

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 October 28, 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 December 15, 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

07-22664

ALL THAT PARCEL of land, in **Whitemarsh Township**, Montgomery County, State of Pennsylvania, as more fully described in Deed Book 5198, Page 2369, ID #65.00.08684.044, being known and designated as all that certain lot or piece of ground, situate in Whitemarsh Township, County of Montgomery and State of Pennsylvania, described according to a plan of lots known as Section III of Andorra Nurseries, Inc., also known as Andorra Woods, prepared by Yerkes Associates, Inc. Bryn Mawr, Pennsylvania on May 1, 1974 and recorded in the Recorder of Deeds Office at Norristown, in Plan Book A-23, Page 46-B, as follows:

BEGINNING at a point on the Northwestern side of Peartree Lane (50 feet wide) at the distance of 387 feet, measured on the arc of a circle, curving to the left, having a radius of 1684.02 feet from a point of curve, which point is measured South 69 degrees, 30 minutes, 10 seconds West, 200.63 feet from a point of tangent, which point is measured on the arc of a circle, curving to the left, having a radius of 15 feet, the arc distance of 15.42 feet from a point of curve on the Northwestern side of Sugar Maple Lane (50 feet wide); thence extending along Lot No. 16, North 5 degrees, 24 minutes, 10 seconds East, 440.08 feet to a point; thence North 62 degrees, 28 minutes East, 182.99 feet to a point; thence along Lot Number 18, South 6 degrees, 13 minutes, 10 seconds West, 513.29 feet to a point on the said Peartree Lane; thence along the same, on the arc of a circle, curving to the left, having a radius of 1684.02 feet to the arc distance of 148.67 feet to the point and place of beginning.

BEING Lot #17 on said plan.

BEING the same premises which Stephen I. Brown and Joanne E. Brown a/k/a Joanne L. Brown, by their Attorney-in-Fact, David W. Starfield, Esquire, duly appointed by Power of Attorney dated August 24, 1997 by Deed dated August 27, 1997 and recorded September 8, 1997 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5198, Page 2369, granted and conveyed unto Philip J. Berg.

Parcel Number: 65-00-08684-04-4.

Location of property: 10 Peartree Lane, Lafayette Hill, PA 19444.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Philip J. Berg** at the suit of Wells Fargo Bank, N.A., as Trustee. Debt: \$525,739.29.

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.

08-02333

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a survey made thereof by Herbert H. Metz, Registered Engineer and Surveyor, of Lansdale, Pennsylvania dated 6/30/40, as follows, to wit:

BEGINNING at an iