rubin, Glickman, Steinberg & Gifford,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446.
 ATTORNEY: JOHN H. FILICE,
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446

KOLB, IRENE ALEX also known as**IRENE T. ALEX-KOLB, dec'd.**

Late of Borough of Red Hill.
 Executor: THEODORE P. ALEX,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 East Philadelphia Avenue,
 Philadelphia, PA 19512.
 ATTORNEY: NICOLE C. MANLEY,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 East Philadelphia Avenue,
 Boyertown, PA 19512

LANDIS, RICHARD MERRILL also known as**RICHARD M. LANDIS, dec'd.**

Late of Franconia Township.
 Executrix: SARAH E. LANDIS,
 c/o Susan E. Piette, Esquire,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773.
 ATTORNEY: SUSAN E. PIETTE,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, P.C.,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773

MAZZEI, VINCENT H., dec'd.

Late of Borough of Hatboro.
 Executrix: ELLAMAE C. MAZZEI,
 c/o Don J. Solomon, Esquire,
 300 York Road,
 Hatboro, PA 19040.
 ATTORNEY: DON J. SOLOMON,
 300 York Road,
 Hatboro, PA 19040

McKITTRICK, NANCY E., dec'd.

Late of Borough of Ambler.
 Executor: JAMES J. McKITTRICK,
 163 Woodgate Lane,
 Paoli, PA 19301.
 ATTORNEY: MICHAEL S. CONNOR,
 LAW OFFICES OF MICHAEL S. CONNOR,
 655 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444

MOSER, ESTHER C., dec'd.

Late of Borough of Red Hill.
 Co-Executors: PAUL E. MOSER, JR. AND
 MELANIE D. MILLER,
 c/o Mullaney Law Offices,
 598 Main Street,
 P.O. Box 24,
 Red Hill, PA 18076-0024.
 ATTORNEY: CHRISTOPHER P. MULLANEY,
 MULLANEY LAW OFFICES,
 598 Main Street,
 P.O. Box 24,
 Red Hill, PA 18076-0024

MRECZKO, TARAS, dec'd.

Late of Franconia Township.
 Administrator: JOHN MRECZKO, JR.,
 217 Hilldale Road,
 Villanova, PA 19085.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 222 South Easton Road, Suite 104,
 Glenside, PA 19038,
 215-885-6785

NOJAK, HELEN, dec'd.

Late of Barto, PA.
 Executrix: TINA NOJAK,
 141-2 Brookland Terrace,
 Winchester, VA 22602.
 ATTORNEY: JAMES L. MARKOFSKI,
 MARKOFSKI LAW OFFICES,
 1258 East Philadelphia Avenue,
 P.O. Box 369,
 Gilbertsville, PA 19525-0369

PELORO, DOMENICO, dec'd.

Late of Borough of Collegeville.
 Executrix: MARYANN DeBENEDETTO,
 113 Level Road,
 Collegeville, PA 19426.

**PLUMMER, FLORENCE SUPPLEE also known as
FLOSS PLUMMER, dec'd.**

Late of Lower Pottsgrove Township.
 Executor: GREGORY P. PLUMMER,
 621 Hammersmyth Court,
 Harleysville, PA 19438-2559.

QUINN, JOSEPH F., dec'd.

Late of Abington Township.
 Executor: JOSEPH F. QUINN, JR.,
 103 Kings Road,
 Plymouth Meeting, PA 19462

**REID, JOSEPHINE also known as
JOSEPHINE M. REID, dec'd.**

Late of Douglass Township.
 Co-Executors: JAMES S. REID,
 757 Walker Road,
 Macungie, PA 18062,
 KIMBERLY R. SAVINO,
 755 Walker Road,
 Macungie, PA 18062.
 ATTORNEY: KENNETH E. PICARDI,
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
 PICARDI,
 1129 East High Street,
 P.O. Box 776,
 Pottstown, PA 19464

RENDELMAN, SONDR A R., dec'd.

Late of Cheltenham Township.
 Executrix: SYDNEY BASSMAN,
 c/o Marjorie J. Scharpf, Esquire,
 Friedman Schuman, PC,
 101 Greenwood Avenue, Fifth Floor,
 Jenkintown, PA 19046.
 ATTORNEY: MARJORIE J. SCHARPF,
 FRIEDMAN SCHUMAN, PC,
 101 Greenwood Avenue, Fifth Floor,
 Jenkintown, PA 19046

REUTHER, CHARLES EDWARD, dec'd.

Late of Montgomery Township.
 Executrix: DIANE LEARY,
 35 Downey Drive,
 Horsham, PA 19044.

**SCRIBNER, DONNA M. also known as
DONNA MARIA SCRIBNER, dec'd.**

Late of Borough of Hatboro.
 Executrix: FLORENCE FOERST,
 c/o Lewis Goodman, Esquire,
 Rubin, Glickman, Steinberg & Gifford,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446.
 ATTORNEY: LEWIS GOODMAN, ESQ.,
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446

SHINDLE, CHARLOTTE MAY, dec'd.

Late of Borough of Lansdale.
 Executrix: LAURA DANOFF,
 924 Powderhorn Drive,
 Lansdale, PA 19446.

**SHTATMAN, MORRIS also known as
MORRIE SHTATMAN, dec'd.**

Late of Abington Township.
 Executrix: VICKI R. EDELMAN,
 215 Westminster Road,
 Maple Glen, PA 19002.

SMITH, MAJOR J., dec'd.

Late of Montgomery County, PA.
 Administratrix: ROSALYNN E. SMITH,
 c/o Jessica Ann Miller, Esquire,
 Fox and Fox,
 425 Swede Street, Suite 706,
 Norristown, PA 19401.
 ATTORNEY: JESSICA A. MILLER,
 FOX AND FOX,
 425 Swede Street, Suite 706,
 Norristown, PA 19401

VIDINSKY, RUTH R., dec'd.

Late of Borough of Bridgeport.
 Executrix: ROSEANN NORMAN,
 c/o 28 West Airy Street,
 Norristown, PA 19401.
 ATTORNEY: WILLIAM I. ENGLISH, JR.,
 28 West Airy Street,
 Norristown, PA 19401

WHITE, EDWARD T., dec'd.

Late of Abington Township.
 Executor: ELLIOT M. DREXLER,
 181 Villa Drive,
 Warminster, PA 18974.

WRIGHT, JOHN ERNEST, dec'd.

Late of Upper Merion Township.
 Executor: ROBERT WRIGHT,
 46 Lincoln Street,
 Trumbull, CT 06611.

Third and Final Publication**BEATTY, GRACE also known as****GRACE C. BEATTY, dec'd.**

Late of Lower Moreland Township.
 Executor: ALAN E. BOROFF,
 c/o Marjorie J. Scharpf, Esquire,
 101 Greenwood Avenue, Fifth Floor,
 Jenkintown, PA 19046.
 ATTORNEY: MARJORIE J. SCHARPF,
 FRIEDMAN SCHUMAN, P.C.,
 101 Greenwood Avenue, Fifth Floor,
 Jenkintown, PA 19046

BERNARDINI, ADELINE T., dec'd.

Late of Plymouth Township.
 Executor: PATRICIA DeSANTIS.
 ATTORNEY: PETER E. MOORE,
 NARDUCCI, MOORE, FLEISHER & ROEBERG, LLP,
 589 Skippack Pike, Suite 300,
 Blue Bell, PA 19422

BOWE, FLORENCE M., dec'd.

Late of Borough of Conshohocken.
 Executor: FRANCIS J. BOWE,
 c/o Beeghley and Beeghley,
 3038 Butler Pike,
 Conshohocken, PA 19428.

BOYER, ANNE also known as**ANNE D. BOYER, dec'd.**

Late of Lower Providence Township.
 Co-Executors: SHARON KIRLAND,
 73 Main Street,
 Schwenksville, PA 19473,
 SEAN McMANUS,
 184 Graterford Avenue,
 Schwenksville, PA 19473.
 ATTORNEY: MICHAEL E. FUREY,
 FUREY & BALDASSARI, P.C.,
 1043 S. Park Avenue
 Audubon, PA 19403

BOZOIAN, MARY, dec'd.

Late of Lower Merion Township.
 Administratrix: KAREN A. MELIKIAN,
 c/o Jonathan H. Ellis, Esquire,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046.
 ATTORNEY: JONATHAN H. ELLIS,
 PLOTNICK & ELLIS, P.C.,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046

BUTLER, RUTH M., dec'd.

Late of Franconia Township.
 Executrix: SUSAN M. ONEY,
 c/o Leonard L. Shober, Esquire,
 308 North Main Street, Suite 400,
 Chalfont, PA 18914-2714.
 ATTORNEY: LEONARD L. SHOBER,
 SHOBER & ROCK, P.C.,
 308 North Main Street, Suite 400,
 Chalfont, PA 18914-2714

COHEN, IRVING R., dec'd.

Late of Wynnewood, PA.
 Executrix: PEARL F. COHEN,
 1001 City Avenue, #EC607,
 Wynnewood, PA 19096.

CORTRIGHT, DAVID P. also known as**DAVID PEARSALL CORTRIGHT, SR., dec'd.**

Late of Abington Township.
Executrix: JOAN CORTRIGHT,
c/o George Luskus, Esquire,
745 Yorkway Place,
Jenkintown, PA 19046.

ATTORNEY: GEORGE LUSKUS,
GEORGE LUSKUS, P.C.,
745 Yorkway Place,
Jenkintown, PA 19046

DAWSON, HELEN BARRON, dec'd.

Late of Frederick Township.
Executo: KENNETH E. DAWSON,
4955 Chelsea Drive,
Bethlehem, PA 18020.

DEL BORRELLO, MARIA FRANCESCA also known as**FRANCESCA DEL BORRELLO, dec'd.**

Late of New Hanover Township.
Executor: JOSEPH P. DEL BORRELLO,
2559 Racoon Ct.,
Gilbertsville, PA 19525.

DiSANTO, YVONNE M., dec'd.

Late of Plymouth Township.
Administratrix: PHILAMENA DiSANTO,
c/o Robert A. Saraceni, Jr., Esquire,
548 1/2 E. Main Street, Suite A,
Noristown, PA 19401.
ATTORNEY: ROBERT A. SARACENI, JR.,
548 1/2 E. Main Street, Suite A,
Noristown, PA 19401

DOUGLAS, DOROTHY G., dec'd.

Late of Borough of Jenkintown.
Executor: WILLIAM DOUGLAS,
4125 Harrison St. NW,
Washington, DC 20015.
ATTORNEY: GARRETT C. SPANGLER,
20 S. Valley Road, Suite 100,
Paoli, PA 19301

DYBICZ, EDWARD J. also known as**EDWARD DYBICZ, dec'd.**

Late of Upper Merion Township.
Executor: ROBERT A. RACHKO, SR.,
519 Warren Blvd.,
Broomall, PA 19008.
ATTORNEY: ANN R. LEVIN, JD,
1021 W. 8th Avenue,
King of Prussia, PA 19406

ELEFANT, JANICE also known as

**JANICE TIMERMAN ELEFANT,
JANICE T. ELEFANT,
JANICE G. ELEFANT,
JANICE GAIL ELEFANT and
JANICE GAYLE ELEFANT, dec'd.**

Late of Cheltenham Township.
Executors: MICHAEL ELEFANT AND
DANIELLE ELEFANT,
c/o Jonathan H. Ellis, Esquire,
261 Old York Road, Suite 200,
Jenkintown, PA 19046.
ATTORNEY: JONATHAN H. ELLIS,
PLOTNICK & ELLIS, P.C.,
261 Old York Road, Suite 200,
Jenkintown, PA 19046

ENDICOTT, JOHN PAUL, dec'd.

Late of Cheltenham Township.
Administratrix: SHANNON RYAN.
ATTORNEY: JAMES F. CARNEY,
610 West Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462

FEDGCHIN, ANNA, dec'd.

Late of Borough of Royersford.
Executor: JOSEPH FEDGCHIN,
203 Roboda Blvd.,
Royersford, PA 19468.

FERRAIOLI, THERESA, dec'd.

Late of Borough of Conshohocken.
Executor: FRANK A. FERRAIOLI.
ATTORNEY: MARK S. DANEK,
350 Sentry Parkway East,
Bldg. 630, Ste. 110A,
Blue Bell, PA 19422

FRUCHTER, SYLVIA, dec'd.

Late of Cheltenham Township.
Executors: PAUL L. FELDMAN,
820 Homestead Road,
Jenkintown, PA 19046,
ANN R. CLARK,
609 Cape Jellison Road,
Stockton Springs, ME 04981.
ATTORNEY: BESS M. COLLIER,
FELDMAN & FELDMAN,
820 Homestead Road,
Jenkintown, PA 19046

**GALLAGHER, LUCIA RECCHI LUNGO
also known as****LUCIA ANN GALLAGHER and
LUCIA GALLAGHER, dec'd.**

Late of Borough of Narberth.
Executrix: HOLLY G. BUGEE,
304 Grayling Avenue,
Narberth, PA 19072

GRAMATA, JAMES P., dec'd.

Late of Borough of Pottstown.
Executrix: MONICA M. PERFETTO,
655 Tanglewood Court,
Pottstown, PA 19464.
ATTORNEY: JOSEPH K. KOURY,
O'DONNELL, WEISS & MATTEI, P.C.,
41 East High Street,
Pottstown, PA 19464

GRANDINETTI, CAROLYN MABEL, dec'd.

Late of Montgomery Township.
Executrix: LINDA OWARZANI,
1214b Crosshill Ct.,
Lansdale, PA 19446.

HAYHURST, ANNE J., dec'd.

Late of Borough of Lansdale.
Executrix: JANE C. POOLE,
476 Forest View Drive,
Atlantis, FL 33462.
ATTORNEY: THOMAS J. POSATKO,
507 W. 9th Street,
Wilmington, DE 19801

HEVERLY, RUTH ANN, dec'd.

Late of Franconia Township.
Executrix: CAROLE A. KINGSBAUER,
c/o Charles J. Arena, Esquire,
583 Skippack Pike, Suite 100,
Blue Bell, PA 19422.
ATTORNEY: CHARLES J. ARENA,
583 Skippack Pike, Suite 100,
Blue Bell, PA 19422

JANDRISITZ, JAMES J., dec'd.

Late of Upper Dublin Township.
 Executor: JUSTIN M. JANDRISITZ,
 c/o Karen S. Dayno, Esquire,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: KAREN S. DAYNO,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

KIEFABER SR., JAMES M., dec'd.

Late of Upper Gwynedd Township.
 Executor: PAUL E. ROHRER, JR.,
 1456 W. Main Street,
 Lansdale, PA 19446.
 ATTORNEY: GERALD F. GLACKIN,
 2031 N. Broad Street, Suite 137,
 P.O. Box 58,
 Lansdale, PA 19446

KREAMER, W. DONALD also known as**WILBUR D. KREAMER, dec'd.**

Late of Whitmarsh Township.
 Executrix: DEBORAH BRADY,
 823 Sunnylea Road,
 Lansdale, PA 19446.
 ATTORNEY: PETER KONOLIGE,
 237 Lancaster Avenue, Suite 201,
 Devon, PA 19333

KUHL, MARY LOUISE, dec'd.

Late of Abington Township.
 Executor: ROBERT W. KÜHL,
 103 Allegany Avenue,
 Coudersport, PA 16915.

LORENZO, DOMINIC A., dec'd.

Late of Whitmarsh Township.
 Executors: MICHAEL F. LORENZO AND
 FRANCIS P. LORENZO,
 c/o Jean White E. Jones, Esquire,
 130 West Lancaster Avenue,
 Wayne, PA 19087.
 ATTORNEY: JEAN WHITE E. JONES,
 BUTERA & JONES,
 130 West Lancaster Avenue,
 Wayne, PA 19087

LUNDBERG, ALLEN O. also known as**ALLEN OSCAR LUNDBERG and****ALLEN LUNDBERG, dec'd.**

Late of Borough of Hatboro.
 Executrix: DIANE WYATT,
 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: JEFFREY A. KROBERGER,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

McKENNA, ANN F., dec'd.

Late of Upper Dublin Township.
 Executrix: MARY ANN DIMENT,
 1729 Holmes Road,
 Maple Glen, PA 19002.

McVAY, FLORA L. also known as**FLORA McVAY, dec'd.**

Late of Plymouth Township.
 Executor: JOHN McVAY,
 c/o Robert G. Bauer, Esquire,
 200 Four Falls Corp. Center, #312,
 West Conshohocken, PA 19428.
 ATTORNEY: ROBERT G. BAUER,
 THE BAUER LAW FIRM, P.C.,
 200 Four Falls Corp. Center, #312,
 West Conshohocken, PA 19428

NAGLE JR., FRANK O., dec'd.

Late of Lower Merion Township.
 Executors: DAVID G. NAGLE AND
 RONALD A. NAGLE,
 c/o Stephen D. Potts, Esquire,
 200 Eagle Road, Suite 106,
 Wayne, PA 19087-3115.
 ATTORNEY: STEPHEN D. POTTS,
 HERR, POTTS & POTTS,
 Strafford Office Building #2, Suite 106,
 200 Eagle Road,
 Wayne, PA 19087-3115

NAGLE, ALVINA G., dec'd.

Late of Lower Merion Township.
 Executors: DAVID G. NAGLE AND
 RONALD A. NAGLE,
 c/o Stephen D. Potts, Esquire,
 200 Eagle Road, Suite 106,
 Wayne, PA 19087-3115.
 ATTORNEY: STEPHEN D. POTTS,
 HERR, POTTS & POTTS,
 Strafford Office Building #2, Suite 106,
 200 Eagle Road,
 Wayne, PA 19087-3115

PEART, KATHRYN M. also known as**KATHY PEART, dec'd.**

Late of Borough of East Greenville.
 Executor: SIDNEY J. PEART,
 1014 Miller Road,
 Pennsburg, PA 18073.

RADETZKY, WILLIAM R., dec'd.

Late of Whitpain Township.
 Executrix: CAROLE R. PINEO,
 c/o Brian P. Sullivan, Esquire,
 1250 Germantown Pike, Suite 300,
 Plymouth Meeting, PA 19462.
 ATTORNEY: BRIAN P. SULLIVAN,
 1250 Germantown Pike, Suite 300,
 Plymouth Meeting, PA 19462

RAFFEO, ANNE G. also known as**ANTONIA RAFFEO, dec'd.**

Late of Whitmarsh Township.
 Executrix: JOSEPHINE PAULEY,
 312 Sweetbriar Road,
 King of Prussia, PA 19406.

RANIERI, LYNN also known as**MARILYN RANIERI, dec'd.**

Late of Whitpain Township.
 Executrix: PATRICIA RANIERI,
 c/o Joseph A. Caprara, Esquire,
 633 West Germantown Pike, Suite 103,
 Plymouth Meeting, PA 19462.
 ATTORNEY: JOSEPH A. CAPRARA,
 633 West Germantown Pike, Suite 103,
 Plymouth Meeting, PA 19462

ROSEN, LENORA, dec'd.

Late of Borough of Jenkintown.
 Executor: MICHAEL J. ROSEN,
 P.O. Box 52047,
 Philadelphia, PA 19115.

SCHARFF, IRENE M., dec'd.

Late of Skippack Township.
 Executors: MICHAEL KRAMER,
 8621 Bridle Road,
 Philadelphia, PA 19115,
 MICHAEL SKABLA,
 347 Stratford Avenue,
 Westmont, NJ 08108.
 ATTORNEY: THOMAS M. KEENAN,
 KEENAN, CICCITTO & ASSOCIATES,
 376 East Main Street,
 Collegeville, PA 19426

SCHEETZ, JOHN E. also known as**JACK SCHEETZ, dec'd.**

Late of Borough of Lansdale.
Co-Executors: JOHN E. SCHEETZ, JR. AND
JOHN E. SCHEETZ, III,
122 East Richardson Avenue,
Langhorne, PA 19047

SCHUCHAR, JAY EDWIN also known as**JAY E. SCHUCHAR, dec'd.**

Late of Borough of North Wales.
Executrix: RHONA T. DANZEISEN,
116 Biddle Road,
Paoli, PA 19301.
ATTORNEY: ADAM L. FERNANDEZ,
WISLER PEARLSTINE, LLP,
460 Norristown Road, Suite 110,
Blue Bell, PA 19422

SOUDER, JUDY B., dec'd.

Late of Salford Township.
Administrator: DEVIN J. SOUDER,
360 Moyer Road,
Souderton, PA 18964.
ATTORNEY: DOROTHY K. WEIK,
BRICKER, LANDIS, HUNSBERGER &
GINGRICH, LLP,
114 East Broad Street, P.O. Box 64769,
Souderton, PA 18964

TESTRUTH, FRANK A., dec'd.

Late of Borough of Lansdale.
Executor: THOMAS KOWALYK,
119 Mallard Drive,
North Wales, PA 19454.
ATTORNEY: GERALD F. GLACKIN,
2031 N. Broad Street, Suite 137,
P.O. Box 58,
Lansdale, PA 19446

TIELEMANS, MATHIEU M. also known as**MATHIEU TIELEMANS, dec'd.**

Late of Upper Gwynedd Township.
Executrix: PAULA M. J. TIELEMANS,
c/o Mullaney Law Offices,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024.
ATTORNEY: CHRISTOPHER P. MULLANEY,
MULLANEY LAW OFFICES,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024

TOTH, ETHEL, dec'd.

Late of Lower Merion Township.
Executor: ALFRED L. TOTH,
c/o 1171 Lancaster Avenue, Suite 101,
Berwyn, PA 19312.
ATTORNEY: KIMBERLY C. GIBNEY,
1171 Lancaster Avenue, Suite 101,
Berwyn, PA 19312

WELTHALL, EDNA W. also known as**EDNA WALKER WELTHALL and
EDNA WELTHALL, dec'd.**

Late of Whitemarsh Township.
Executor: FIRST NIAGARA BANK,
c/o Mary L. Buckman, Esquire,
585 Skippack Pike, Suite 100,
Blue Bell, PA 19422.
ATTORNEY: MARY L. BUCKMAN,
FORD & BUCKMAN, P.C.,
585 Skippack Pike, Suite 100,
Blue Bell, PA 19422

WORMAN, VERA R., dec'd.

Late of Borough of Telford.
Executrix: PHYLLIS D. WORMAN,
386 S. Main Street,
Telford, PA 18969.

**YOUNG, RICHARD LAWRENCE also known as
RICHARD L. YOUNG, dec'd.**

Late of Limerick Township.
Administrator: THOMAS C. RENTSCHLER,
c/o King Laird, P.C.,
360 West Main Street,
Trappe, PA 19426.
ATTORNEY: ANDREW C. LAIRD,
KING LAIRD, P.C.,
360 West Main Street,
Trappe, PA 19426

LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State for **ULikedit, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

Michelle A. Winter, Esquire
190 Bethlehem Pike, Suite 4
Colmar, PA 18915

PROFESSIONAL CORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania.

The name of the corporation is: **Law Offices of
Suzan G. Leonard, PC**
Michelle A. Winter, Esquire
190 Bethlehem Pike, Suite 4
Colmar, PA 18915

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania.

The name of the corporation is: **Nocchi Law, PC**
Michelle A. Winter, Esquire
190 Bethlehem Pike, Suite 4
Colmar, PA 18915

SOLOMON and YAGLINSKI, P.C. has been incorporated as a professional corporation under the provisions of Chapter 29 of the Business Corporation Law of 1988, as amended.

ANDREW P. GRAU, Solicitor
**HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, P.C.**
375 Morris Road
Post Office Box 1479
Lansdale, PA 19446-0773

TRUST NOTICES

Third and Final Publication

GEORGE J. BROWER, SR. REVOCABLE TRUST AGREEMENT DATED OCTOBER 6, 1998

George J. Brower, Sr., Deceased
Late of New Hanover Township,
Montgomery County, PA

All persons having claims or demands against the George J. Brower, Sr. Revocable Trust Agreement dated October 6, 1998, restated March 20, 2012, and further restated June 15, 2012, are requested to make known the same, and all persons indebted to the said decedent are requested to make payment without delay to:

Trustee: David T. Brower, Sr.
1505 Cold Springs Road
Pottstown, PA 19465

Trustee's Attorney: John A. Koury, Jr., Esquire
O'Donnell, Weiss & Mattei, P.C.
41 East High Street
Pottstown, PA 19464-5426

RITA E. GESKE TRUST TRUST U/D DATED AUGUST 4, 2006

RITA E. GESKE, SETTLOR, DECEASED Late of Worcester Township, Montgomery County, PA

All persons indebted to said Trust or Settlor are requested to make immediate payment, and those having legal claims or demands against same to present those claims without delay to:

Trustee: Supportive Care Services
507 W. 9th Street
Wilmington, DE 19801

Trustee's Attorney: Thomas J. Posatko, Esquire
507 W. 9th Street
Wilmington, DE 19801
302-655-5518

EXECUTIONS ISSUED

Week Ending April 21, 2015

The Defendant's Name Appears First in Capital Letters

ALLEGHENY REAL ESTATE ASSOCIATES, LLC:
EARLY LEARNING ENTERPRISES, INC.:
UNIVEST NATIONAL BANK AND TRUST
COMPANY, GRNSH. - Adeline Management
Company, LLC; 201335677; \$1,579,357.85.
ALLEGHENY REAL ESTATE ASSOCIATES, LLC -
Univest Bank And Trust Company; 201500186.
BARR, NATHAN: GARY: PNC BANK, GRNSH. -
Arrowood Indemnity Co; 201409883; \$14,931.66.
BINSBERGER, RANDALL - M&T Bank;
201500013.
BLACK, GARY - Wells Fargo Bank Na; 201327248;
ORDER/ AMEND IN REM 189,787.71.

BLANDA, MICHAEL - Nationstar Mortgage, LLC;
201421020.
BOLUSI, BRUNO: PASSACANTANDO, PETER -
Deutsche Bank Trust Company Americas, et al.;
201500016; \$64,576.77.
BRENNAN, DANIEL: DANIEL: LINDA, ET AL. -
Wachovia Bank National Association, et al.;
201222823; IN REM ORDER/721,841.98.
BUTLER, MICHAEL - Green Tree Servicing, LLC;
201410187.
CHAPMAN, JOHN: JUDITH - Pnc Bank
National Association; 201501945.
CHOI, MYUNG: YOON, SOON: WOORI
AMERICA BANK, GRNSH. - Beneficial Mutual
Savings Bank; 201507605; \$98,658.80.
COLLEY MILLER, MICHELE: CITIBANK, GRNSH. -
Cavalry Spv I, LLC; 201428024; \$10,808.88.
CUSHMAN, EDWARD: CHARLENE -
Us National Association, et al.; 201425007;
\$98,405.87.
DAVIS, SHIRLEY - One West Bank Na; 201500333.
FEAR, DONNA - Everon, Soon: WOORI
AMERICA BANK, GRNSH. - Beneficial Mutual
Savings Bank; 201507605; \$98,658.80.
GARY-SCOTT, SANDRA - Bail Usa, Inc., et al.;
201417675.
GEERE, RICHARD: FIRST NIAGARA BANK,
GRNSH. - Cavalry Spv I, et al.; 201434170;
\$2,368.29.
HACK, JOSHUA: CUSTER, JENNIFER -
Wells Fargo Bank Na; 201502032; \$172,329.37.
HART EXCAVATING ENTERPRISES, INC.:
M&T BANK, GRNSH. - Eagle Power &
Equipment Corp; 201508159; WRIT/EXEC.
HARTLEY, PATRICIA: UNKNOWN SURVIVING
HEIRS OF WILLIAM H HARTLEY -
Bayview Loan Servicing, LLC; 201418081;
IN REM ORDER/203,772.02.
HEPP, GEORGE: MCA GENERAL CONSTRUCTION, INC. -
Semanoff Ormsby Greenberg And Torchia, LLC;
201423607.
HOLT, TAMIKA - Ability Recovery Services, LLC;
201311863; WRIT/EXEC.
HOUIR, JEFFREY: PRIEST, MICHAEL:
SANTANDER BANK NA, GRNSH. -
251 Dekalb, LLC; 201508096; WRIT/EXEC.
JAMES, TAYLOR: FIRST NIAGARA BANK, GRNSH. -
Cavalry Spv I, LLC, et al.; 201504567; \$2,653.04.
JENKINSON, JAMES: VICTORIA -
Bank Of America Na, et al.; 201502172; \$312,883.15.
KENNEDY, THOMAS: THOMAS: PAMELA -
Wells Fargo Bank Na, et al.; 201407569; \$88,752.59.
KIELBON, EDWARD - Pnc Bank National Association,
et al.; 201432771; \$158,056.99.
LEVIN, JAMI - Wells Fargo Bank Na; 201502357;
\$160,959.33.
LEVIN, JARED: CRAIG: PNC BANK, GRNSH. -
National Collegiate Student Loan Trust 2007-1;
201419414; \$12,758.40.
LEVIN, KIMBERLE: KIM LEVIN EVENTS:
TEKNUKO, INC., ET AL. - Larry Carroll Cpa, P.C.;
201503234; WRIT/EXEC.
LILICK, HERBERT: MARILYN - Lsf8 Master
Participation Trust; 201424405.
LYNCH, JILL: GRAHAM, JILL: BANK OF AMERICA,
GRNSH. - Orion General Contractors, Inc., et al.;
201501961; WRIT/EXEC.
MAM, BALLI: TD BANK, GRNSH. - Palisades
Collection, LLC; 200708552; WRIT/EXEC.

- MASON, SAMUEL; RAMSEY, DARLENE:
ESTATE OF SAMUEL O MASON - Champion
Mortgage Company; 201307034; \$153,973.25.
- MILNAZIK, JOSEPH: PNC BANK, GRNSH. -
Cavalry Spv I, LLC; 201423496; \$5,953.36.
- NATALE, LINDA - Bank Of America Na, et al.;
201407828.
- NATHANSON, DAVID: CITIZENS BANK, GRNSH. -
Episcopal Academy; 201423451.
- PACE, ANTHONY: MONICA - Lsf8 Master
Participation Trust; 201434008; \$156,712.44.
- PARK, HELEN - Wells Fargo Bank Na; 201419831;
\$182,210.30.
- PHILLIPS, TERRIA: FIRST NIAGARA BANK,
GRNSH. - Cavalry Spv I, LLC; 201330209; \$21,163.21.
- RAPID CASH FOR GOLD: WELLS FARGO BANK,
GRNSH. - Bt Granite Run, L.P.; 201507407;
\$12,216.28.
- REITTER, PATRICIA: PATRICIA: ESTATE OF
CHRISTOPHER REITTER - Citimortgage, Inc.,
et al.; 201405332.
- RUBIN, MATTHEW: PAULA - Green Tree
Servicing, LLC; 201502514.
- RUST, SHEILA: SHEILA - Consumer Solutions, LLC,
et al.; 201321566.
- SAINTS MEMORIAL BAPTIST CHURCH:
PNC BANK, GRNSH. - Hop Energy, LLC; 201433907;
\$4,563.02.
- SALKOWSKI, ROMUALD: BANK OF AMERICA
NATIONAL ASSOCIATION, GRNSH. -
American Express Bank Fsb; 201122180;
WRIT/EXEC.
- SCHNEIDER, FRED: FIRST NIAGRA BANK, GRNSH. -
American Express Bank Fsb; 201129989;
WRIT/EXEC.
- SOMMERVILLE, PHYLLISS - Hsbc Bank Usa Na;
201101970.
- STAUDE-GARRISON, JEAN - Wells Fargo Bank Na;
201100695; \$193,322.53.
- STENDAL, SEAN: UNIVEST BANK AND TRUST CO,
GRNSH. - Unifund Ccr, LLC, et al.; 201306512;
WRIT/EXEC.
- TREDINNICK, ROBERT: LESA - Deutsche Bank
National Trust Company, et al.; 201411921;
\$465,933.75.
- WALKER, COURTNEY: MICHELE - Wells Fargo
Bank Na; 201417359.
- WALTER, JOHN - Wells Fargo Bank Na; 201502362;
\$170,730.53.
- WELDON, BRADLEY - Wells Fargo Bank Na;
201313904; \$72,574.69.
- WILLIAMS, WARREN: PAULA - The Bank Of
New York Mellon Fka The Bank Of New York, et al.;
201407430; \$234,120.88.
- WRIGHT, DEBORAH: PHOENIXVILLE
FEDERAL BANK & TRUST COMPANY, GRNSH. -
Fords Edge Townhouse Association; 201507097;
\$6,077.95.
- ALBRIGHT, MARY - Cavalry Spv I Llc; 201507931;
Judgment fr. District Justice; \$2166.52.
- ANDERS, JAMES - Discover Bank; 201507763;
Judgment fr. District Justice; \$2748.00.
- ARCHSTONE INVESTMENT PARTNERS LP:
ARCHSTONE INVESTMENT PARTNERS LLC:
HYLDAHL, CHRISTIAN, ET.AL. - Meisel, Philip;
201507943; Foreign Judgment; \$2,383,232.13.
- BAKER, ARIEL: WOODLAND, STACEY -
Darranz Inc; 201507946; Judgment fr. District Justice;
\$WRIT/EXEC.
- BROWN, KEVIN: HERTZ CLAIM MGT CORP -
Nw; 201507917; Judgment fr. District Justice;
\$10,088.67.
- BROWN, MARY - Stanbridge Service Center; 201507571;
Judgment fr. District Justice; \$391.55.
- CLAY, MATTHEW - Cavalry Spv I Llc; 201508077;
Judgment fr. District Justice; \$3,057.57.
- CP LAMAINA: LAMANIA, CAROLYN: LAWRENCE -
Tripod Consturction; 201507634; Judgment fr.
District Justice; \$5,115.50.
- CYRUS, SIRPATRIC - Cavalry Spv I Llc; 201508059;
Judgment fr. District Justice; \$3,045.33.
- EISENHARDT, GEORGE - Chestnut, Joyanne;
201507580; Judgment fr. District Justice; \$950.00.
- FORD, JAMES - Cavalry Spv I Llc; 201507923;
Judgment fr. District Justice; \$2429.52.
- FRICK, AMY: AMY: SCHPPNOVER, AMY -
Thomas Jefferson University; 201507659;
Certification of Judgment; \$45,749.84.
- GESSNER, SCOTT - Discover Bank; 201507759;
Judgment fr. District Justice; \$2212.94.
- GJW BUILDER INC: WETTON, GEORGE -
Steven F Kempf Building Material Company;
201507544; Complaint In Confession of Judgment;
\$49440.98.
- HARVEY, WILLIAM - Discover Bank; 201507856;
Judgment fr. District Justice; \$5330.98.
- HUNCHAR, RYAN - Autovest Llc; 201508068;
Judgment fr. District Justice; \$2,698.31.
- INGRAM, WILLIAM - Discover Bank; 201507758;
Judgment fr. District Justice; \$8917.73.
- KIEFER, LESTER - Discover Bank; 201507776;
Judgment fr. District Justice; \$4553.25.
- KIM, DEBORAH - Discover Bank; 201507550;
Judgment fr. District Justice; \$10,679.46.
- KIM, HYUN - American Express; 201508058;
Judgment fr. District Justice; \$4116.50.
- KINTSCH, JAMES - Absolute Resolutions Vi Llc;
201508063; Judgment fr. District Justice; \$2078.04.
- KLITSCH, HEATHER - Discover Bank; 201507773;
Judgment fr. District Justice; \$10893.31.
- KOLESSAR, WILLIAM - Discover Bank; 201508060;
Judgment fr. District Justice; \$3422.73.
- KREBS, RONALD - American Express; 201508003;
Judgment fr. District Justice; \$3,749.33.
- LAGRECA, ROSEMARIE: STEPHEN -
Above And Beyond Remodeling Llc; 201507656;
Mechanics Lien Claim; \$1,415.64.
- LAWLESS, DEANNE - Cavalry Spv I Llc; 201508062;
Judgment fr. District Justice; \$3,822.49.
- LICWINKO, TAMARA - Cavalry I Llc; 201507947;
Judgment fr. District Justice; \$10657.26.
- MACKELVEY, BARBARA - Cavalry Spv I Llc;
201507942; Judgment fr. District Justice; \$1881.74.
- MAXFIELD, JEROME - Discover Bank; 201507799;
Judgment fr. District Justice; \$8,343.33.

JUDGMENTS AND LIENS ENTERED

Week Ending April 21, 2015

**The Defendant's Name Appears
First in Capital Letters**

- AARON, HOWARD - Capital One Bank Usa Na;
201508017; Judgment fr. District Justice; \$7867.26.
- ADEBAYO, CHRISTOPHER - Arcadia University;
201507629; Judgment fr. District Justice; \$4,558.85.

MCCABE, ELENA - Midland Funding Llc; 201507768; Judgment fr. District Justice; \$2,517.38.
 MCINTYRE, DWAYNE - Crown Asset Management Llc; 201507921; Judgment fr. District Justice; \$1618.95.
 MENYA, ROBIN - New Century Financial Services Inc; 201507667; Judgment fr. District Justice; \$875.16.
 NORMAN, WILLIE - Discover Bank; 201507766; Judgment fr. District Justice; \$3792.90.
 PALMERI, CINDY - Novenstern Fabiani & Gaudio Llp; 201507647; Foreign Judgment; \$89,613.85.
 PRATT, EDWARD - Cavalry Spv I Llc; 201507949; Judgment fr. District Justice; \$2921.27.
 RENNINGER, JENNIFER - Discover Bank; 201507810; Judgment fr. District Justice; \$7,130.56.
 ROBINSON, LINDA - Absolute Resolutions Vi Llc; 201507664; Judgment fr. District Justice; \$1,041.64.
 RUSSO, SAL - Cavalry Spv I Llc; 201507944; Judgment fr. District Justice; \$2042.88.
 SANDY, DINA - Worcester Twp; 201507669; Judgment fr. District Justice; \$8162.14.
 SANTELL SOLUTIONS INC - Gai Consultants Inc; 201507542; Complaint In Confession of Judgment; \$47244.89.
 SARRO, JULIE - Cavalry Spv I Llc; 201507928; Judgment fr. District Justice; \$3916.67.
 SEGALL, IRA - Discover Bank; 201507769; Judgment fr. District Justice; \$2038.64.
 SEVERINO ADDESSO AND SON INC
 ADDESSO, SEVERINO - Wells Fargo Bank Na; 201507565; Complaint In Confession of Judgment; \$375542.35.
 SHERIDAN, DOMINIC - Cavalry Spv I Llc; 201507929; Judgment fr. District Justice; \$1256.38.
 SKETCHLEY, AMBER - Discover Bank; 201507805; Judgment fr. District Justice; \$7,831.70.
 SMITH, SHAWN - Capital One Bank Usa Na; 201508012; Judgment fr. District Justice; \$2802.95.
 TOLL, JEFFREY - Savett, Allison; 201507941; Foreign Judgment; \$100,000.00.
 TRAPPE CENTER LP - Avanti Inc; 201507610; Mechanics Lien Claim; \$1322.00.
 WEBB, GEORGIA - Cavalry Spv I Llc; 201507948; Judgment fr. District Justice; \$3059.77.
 WILLIAMSON, KEITH - Cavalry Spv I Llc; 201507875; Judgment fr. District Justice; \$3,399.04.
 WILSON, SUZANN - Capital One Bank Usa Na; 201508015; Judgment fr. District Justice; \$1783.27.
 YOUNG, GARY - Cavalry Spv I Llc; 201508072; Judgment fr. District Justice; \$4,535.11.

**ABINGTON TWP. -
entered municipal claims against:**

Rufibach, Jeffrey: Patricia; 201507840; \$495.27.

**CHELTENHAM TWP. -
entered municipal claims against:**

Cutler, David; 201507713; \$357.00.
 Cutler, David; 201507714; \$629.00.
 Dantzer, Kathleen; 201507699; \$159.00.
 Dantzer, Kathleen; 201507700; \$314.00.
 Frazier, John; Marionette; 201507705; \$487.00.
 Frazier, Marionette: John; 201507706; \$314.00.
 Harris, Mark: Merle; 201507737; \$310014053001.
 Harris, Mark: Merle; 201507738; \$314.00.
 Hart, William: Pamela; 201507716; \$416.00.
 Hart, William: Pamela; 201507717; \$314.00.

Hart, William: Pamela; 201507718; \$314.00.
 Johnson, Francis: Mary Lee; 201507697; \$552.00.
 Johnson, Francis: Mary Lee; 201507698; \$314.00.
 Jones, Jazmin; 201507743; \$392.00.
 Jones, Jazmin; 201507744; \$314.00.
 Klein, Jeffrey; 201507722; \$497.00.
 Klein, Jeffrey; 201507723; \$314.00.
 Lewis, Carol: Tracey; 201507745; \$567.00.
 Lewis, Carol: Tracey; 201507746; \$314.00.
 Meyers, Cynthia; 201507724; \$216.00.
 Meyers, Cynthia; 201507725; \$314.00.
 Miller, William: Nicole; 201507711; \$565.00.
 Miller, William: Nicole; 201507712; \$314.00.
 Moore, John; 201507715; \$314.00.
 Mulvey, Dorothy; 201507742; \$314.00.
 Mulvey, Dorothy; 201507741; \$375.00.
 Neill, Brian: Monica; 201507753; \$913.00.
 Neill, Brian: Monica; 201507754; \$314.00.
 New Vision Youth Comm Center; 201507701; \$199.00.
 New Vision Youth Comm Center; 201507702; \$314.00.
 Rapij, Peter; 201507721; \$314.00.
 Rapij, Peter; 201507719; \$587.00.
 Rapij, Peter; 201507720; \$314.00.
 Rivers, James; 201507749; \$1374.00.
 Rivers, James; 201507750; \$314.00.
 Sbi Federal Credit Union; 201507726; \$457.00.
 Sbi Federal Credit Union; 201507727; \$314.00.
 Sheffield, Latoya; 201507707; \$563.00.
 Sheffield, Latoya; 201507708; \$314.00.
 Sheffield, Latoya; 201507709; \$434.00.
 Sheffield, Latoya; 201507710; \$314.00.
 Simpson, Gladys; 201507747; \$152.00.
 Simpson, Gladys; 201507748; \$314.00.
 Vidal, Burnette; 201507739; \$526.00.
 Vidal, Burnette; 201507740; \$314.00.
 Watson, Joe: Carman; 201507751; \$410.00.
 Watson, Joe: Carman; 201507752; \$314.00.
 Willis, Bruce: Luretha; 201507703; \$352.00.
 Willis, Luretha: Bruce; 201507704; \$314.00.

**LOWER POTTS GROVE TWP. -
entered municipal claims against:**

Adedinsewo, Johnson; 201507852; \$635.37.
 Bladwin, Christine; 201507863; \$992.83.
 Carlberg, Joseph: Lorie; 201507853; \$713.50.
 Gavins, Raymond: Sue; 201507857; \$635.33.
 Minto, Grace; 201507862; \$800.25.
 Panfil, David: Ellen; 201507866; \$689.23.
 Reitz, Merle: Meribah; 201507849; \$635.37.

**LOWER POTTS GROVE TWP. MUN. AUTH. -
entered municipal claims against:**

Braverman, Douglas; 201507841; \$1119.45.
 Miller, Daniel; 201507842; \$788.37.

**NORRISTOWN MUNICIPAL WASTE AUTH. -
entered municipal claims against:**

Corner, Cherisse; 201507971; \$1,842.84.
 Earl, Kelly; 201507914; \$1,666.64.
 Flowers, Donna; 201507902; \$2,451.79.
 Frangiosa, John; 201507979; \$1,921.14.
 Friel, James: Joan; 201507972; \$1,804.53.
 Gonzalez, Luis: Lory: Rosa; 201507964; \$2,033.19.
 Gooding, Tamika; 201507969; \$1,894.68.
 Harris, Catherine; 201507912; \$1,755.62.
 Hill, Saniyyah: Wilson, Julia; 201507909; \$2,581.88.

Kirkland, Dorothy; Lillian; 201507984; \$1,692.60.
 Kolinsky, Richard; 201507907; \$2,118.73.
 Martin, Christopher; Jones Martin, Jennifer; 201507905;
 \$2,036.23.
 Matheson, Beverley; Matthew; 201507911; \$1,799.36.
 Mobley, Tyrone; Peggy; 201507915; \$1,340.28.
 Musier, Tania; 201507982; \$1,771.43.
 Omar, Allison; Crowder, Trina; 201507974; \$1,805.14.
 Scott, Stephen; Teresa; 201507916; \$1,777.60.
 Wood, William; Sandra; 201507904; \$2,009.19.

**PENNA. DEPT. OF REV. -
 entered claims against:**

Akintoye, Adedotun; 201560685; \$943.37.
 Albanesi, Deanna; 201560686; \$6126.98.
 Banks, Danielle; 201560687; \$14987.68.
 Barr, Todd; 201560688; \$4927.15.
 Bisulca, Giuseppe; Sandra; 201560689; \$1092.63.
 Bonnor, Kevin; Sabra; 201560690; \$3856.32.
 Bowen, Gilbert; Dorothy; 201560691; \$2921.97.
 C & V Company Llc; 201560725; \$1014.48.
 Cain, Howard; Sarah; 201560692; \$2173.34.
 Cimina, Raffaele; Maria; 201560693; \$645.34.
 Davenport, Kevin; 201560694; \$4518.83.
 Davis, Bryn; 201560695; \$1282.65.
 Dejewski, Douglas; Heather; 201560696; \$2644.32.
 Delgado, Luis; 201560697; \$1931.14.
 Dietterich, Julie; Robert; 201560698; \$1083.50.
 Frederick, Todd; 201560699; \$1028.08.
 Greenberg, Theresa; 201560700; \$4313.77.
 Ham, Jaquelyn; 201560701; \$1923.67.
 Hurvitz, Cynthia; 201560720; \$1476.76.
 Hussar, Christine; 201560702; \$2044.86.
 Jones, Steven; 201560703; \$3300.36.
 K Guller Llc; 201560719; \$21512.59.
 Karcher, Roxann; 201560704; \$1185.34.
 Karr, Alan; 201560705; \$695.60.
 Kuehner, Paul; 201560706; \$1081.21.
 Lasala, Mary; 201560707; \$3534.90.
 Lee, Denise; William; 201560708; \$473.35.
 Loglo Llc; 201560726; \$535.69.
 Malik, Mansoor; Nasra; 201560709; \$970.08.
 Marass, Kevin; 201560710; \$3034.84.
 Maxx Health Inc; 201560718; \$624.49.
 McCoy, Ladd; 201560724; \$929.43.
 McGinnis, Daniel; Blanchette, Aimee; 201560711;
 \$988.52.
 Melodia Cafe Llc; 201560727; \$3094.42.
 Metzgar, William; 201560712; \$1868.85.
 Metzgar, William; Shannon; 201560713; \$5220.02.
 Myers, Lenore; Peale, William; 201560729; \$1142.88.
 Nikparvar, Mehdi; 201560730; \$16037.32.
 Norco Motors Inc; 201560723; \$1358.87.
 Paton, James; 201560731; \$1917.42.
 Pedroso, Alexander; Jill; 201560732; \$3140.71.
 Perkinson, Mark; 201560733; \$4644.99.
 Renneisen, Bryan; Michelle; 201560734; \$2651.25.
 Rhodes, Jonathan; Derro, Rebekah; 201560735; \$1262.77.
 Rich, Maurice; 201560736; \$503.84.
 Robertson, Charles; Suzanne; 201560737; \$3370.69.
 Rodriguez, Martin; 201560738; \$870.97.
 Sanford, Mallory; 201560739; \$1085.87.
 Santell Solutions Inc; 201560722; \$1222.06.
 Sasso, Daniel; Janeth; 201560740; \$2251.42.
 Scarnati, William; 201560741; \$2344.16.
 Schalleur, Andrew; 201560742; \$853.60.
 Schultz, John; 201560743; \$951.50.

Schwartz, Chad; 201560744; \$4049.27.
 Shipley, Gene; Tammara; 201560745; \$5231.32.
 Shipley, Tammara; 201560746; \$1856.41.
 Sims, Randall; Michelle; 201560747; \$2727.62.
 Sion, Robert; Frances; 201560748; \$1592.64.
 Stenger, Michael; 201560749; \$12825.20.
 Stoneworks Creations Inc; 201560728; \$1303.15.
 Sullivan, Daniel; Renee; 201560750; \$7138.26.
 Trow, Devon; 201560751; \$1809.60.
 Tyson, Eric; Karen; 201560752; \$1034.61.
 Walker, Ferrol; Tonya; 201560754; \$439.68.
 Ward, Christopher; Dawn; 201560753; \$1253.88.
 Washington, Derrick; 201560755; \$5388.54.
 Waters, John; 201560756; \$1060.53.
 Whitenight, Aimee; 201560721; \$490.66.
 Williams, Latoya; 201560757; \$1709.00.
 Winston, Helen; 201560717; \$142.58.
 Wolf, Edwin; 201560714; \$2929.32.
 Yadzinski, Jeffrey; 201560715; \$12838.13.
 Yousef, Waleed; 201560716; \$2156.29.

**PENNA. UNEMP. COMP. FUND -
 entered claims against:**

Chowns Fabrication & Rigging Inc; 201560759;
 \$47668.34.
 Environmental Protection Inspection Inc; 201560758;
 \$1119.00.

**POTTSGROVE SCHOOL DIST. -
 entered municipal claims against:**

Carlisle, Scott; Cheryl; 201507784; \$4700.28.
 Montgomery, Patricia; 201507783; \$2682.10.

**POTTSTOWN BORO. AUTH. -
 entered municipal claims against:**

Campbell, Douglas; Debra; 201507790; \$448.08.
 Cohn, Irving; Denise; Distefano, Thomas; 201507785;
 \$447.23.
 Mansmann, Ronald; Julia; 201507829; \$224.73.
 McNeill, John; 201507987; \$505.61.
 McNeill, John; 201508013; \$505.61.
 Mento, Robert; Rose; 201507830; \$818.74.
 Montgomery, Patricia; 201507782; \$330.61.
 Poper, Rita; 201507781; \$267.32.

**POTTSTOWN BORO. -
 entered municipal claims against:**

Mento, Rose; Robert; 201507835; \$1121.39.

**SCHWENKSVILLE BORO. -
 entered municipal claims against:**

Carpenter, Andrew; Cobb, Karen; 201507906; \$937.35.
 Shearer, Robert; Sonja; 201507910; \$770.17.

**UPPER DUBLIN SCHOOL DIST. -
 entered municipal claims against:**

550 Virginia Drive Llc; 201507990; \$23,244.47.
 Christiansen, Mark; Patrice; 201507992; \$5,075.26.
 Paone, James; Theresa; 201508001; \$3,438.10.
 Rim, Young; 201508004; \$7,790.26.
 Turner, James; Estate Of Fate Vaughn; 201508007;
 \$4,208.56.

**UPPER MONTGOMERY JOINT AUTH. -
entered municipal claims against:**

Rumford, Terry; 201507807; \$3163.79.

**UPPER MORELAND TWP. -
entered municipal claims against:**

Abrams, Leonard; Regina; 201507526; \$227.50.
Askow, Irving; Deleo, Seth; Mendelsohn, Scott;
201507524; \$227.50.
Bilinski, Donna; 201507498; \$227.50.
Blair Mill Llc; 201507483; \$227.50.
Boone, Lanny; Jill; 201507533; \$227.50.
Boucher, David; Wendy; 201507531; \$227.50.
Brooks, John; Mariellen; 201507537; \$227.50.
Bura, Krystina; 201507517; \$623.50.
Carlos And Angie Llc; 201507504; \$227.50.
Cluss, John; Janice; 201507516; \$227.50.
Conrad, Matthew; Nancy; 201507521; \$425.50.
Creamer, Thomas; Eileen; 201507503; \$227.50.
Crisafi, Kimberly; 201507512; \$227.50.
Cuozzo, Michael; 201507509; \$227.50.
Curran, John; James; Taia; 201507482; \$227.50.
Devlin, Michael; Renee; 201507534; \$227.50.
Disandro, Enrico; Hagerty-Disandro, Tricia; 201507496;
\$227.50.
Donnelly, John; Constance; 201507515; \$227.50.
Fischer, Edward; Joan; 201507514; \$227.50.
Fischer, Nicholas; Linda; 201507500; \$227.50.
Gallagher, Joseph; Linda; 201507536; \$227.50.
Henofer, Sefrin; June; 201507535; \$227.50.
Horan, Jennifer; 201507525; \$227.50.
Jennings, Kathleen; 201507497; \$227.50.
Keller, James; 201507527; \$227.50.
Kent, David; 201507507; \$227.50.
Kline, Judith; 201507485; \$227.50.
Kolmar, Sherry; 201507510; \$227.50.
Kriwasch, Joseph; Arleen; 201507484; \$227.50.
Malinowski, Anthony; Farbaniec, Peter; 201507520;
\$227.50.
Mallon, Ronald; 201507506; \$227.50.
Masi, Carol; 201507513; \$227.50.
Neill, William; 201507523; \$227.50.
Papadopolous, Thomas; 201507487; \$227.50.
Plenary Kendall, Christina; Kendall, Gina; 201507530;
\$425.50.
Rare Rentals Llc; 201507538; \$821.50.
Raynor, Leslie; 201507501; \$227.50.
Roberts, Joan; 201507495; \$227.50.
Romanauski, Mark; Laura; 201507511; \$227.50.
Sakelson, Christian; Dennis; 201507532; \$227.50.
Schoeffling, Louis; Deckman, Christopher; Cornelia;
201507499; \$227.50.
Shores, Lois; 201507505; \$227.50.
Singer, Jacob; Martin, Albert; 201507522; \$227.50.
Smith, Althea; 201507481; \$227.50.
Stout, Erik; 201507502; \$227.50.
Weaver, Robert; Marlene; 201507486; \$227.50.
Wells Fargo Bank Na; 201507508; \$227.50.

**WISSAHICKON SCHOOL DIST. -
entered municipal claims against:**

Condello, Christopher; 201507868; \$2026.36.

LETTERS OF ADMINISTRATION

Granted Week Ending April 21, 2015

**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

DESHIELDS, JUNE - Norristown Borough;
Bowers, Traci C., P.O.Box 993 Johnstown, PA 15907.
EDWARDS, GERALD G. - Upper Moreland Township;
Edwards, Sheryl, 5305 Ivystream Road
Hatboro, PA 19040.
FRIEDMAN, PHYLLIS S. - Springfield Township;
Grooms, Jamie C., 1428 West Rockland Street
Phila, PA 19414.
GARMAN, ELIZABETH M. - Plymouth Township;
Garman, James S., 101 Yellowstone Road
Plymouth Meeting, PA 19462.
KNIGHT, JOSEPH - Upper Moreland Township;
Burkhart, Mary J., 546 Main Street
Schwenksville, PA 19473.
MIXON, STEPHEN E. - Lower Pottsgrove Township;
Mixon, Nancy J., 1405 Walnut Ridge
Pottstown, Pa, PA 19464.
PRICE, ELEANOR C. - Lower Merion Township;
Price, Nora M., 190 River Road
Gladwyne, PA 19035.
ROBERTSON, CLINTON P. - Norristown Borough;
Frazier, Felicia, 327 West Warren Street
Norristown, PA 19401.
SPEAR, DENNIS A. - Lansdale Borough;
Spear, Stephanie A., 409 Pierce Street
Lansdale, PA 19446.

SUITS BROUGHT

Week Ending April 21, 2015

**The Defendant's Name Appears
First in Capital Letters**

ADALIST, ANN - Portfolio Recovery Associates Llc;
201507861; Civil Action; Martin, Syretta.
ADDISON, MICHELLE: ENTERPRISE
HOLDINGS INC: ENTERPRISE LEASING
COMPANY OF PHILADELPHIA, ET.AL. -
Muhlig, Susan; 201507761; Civil Action;
Weiss, Jason Ryan.
AUNGST, ADRIANNA - Portfolio Recovery
Associates Llc; 201507653; Civil Action;
Brown, Carrie A.
BAM OIL INC: BAGDWAL, VIMOD:
COWPATH LUK OIL, ET.AL. - Lansdale Candy
Company Inc; 201507767; Civil Action;
Howard, Richard C.
BARBIERI, DENNIS: DORIS - E Loan Inc;
201507963; Complaint In Mortgage Foreclosure;
McCaffery, Sarah.
BECHTEL, DOLORES - Us Bank National Association;
201507779; Complaint In Mortgage Foreclosure;
Osborne, Bradley J.
BRANDT, HARRY: ROSE - Bank Of New York Mellon;
201507650; Complaint In Mortgage Foreclosure;
Denardo, Christopher A.
BRENNAN, AMBER - Portfolio Recovery Associates Llc;
201507855; Civil Action; Martin, Syretta.

- BRIGHT, SONYA - Sukonik, Patricia; 201507828; Petition to Appeal Nunc Pro Tunc.
- BROWN, EILEEN - Latches Lane Owners Association; 201507775; Civil Action; Pritchard, D. Barry, Jr.
- BURTON, JAMES: UNITED STATES OF AMERICA - Wells Fargo Bank Na; 201507596; Complaint In Mortgage Foreclosure; Wapner, Peter.
- CAMPBELL, GARY: CAMPBELL ENTERPRISES LLC: VANGAURD CLENAING SERVICES - Vangaurd Cleaning Systems Of South Jersey; 201507570; Foreign Subpoena; Brown, David.
- CANTENACCI, HELEN - Central Penn Capital Management Llc; 201507668; Complaint in Ejectment; Dietterick, Scott A.
- CAPERILLA, TODD - Stehman, Rachel; 201507575; Civil Action; Gerasimowicz, George, Jr.
- CAPPELLI, JOSEPH: CAPPELLI AND ASSOC AND CAPPELLI AND ASSOC: CAPPELLI, JOSEPH - American Express Bank Fsb; 201507327; Civil Action; Felzer, Jordan W.
- CHAVEZ, DAISY - Bosarreyes, Henry; 201507678; Complaint Divorce; Leeds, Abigail Silverman.
- CHIFFENS, JANE - Wells Fargo Bank Na; 201507643; Complaint In Mortgage Foreclosure; Wapner, Peter.
- COLEMAN, TIFFANY - Portfolio Recovery Associates Llc; 201507864; Civil Action; Martin, Syretta.
- COLL, JAMES - Coll, Melissa; 201507792; Complaint Divorce; Guerin, Regina B.
- COOKE, REBECCA: REBECCA - Tsingas, Vassiliki; 201507816; Civil Action; Marinelli, George A.
- DE AGUILAR, CLEMENCIA: AGUILAR, JOSE: JOSE, ET.AL. - Kaplan, David; 201507560; Civil Action; Zaid, Marc A.
- DE SAINT ETIENNE, WILLIAM: WILLIAM - Wells Fargo Bank Na; 201506780; Complaint In Mortgage Foreclosure; Bates, Kenya.
- DEJESUS, TIMOTHY - Dejesus, Jenilee; 201507559; Complaint Divorce; Sattin, Cheryl.
- DEPARTMENT OF STATES POLICE PA: KEMM, JAMES: LOWER MERION POLICE DEPARTMENT, ET.AL. - El Ali, Donald; 201507945; Civil Action.
- DERRICKS, MICHAEL - Cullen, Kristin; 201507736; Complaint Divorce.
- DIGANGI, CHRISTOPH - Portfolio Recovery Associates Llc; 201507642; Civil Action; Brown, Carrie A.
- DIVON, ANTHONY - Llanos-Divon, Gloria; 201507573; Complaint Divorce; Pauker, Lawrence.
- DIXON, HALIMA - Sexton, Richard; 201507760; Complaint for Custody/Visitation.
- DONAHUE, CHARLES - Portfolio Recovery Associates Llc; 201507649; Civil Action; Brown, Carrie A.
- DRB CAPITAL LLC - El, Tyler; 201507396; Petition.
- FERRIER, DAVID - Ferrier, Jody; 201507661; Complaint Divorce; Goldenberg, Bruce.
- FLETCHER, MARK - Moore, Tayara; 201507637; Complaint for Custody/Visitation.
- FLITTER, ROWENA - America Express Bank Fsb; 201507549; Defendants Appeal from District Justice.
- FORD, ROBERT: PRISCILLA: GAULK, PRISCILLA - Diakon Lutheran Social Ministries; 201507900; Civil Action; Zellner, Brian K.
- FRANK DEGARAZIO ROOFING: DEGARAZIO, FRANCIS - American Builders And Contractor Supply Company Inc; 201507687; Civil Action; Sklar, Andrew.
- FREEDOM ENTERPRISE INC - Pro Com Roofing Corporation; 201507027; Civil Action; Baun, David A.
- FURLONG, ROBERT - Furlong, Peri; 201507995; Complaint Divorce; Thompson, Brooks T.
- GALLOWAY, FRANK: VICTORIA: VICTORIA - Wells Fargo Bank Na; 201507572; Complaint In Mortgage Foreclosure; Bates, Kenya.
- GEORGE, GAIL - Min, Nan; 201507876; Civil Action; Phiambolis, Margaret S.
- GIANT FOOD STORES INC: GIANT FOOD STORE - Welsh, Susan; 201507401; Civil Action; Srogoncik, Casey Owen.
- GISONDI, MAUREEN - Bank Of New York Mellon; 201507636; Complaint In Mortgage Foreclosure; Bates, Kenya.
- GORDON, CAROLYN - Colmenares, Elias; 201507811; Complaint Divorce; Campbell, Brendan.
- GRIFFITH, CHRISTINA - Griffith, Jerome; 201507625; Complaint for Custody/Visitation; Peters, Danielle A.
- GUARDINO, SHERYL - Portfolio Recovery Associates Llc; 201507871; Civil Action; Martin, Syretta.
- GUZMAN, MILTON - Guzman, Bernardina; 201507569; Complaint Divorce.
- HARLEY, GEORGE - Portfolio Recovery Associates Llc; 201507648; Civil Action; Brown, Carrie A.
- HARRIS, JADA: HEWLETT, KRISTINA - National Collegiate Student Loan Trust 2007-4; 201507819; Civil Action; Ratchford, Michael F.
- HECKER, CYNTHIA - Hecker, William; 201507895; Complaint Divorce; Zeitlin, Brett J.
- HEFFNER, MONICA: FEGELY, MONICA - Heffner, Darrion; 201507803; Complaint Divorce; Solomon, Don J.
- HENKELS MIGNOGNO, MARY - Mignogno, Tony; 201507795; Complaint Divorce.
- HILL, MARK: SCHERE - Nationstar Mortgage Llc; 201507451; Complaint In Mortgage Foreclosure; Osborne, Bradley J.
- HOUSTON, CASSANDRA - Houston, Stanley; 201507612; Complaint Divorce; Johnson, W. Frank, Jr.
- HYETT, DAVID - Brody-Hyett, Lauren; 201507578; Complaint for Custody/Visitation.
- JENSEN, SHERI - Jensen, David; 201507793; Complaint Divorce.
- JOHNSON, RON: MONIQUE: UNITED STATES OF AMERICA - Dlj Mortgage Capital Llc; 201507635; Complaint In Mortgage Foreclosure; Federman, Thomas M.
- KAWANO, LEAH: RICK - National Collegiate Student Loan Trust 2004-2; 201507827; Civil Action; Ratchford, Michael F.
- KENNEDY, RONALD - First Group America; 201507733; Civil Action; Lawrence, Benjamin W.
- KIM, HWI: KYUNG - Bank Of New York Mellon; 201507655; Complaint In Mortgage Foreclosure; Denardo, Christopher A.
- KLICKA, KENNETH - Discover Bank; 201507696; Civil Action; Dougherty, Michael J.
- KNIGHT, JOSHUA - Haupt, Aaron; 201507764; Complaint Divorce.
- KULESA, JOHN - Portfolio Recovery Associates Llc; 201507881; Civil Action; Martin, Syretta.
- KULP, CHRISTOPHER: OCCUPANTS - First Niagara Bank Na; 201507568; Complaint in Ejectment; Davis, Adam H.

- LEE, KI - Portfolio Recovery Associates Llc;
201507646; Civil Action; Brown, Carrie A.
- LONGVIEW CONSTRUCTION LLC:
LONGVIEW CONSTRUCTION - Martinelli Interior
Construction Co; 201507608; Petition;
Makara, David S.
- MARKOSKI, MICHAEL: MICHAEL: OCCUPANTS -
Federal National Mortgage Association; 201507601;
Complaint in Ejectment; Bates, Kenya.
- MARTINKO, JAMES - Martinko, Megan;
201507924; Complaint Divorce; Myers, Lenore.
- MATTHES, MASUDA: MARESSE -
Wells Fargo Bank Na; 201507815; Complaint In
Mortgage Foreclosure; Bates, Kenya.
- METROSLASH SYSTEMS GROUP INC -
Centego Ii Llc; 201507611; Foreign Subpoena;
Mercer, Jeremy A.
- MONTES-RODRIGUEZ, AGAPITO -
Nava-Rojas, Rufina; 201507558; Complaint for
Custody/Visitation.
- MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS - Society Of
Catholic Medical Missionaries Inc; 201507675;
Appeal Board of Assessment Govt; Kerr, William F.
- MORGAN, SAM - Pitman, Danielle; 201507458;
Complaint for Custody/Visitation.
- MORRIS, WILLIAM: UNITED STATES OF AMERICA -
Us Bank National Association; 201507657;
Complaint In Mortgage Foreclosure;
Denardo, Christopher A.
- O DELL, CRYSTAL: CHONG - National Collegiate
Student Loan Trust 2006-1; 201507825;
Civil Action; Ratchford, Michael F.
- OLSEN, GREG - Portfolio Recovery Associates Llc;
201507878; Civil Action; Martin, Syretta.
- PANCER, DENNIS - Burton, Alexia; 201507641;
Complaint for Custody/Visitation.
- PASTERNAK, ARLENE: ARLENE - Wells Fargo
Financial Pennsylvania Inc; 201507896; Complaint
In Mortgage Foreclosure; Wapner, Peter.
- PATTS, JENNIFER - Ocwen Loan Servicing Llc;
201507774; Complaint In Mortgage Foreclosure;
Bates, Kenya.
- PAUGH, JILL - Lewis, Jacques; 201507665;
Complaint Divorce.
- PEALE, JAY - Portfolio Recovery Associates Llc;
201507644; Civil Action; Brown, Carrie A.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Rogers, Dylan; 201507839;
Appeal from Suspension/Registration/Insp;
Sopin, Craig A.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Verdin, Dario; 201507821;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Rogers, Dylan; 201507839;
Appeal from Suspension/Registration/Insp;
Sopin, Craig A.
- PETKA, EDWARD: MANERA, HEATHER:
PETKA, HEATHER - Bank Of New York Mellon;
201507307; Complaint In Mortgage Foreclosure;
Federman, Thomas M.
- PIERI, ANITA - Pieri, Robert; 201507682;
Complaint Divorce; Tompkins, Richard J.
- POWELL, DAMION: DOE, JOHN: MILLER, ELLETTE,
ET.AL. - Hudson, Jacqueline; 201507456;
Civil Action; Brooks, David C.
- RALSTON, DANIEL - Komins, Mollie; 201507845;
Complaint Divorce.
- RIZZO, LUZIANA - Rizzo, Joseph; 201507593;
Complaint Divorce; Vangrossi, Vincent M.
- ROGERS, EVELYN - Rogers, Kenneth; 201507420;
Complaint Divorce; Grau, David P.
- ROSE, DANIEL: DANIEL - Santander Bank Na;
201507574; Complaint In Mortgage Foreclosure;
Bates, Kenya.
- SAUDNERS, PATRICK: SAUNDERS, JOANNE -
Wells Fargo Bank Na; 201507561; Complaint In
Mortgage Foreclosure; Bates, Kenya.
- SCHWARTZ, CHRISTINE: MARK - Wells Fargo Bank Na;
201507348; Complaint In Mortgage Foreclosure;
Wooters, Meridith H.
- SEAMAN, BRYAN: BRYAN: RENEE, ET.AL. -
Bank Of America Na; 201507889; Complaint In
Mortgage Foreclosure; Mccaffery, Sarah.
- SHAAT, HAMED: DOLLAR GLOBAL:
DOLLAR GLOBAL INC - Bihi, Adil; 201507933;
Defendants Appeal from District Justice.
- SHTOFMAN, NANCY - Discover Bank; 201507756;
Defendants Appeal from District Justice.
- SITAPARA, BHAVIN - Sitapara, Denisha; 201507540;
Complaint for Custody/Visitation; Feliciani, Robert L. Iii.
- SMITH, MARCUS: JENNIFER - Waverly
Custom Homes Llc; 201507919; Civil Action;
Tanner, Mark W.
- SNELBAKER, JASON - Sevland, Joni; 201507452;
Complaint for Custody/Visitation.
- ST JUDES RELIGIOUS STORES - Fanaro, Michael;
201507446; Defendants Appeal from District Justice.
- STANLEY, IAN - Portfolio Recovery Associates Llc;
201507858; Civil Action; Martin, Syretta.
- STRICKLAND, ROBERT - Portfolio Recovery
Associates Llc; 201507877; Civil Action;
Martin, Syretta.
- TERRANOVA, JENNIFER - Phh Mortgage Corporation;
201507903; Complaint In Mortgage Foreclosure;
Wapner, Peter.
- THOMPSON, TINA: THOMANN, TINA -
Thompson, Darryl; 201507552; Complaint Divorce;
Solomon, Don J.
- TOWAMENCIN TOWNSHIP POLICE DEPARTMENT:
TOWAMENCIN TOWNSHIP CONTRACTED
INVESTIGATOR - Liott, Christopher; 201507541;
Petition.
- VINICUR, SAMUEL: OCCUPANTS:
VINICUR, LISA - Citizens Bank Of Pennsylvania;
201507652; Complaint in Ejectment;
Federman, Thomas M.
- WALGREEN CO - Gorski, Michelle; 201507777;
Civil Action; Thompson, Brooks T.
- WEIDENSAUL, ROBERT: ALICE - Matrix
Financial Services Corporation; 201507806;
Complaint In Mortgage Foreclosure; Wapner, Peter.
- WILLIAMS, DEMETRIUS - Portfolio Recovery
Associates Llc; 201507638; Civil Action;
Brown, Carrie A.

WILLS PROBATED
Granted Week Ending April 21, 2015**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Executors**

- BELL, BARBARA - Lower Merion Township;
Kramer, Joan, 1549 Seton Drive
Wilmington, DE 19809; Murphy, Francis J.,
801 Lancaster Road Bryn Mawr, PA 19010.
- BEYER, AUDREY B. - Lower Merion Township; ,
100 Matsonford Road Radnor, PA 19087;
Witmer, Theodore B., 306 Bala Avenue
Bala Cynwyd, PA 19004.
- BOOTH, ALMA R. - Cheltenham Township;
Booth, Christopher R., 8460 Limekiln Pike
Wyncote, PA 19095.
- BOWEN, M. M - Pottstown Borough; Bowen, Roger M.,
387 North Franklin Street Pottstown, PA 19464.
- BOYER, SARAH J. - Lower Pottsgrove Township;
Leenhouts, Kathy, 244 Longleaf
Blandon, PA 19510; Pusch, Susan,
1400 Evans Road Pottstown, PA 19465;
Spacht, Cindy, 106 Village Lane
Pottstown, PA 19464.
- BREIT, BETTY J. - Lower Providence Township;
Breit, John D., 544 First Street
Brooklyn, NY 11215.
- BRESLER, DAVID A. - Abington Township;
Bresler, Jason M., 465 Barrington Street
Horsham, PA 19044-1255; Bresler, Joshua A.,
834 Paradise Drive Ambler, PA 19002;
Bresler, Rachel L., 421 Paoli Avenue
Philadelphia, PA 19128-4329; Master, Gary S.,
Eisneramper Llc Jenkintown, PA 19046-2039.
- BROWN, HERBERT - Jenkintown Borough;
Rosenbloom, Beth J., 812 Elkins Avenue
Elkins Park, PA 19027; Wolf, Rochelle F.,
2 Mosley Avenue Melrose Park, PA 19027.
- BUCHHOLZ, AUDREY M. - Whitpain Township;
Buchholz, C. M, 6262 Henry Lane
Flourtown, PA 19031.
- BUCKLEY, JOAN F. - Franconia Township;
Gainer, Deborah, 145 Church Road
Titusville, NJ 08560-2010.
- BUTTS, COURTLAND W., SR. - Springfield Township;
Butts, Joyce C., 1102 Gypsy Lane
Oreland, PA 19075.
- CHAPPELL, SHEILA M. - Abington Township;
Davis, Elva M., 8208 Forest Avenue
Elkins Park, PA 19027.
- CHRISTMAN, ARLENE B. - Upper Frederick Township;
Christman, Arlen B., 521 Dotts St
Pennsburg, PA 18073; Christman, Merrill B.,
553 School Lane Telford, PA 18969;
Christman, Timothy B., 4511 Spring Drive Center
Valley, PA 18034.
- CUSACK, ODEAN - Plymouth Township;
Cusack, Peter O., 2730 Butler Pike
Plymouth Meeting, PA 19462.
- DECHARMS, JANE B. - Bryn Athyn Borough;
Decharms, Glenn, 1318 Gregory Drive
Southampton, PA 18966; Hasen, Diana,
555 Pinney Road Huntingdon Valley, PA 19006;
Slekovac, Martha D., 7750 Passer Road
Coopersburg, PA 18036.
- DIPPOLITO, CONCETTA - Plymouth Township;
Dippolito, Caroline, 1324 Cowell Road
Conshohocken, PA 19428.
- FRIEDRICH, RONALD - Abington Township;
Newton, William F., 2830 South Ford Drive
Hatfield, PA 19440.
- FUYUUME, SETSUKO - Lower Providence Township;
Fuyuum, John N., 12133 Shannondell Drive
Audubon, PA 19403.
- GARDNER, ALBERT J. - Franconia Township;
Perna, Jamie, 849 April Hill Way
Harleysville, PA 19438.
- GIANGIACOMO, FLORENCE M. -
Pottstown Borough; Wagle, Mary L.,
156 Cambridge Road King Of Prussia, PA 19465.
- GRUBE, DONNA R. - Red Hill Borough;
Grube, Amanda K., 635 Jefferson Street
Red Hill, PA 18076.
- HOLZ, MARIE T. - Towamencin Township;
Demoon, Laura A., 39701 93Rd Street
Genoa City, WI 53128.
- HURST, ERNEST G., JR. - Lower Moreland Township;
Hurst, John W., 224 Grandview Road
Media, PA 19063; Hurst, Siri Y.,
3625 Edencroft Road
Huntingdon Valley, PA 19006.
- KLEIN, JULES R. - Horsham Township; Klein, Alan,
4027 Kottler Drive Lafayette Hill, PA 19444.
- KLEVIT, FLORENCE - Abington Township;
Klevit, Jerold G., 1515 The Fairway
Jenkintown, PA 19046; Rodman, Kevin,
49A Old Hill Road Westport, CT 06880.
- KOLB, IRENE A. - Red Hill Borough;
Alex, Theodore P., 975 Grange Road
Leesport, PA 19533.
- LEEDS, STELLA - Lower Merion Township;
Leeds, Edward I., 1512 James Road
Wynnewood, PA 19096; Leeds, Michael A.,
1405 Sussex Road Wynnewood, PA 19096.
- MACKINLAY, ELIZABETH M. -
Upper Dublin Township; Valentine, A.,
550 S Ann Arbor Street Saline, MI 48176.
- MALESSA, THOMAS R. - Lower Providence Township;
Keenan, Denise M., 9 Woodsedge Road
Audubon, PA 19403.
- MARKS, HARRIET J. - Jenkintown Borough;
Marks, David A., 3001 Grotto Walk
Ellicott City, MD 21042; Marks, Robert M.,
210 Locust Street Philadelphia, PA 19106;
Orman, James M., 1600 Market Street
Philadelphia, PA 19103; Wasserson, Matti D.,
37 Timber Knoll Drive
Washington Crossing, PA 18977.
- MILLER, HELEN - East Norriton Township;
Miller, Robert V., 6 Stuart Drive
East Norriton, PA 19401.
- OBERHOLTZER, PATRICIAA. - Towamencin Township;
Heintz, Patricia M., 103 S. Trooper Road
Norristown, PA 19403.
- PEPPELMAN, NICOLE - Abington Township;
Rhoads, Daniel J., Jr., 657 Longview Drive
Huntingdon Valley, PA 19006.
- PIRONTI, MARY F. - Horsham Township;
Pironti, William, 3 Green Woods Drive
Horsham, PA 19044.
- PLUMMER, FLORENCE S. - Lower Salford
Township;
Plummer, Gregory P., 621 Hammersmyth Court
Harleysville, PA 19438-2559.

QUINN, BERNARDINE L. - Springfield Township;
Quinn, Mary K., 110 W Wissahickon Avenue
Flourtown, PA 19031.

RAIMONDI, FLORA A. - Lower Providence Township;
Raimondi, Mario, 130 Jordan Court
Limerick, PA 19468.

REID, JOSEPHINE - Douglass Township;
Reid, James S., 757 Walker Road
Macungie, PA 18062; Savino, Kimberly R.,
755 Walker Road Macungie, PA 18062.

ROBBINS, SELMA - Lower Merion Township;
Robbins, Stephen, 905 Sorrell Hill Drive
Malvern, PA 19355.

ROSSI, MARY L. - Hatfield Township; Rossi, Robert N.,
52 Quince Court Lawrenceville, NJ 08648-4803.

SCHAEFER, CHARLES H., JR. - Whitmarsh Township;
Schaefer, Cornelia, The Hill At Whitmarsh
Lafayette Hill, PA 19444.

SCRIBNER, DONNA M. - Hatboro Borough;
Foerst, Florence, 1502 Moore Street
Bristol, PA 19007.

SERFASS, LOUISE M. - Upper Frederick Township;
Warren, Susan S., 801 Chatham Lane
Schwenksville, PA 19473.

SHTATMAN, MORRIS - Abington Township;
Edelman, Vicki R., 215 Westminster Place
Maple Glen, PA 19002.

STEHLE, EDWARD V. - Abington Township;
Stehle, Edward, Jr., 944 N. Orianna St Unit F
Phila, PA 19123.

ULLBERG, DOROTHEA P. - Upper Dublin Township;
McIlhatten, Andrea U., 20 Union Street N.
Easton, MA 02356-1014.

WAHLBERG, THERESA R. - Lower Providence Township;
McCormick, Anne M., 4900 North Ocean Blvd.
Fort Lauderdale, FL 33308.

WATT, BEATRICE G. - Ambler Borough;
Gellert, David P., 1455 Gladden Circle
Forest, VA 24551.

WILLIAMS, HUBERT W. - Whitpain Township;
Park, Carol M., 205 Highland Avenue
North Wales, PA 19454.

ZIPIN, BETTE - Cheltenham Township;
Zipin, Philip B., 836 Bonifant Street
Silver Spring, MD 20910.

3. ABW PA, Inc. v. Grasso - Fox Chase Bank's Motion for Leave to File Amended Complaint (Seq. 35) - **A. Tabasso**.
4. Arena v. Zembower - Defendant's Motion to Compel Plaintiff to Make Herself Available for an Independent Medical Examination (Seq. 10) - **S. Schatz - T. Simmons**.
5. Augustine v. Lee - Defendant's Motion to Compel Plaintiff's Signed Authorization (Seq. 39) - **S. Fishman - A. Filopoulos**.
6. BAC Home Loans Servicing, L.P. v. Lee - Plaintiff's Motion to Reassess Damages (Seq. 48) - **M. Bradford - H. Baik - M. Cantwell**.
7. Bagnell v. Holy Redeemer Health System, Inc. - Plaintiffs' Motion to Compel Discovery Directed to Defendant MRA Group, Inc. (Seq. 159) - **A. Sagoskin - M. Perry - R. Pugh**.
8. Baireddy v. Bujok - Defendant's Motion to Compel Plaintiff to Answer Interrogatories (Seq. 8) - **R. Krause - J. Barr**.
9. Bank of America, N.A. v. Cerisier - Plaintiff's Motion to Reassess Damages (Seq. 52) - **M. Brushwood - J. Kobeski**.
10. Bank of America, N.A. v. Chang - Plaintiff's Motion to Compel (Seq. 21) - **M. Iannucci - M. Brushwood**.
11. Bank of America, N.A. v. Lizell - Plaintiff's Motion to Reassess Damages (Seq. 25) - **M. Weisberg**.
12. Bank of New York Mellon v. Landers - Plaintiff's Motion to Reassess Damages (Seq. 11) - **J. Krohn**.
13. Barnes v. Neiderman - Defendant's Motion to Compel Plaintiff to Answer Defendant's Interrogatories, Respond to Defendant's Request for Production of Documents and Defendant's Request for Admissions (Seq. 8) - **L. Hannah**.
14. Beacham v. Upper Dublin Lutheran Church - Defendant Upper Dublin Lutheran Church's Motion to Compel Plaintiff Dorothy A. Beacham's Discovery Responses (Seq. 11) - **M. Corr - C. Plush**.
15. Beacham v. Upper Dublin Lutheran Church - Defendant Upper Dublin Lutheran Church's Motion to Compel Defendant Dyan Levander Lawson's Discovery Responses (Seq. 12) - **M. Corr - C. Plush**.
16. Beneficial Bank v. Montcafe, Inc. - Petition of Defendant to Open and/or Strike Confessed Judgment dated February 18, 2015 (Seq. 8) - **R. Packer**.
17. Beneficial Bank v. Montgomery Group - Petition of Defendant to Open and/or Strike Confessed Judgment dated February 12, 2015 (Seq. 8) - **R. Packer**.
18. Binswanger of Pennsylvania, Inc. v. TSG Real Estate - Motion of TSG Real Estate, LLC for an Award of Costs (Seq. 36) - **J. Priselac - J. Hoover**.
19. Brandywine Valley Concrete Construction, LTD v. Gambone Construction Company - Motion for a Protective Order to Quash Subpoena Served on Defendant's Accountant Maillie, LLP (Seq. 106) - **D. Makara - K. McWhirk**.
20. Brian v. Giuliani - Defendants' Motion to Compel Plaintiffs' Answer to Discovery (Seq. 9) - **J. Zimmerman - A. Sciacca**.
21. Burda v. Doherty - Plaintiff's Motion for Protective Order and Plaintiff's Objections to Discovery (Seq. 113) - **P. Troy**.

RETURN DAY LIST

**May 11, 2015
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. 100 Centre Avenue Condominium v. Tyndall - Plaintiff's Motion for Reassessment of Damages (Seq. 15) - **S. Richter**.
2. 440 Virginia Drive, L.P. v. Early Learning Enterprises, Inc. - Petition of Defendant's Counsel for Leave to Withdraw Appearance (Seq. 32) - **C. Edwards Achey - E. Rayz**.

22. *Burda v. Doherty* - Plaintiff's Motion to Compel Defendants' Compliance With Discovery Served to Defendants on 12/8/14 142729845 (Seq. 114) - **P. Troy**.
23. *Calle v. Jones* - Petition to Consolidate (Seq. 12) Both Docket Numbers - **D. Cheetham**.
24. *Calvecchio v. Fan* - Motion to Dismiss Defendant Alan Fan, DMD Based Upon Affidavit of Noninvolvement (Seq. 15) - **R. Freemas - J. Bates**.
25. *Campolli v. Minakowski* - Plaintiff's Motion to Compel Defendant to Interrogatories and Request for Production of Documents (Seq. 6) - **A. Gagliano - J. Sereda**.
26. *Choudhary v. Choudhari* - Petition to Withdraw as Counsel (Seq. 32) - **D. Ingham - L. Berman**.
27. *Citibank, N.A. v. Lanas* - Plaintiff's Motion to Reassess Damages (Seq. 8) - **J. Lobb**.
28. *Citimortgage v. Cramutolo* - Plaintiff's Motion to Reassess Damages (Seq. 17) - **K. Bates**.
29. *Colonial Electric Supply Company, Inc. v. Procknow* - Plaintiff Colonial Electric Supply Company, Inc.'s Motion to Compel Defendants to Produce J. Engel for Deposition Testimony (Seq. 51) - **C. Gerber - K. Oliver**.
30. *Colonial Electric Supply Company, Inc. v. Procknow* - Plaintiff's Motion to Strike Objections, Compel Defendant Wesco Distribution to Answer Interrogatories and Produce Documents (Seq. 54) - **C. Gerber - K. Oliver**.
31. *Corinthian Condominium Association v. Corinthian Partners, L.P.* - Plaintiff's Motion to Compel Michael Hardiman of Additional Defendant at Chadwick Company to Submit Deposition (Seq.110) - **S. Sugarman - E. Campbell**.
32. *Davis v. Strickland* - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories, Medicare Interrogatories and Request for Production of Documents (Seq. 28) - **J. McMahon - D. Kent**.
33. *DeSanto v. Luong* - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 24) - **D. Cherry - A. Zabicki**.
34. *DeSanto v. Luong* - Motion to Compel Josephine Luong's Answers to Interrogatories and Document Requests (Seq. 26) - **D. Cherry - A. Zabicki**.
35. *Deto, LLC v. Orlando Wireless, LLC* - Plaintiff's Motion to Compel Deposition of K. McLennan, I. Berman, I. Goldschmidt and J. Goldschmidt and for Sanctions (Seq. 196) - **D. Marinos - M. Turetsky**.
36. *Deutsche Bank National Trust Company v. Henning* - Motion to Reform Mortgage to Attach Legal Description (Seq. 4) - **S. Dieterick**.
37. *Dougherty v. Mercy Suburban Hospital* - Motion of Defendant Mercy Suburban Hospital to Compel Plaintiff's Answers to Discovery (Seq. 143) - **R. Heleniak - W. Pugh, V.**
38. *Dougherty v. Mercy Suburban Hospital* - Motion of Defendant, Mercy Suburban Hospital, to Compel Deposition of Mary Kielinski (Seq. 144) - **R. Heleniak - W. Pugh, V.**
39. *Edelman v. Edelman* - Petition for Leave to Withdraw Appearance (Seq. 43) - **A. Stern**.
40. *Federal Insurance Company v. Branton* - Plaintiff's Motion to Compel Answers to Interrogatories and Request for Production of Documents by Defendants (Seq. 23) - **G. Owens - J. O'Brien**.
41. *First Savings Bank of Perkasio V. Hazzard* - Defendant's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 60) - **J. Trauger - W. Marshall**.
42. *Flagstar Bank, FSB v. Taylor-Santos* - Plaintiff's Motion to Reassess Damages (Seq. 6) - **P. Wapner**.
43. *Fleetway Leasing Company v. Judaeo-Christian Brotherhood, Inc.* - Motion to Dismiss Plaintiff's Complaint With Prejudice (Seq. 3-3) - **J. Ladov**.
44. *Gochin v. Feldman* - Defendant's Motion for Sanctions Related to Plaintiff's Motion to Dismiss and for Sanctions (Again) (Seq. 223) - **P. Troy - K. Castagna**.
45. *Green v. Hartley* - Defendant's Motion to Compel Responses to Interrogatories, Supplemental Interrogatories and Request for Production of Documents (Seq. 13) - **M. Simon - J. Van Horn**.
46. *Harkins v. Harkins* - Petition to Withdraw as Counsel (Seq. 25) - **J. Hoffman - P. Dolan**.
47. *Hustiluca v. Jimenez-Thomas* - Defendant's Motion to Compel Answers to Interrogatories and Response to Request for Production of Documents (Seq. 13) - **M. Snover - F. Mackin**.
48. *Jacobson v. Montanez* - Plaintiff's Motion to Compel Defendant Daniel Montanez to Respond to Plaintiff's Interrogatories and Request for Production of Documents (Seq. 7) - **M. Lieberman - A. Tuttle**.
49. *Jenkins v. Inneguale* - Motion for Leave to Amend Defendant's Answer, New Matter and Counterclaim to Plead Affirmative Defense of Laches (Seq. 43) - **A. Jenkins - R. Adshead**.
50. *John v. McMahon* - Motion to Compel Discovery (Seq. 1 D) - **J. Kunnell - K. McNulty**.
51. *Jones v. Conshohocken Construction, Inc.* - Defendant Conshohocken Construction, Inc.'s Motion to Compel Plaintiff's Deposition (Seq. 30) - **M. John - G. Vokolos**.
52. *Kaplan v. Burruano* - Motion to Compel Deposition Pursuant to Pennsylvania Rules of Civil Procedure 4019 (Seq. 8) - **L. Rogers - J. Greenfield**.
53. *Kirk v. Freese* - Petition for Leave to Withdraw (Seq. 35) - **M. Nocchi - D. Marshall**.
54. *Kravitz v. O'Connor* - Defendants' Motion to Compel Plaintiff's Answer to Interrogatories and Document Requests (Seq. 6) - **B. Nemece - J. Gilman**.
55. *Larosa v. Wallace Larosa* - Petition to Withdraw as Counsel (Seq. 100) - **C. Graff - J. Flood**.
56. *Law Offices of Alan Mege v. Tran* - Motion to Withdraw as Counsel (Seq. 71) - **A. Mege**.
57. *Lee v. Yi* - Motion to Compel Discovery (Seq. 9) - **S. Maltzman - S. Hwang**.
58. *Lewis v. Ferrara* - Motion of James S. Lewis, M.D. to Compel the Deposition of Frank Ferrara, M.D. (Seq. 90) - **A. Gold - G. Samms**.
59. *Losier v. Montgomery County of PA* - Counsel's Petition to Withdraw (Seq. 19) - **S. Losier**.
60. *LSF8 Master Participation Trust v. Baker* - Plaintiff's Motion to Reassess Damages (Seq. 8) - **K. Bates**.
61. *Magunia v. Magunia* - Petition to Reactivate Case (Seq. 18).
62. *Martinelli Interior Construction v. Longview Construction, LLC* - Petition to Confirm Arbitration Award Pursuant to 42 Pa. C.S.A. 7341 (Seq. 0) - **D. Makar**.

63. *Martinez v. Wendel* - Motion to Compel Plaintiff's Answers to Discovery (Seq. 6 D) - **J. Gentilotti - T. Klosinski.**
64. *Mascellino v. Fretz* - Defendant's Motion to Remand to Arbitration Program (Seq. 31) - **J. Solt - A. Zabicki.**
65. *Matrix Financial Services Corporation v. Manuel* - Plaintiff's Motion to Reassess Damages (Seq. 11) - **M. Dingerdisen.**
66. *Matrix Financial Services Corporation v. Sugalski* - Plaintiff's Motion to Reassess Damages (Seq. 8) - **K. Bates.**
67. *Mesure v. Main Line Academy* - Petition of Lab School of Communication and Languages Charter School to Strike or Open Confessed Judgment and Stay Execution (Seq. 17) - **D. Utain.**
68. *Mills v. Martinjuk* - Plaintiff's Motion to Compel Defendants' Response to Plaintiff's Request for Production of Documents (Seq. 12) - **S. Lupin - E. Devine.**
69. *Muir v. Campbell* - Motion to Reinstate Plaintiff's Motion to Compel Plaintiff's and Motion for Sanctions Video Conference in Lieu of Defendant's Noncompliance With Court Order (Seq. 68) - **E. Campbell.**
70. *Nationstar Mortgage, LLC v. Torres* - Motion to Amend Complaint (Seq. 27) - **A. Markowitz.**
71. *Next Level Construction, Inc. v. Harris* - Plaintiff's Motion to Compel (Seq. 28) - **K. Cornish - E. Cook.**
72. *Piltch v. Lipsey* - Motion for a Protective Order of Additional Defendant Arnold M. Katz (Seq. 88) - **L. Shtasel - J. McCarron.**
73. *Pine Knoll at Regents Park Homeowners Association v. Malone* - Plaintiff's Motion to Direct the Sheriff to Break and Enter Defendant Premises to Effectuate Personal Property Levy (Seq. 7) - **R. Hoffman.**
74. *Portfolio Recovery Associates v. Khan* - Motion to Dismiss Complaint (Seq. 5) - **M. Scott.**
75. *Pramco IV, LLC v. Skippack Creek Enterprises, Inc.* - Skippack Creek Enterprises, Inc.'s Motion for Non Pros, Attorney's Fees and Costs (Seq. 95) - **C. Titus - L. Sager.**
76. *Rabke v. Clark* - Plaintiff's Motion for Leave to Take Discovery as to Defendant's Wealth Pursuant to Pa. RCIV Pro 40037 (Seq. 61) - **R. Small - R. Mennies.**
77. *Rainey v. Hasse* - Motion to Compel Plaintiff's Answers to Discovery (Seq. 10 D) - **J. Attiani - T. Klosinski.**
78. *Razi v. Desi Village, Inc.* - Petition to Strike Complaint in Confession of Judgment (Seq. 6) - **B. Smith.**
79. *Sana v. Jackson* - Defendant's Motion to Compel Plaintiff's Responses to Defendant's Interrogatories and Request for Production of Documents (Seq. 1-7) - **L. Cohen - R. Godshall.**
80. *Singleton v. Abington Memorial Hospital* - Motion to Compel Plaintiff's Discovery Answers (Seq. 8 D) - **M. Greenfield - H. Wishnoff.**
81. *Sokolov v. Kolcharno* - Defendant R. Portonova's Motion to Compel Co-Defendant M. Kolcharno's Response to Interrogatories and Request for Production of Documents (Seq. 12) - **M. Greenfield - J. O'Rourke.**
82. *Tarczy v. John Depaul General Contracting* - Defendant's Motions to Compel Plaintiff's Production of All Applicable Insurance Policies and Insurance Information (Seq. 67) - **M. Quinn - P. Priore.**
83. *Tarczy v. John Depaul General Contracting* - DeKalb Apartments, Inc.'s Motion to Compel Sherry Marks' Appearance at Deposition (Seq. 65) - **M. Quinn - P. Priore.**
84. *The Bryn Mawr Trust Company v. Rafsky* - Plaintiff, The Bryn Mawr Trust Company's Motion for Access to Property (Seq. 19) - **P. Berger - R. Weinstein.**
85. *Torres v. Genesis Healthcare Corporation* - Plaintiff's Motion for Leave to File Amended Complaint (Seq. 3-7) - **M. Fuller - M. Thirkell.**
86. *Uebele v. O'Mara* - Motion to Overrule Objections Filed by Plaintiff William Uebele to Defendant Notices of Intent to Serve 5 Subpoenas (Seq. 25) - **J. Quinlan - J. Landesman.**
87. *Union One Insurance Group, LLC v. O'Rourke* - Petition to Reinstate Case (Seq. 59) - **G. Goebert.**
88. *U.S. Bank National Association v. Markoski* - Plaintiff's Motion to Reassess Damages (Seq. 21) - **M. Wooters.**
89. *U.S. Bank, N.A. v. Winston* - Plaintiff's Motion to Reassess Damages (Seq. 62) - **F. Hallinan.**
90. *Vaughn v. Such* - Motion to Compel Answers to Supplemental Interrogatories (Seq. 17) - **M. Greenfield - S. Wiener.**
91. *Vesper v. David Cutler Group* - Plaintiff's Motion to Compel Deposition of Defendants Corporate Designee (Seq. 20) - **A. Baratta.**
92. *Waeltz v. Woodrow & Associates, Inc.* - Motion to Strike Plaintiff's Objection to Defendant's Proposed Subpoena to Dr. Barbara Zukerman, Pursuant to Rule 400921 (Seq. 178) - **J. Marton - J. Pecci - P. Priore.**
93. *Waeltz v. Woodrow & Associates, Inc.* - Motion of Defendant Ah Cornell & Son, Inc. to Compel Neuropsychological Examination of the Plaintiff (Seq. 177) - **J. Marton - J. Pecci - P. Priore.**
94. *Wahlbloemker v. Damiani* - Motion to Compel Answer to Plaintiff 1 & 2 Set of Interrogatories and Document Request Addressed to Defendant J. Damiani and J. Yovina (Seq. 12) - **C. Weiss - H. Chernow.**
95. *Wells Fargo Bank, N.A. v. Portock* - Plaintiff's Motion to Reassess Damages (Seq. 3) - **J. McGuinness.**
96. *Wheeler v. IC System, Inc.* - Defendant's Motion for Protective Order (Seq. 10) - **L. Berman - T. Concepcion.**
97. *Williams v. Andorra Woods Healthcare Center* - Qualified Protective Order (Seq. 13) - **C. Culleton - W. O'Conner.**
98. *Woodson v. Zayon* - Motion to Compel Discovery (Seq. 11 D) - **D. Kwartler - L. Seider.**
99. *Yoder v. Upper Pottsgrove Police Department* - Defendant's Motion to Strike Plaintiffs' Motion for Summary Judgment (Seq. 20) - **A. Bellwoar - P. Newcomer.**
100. *Yoder v. Upper Pottsgrove Police Department* - Defendant's Motion to Strike Plaintiff's Preliminary Objections to Defendant's Preliminary Objections to Plaintiffs' Complaint (Seq. 19) - **A. Bellwoar - P. Newcomer.**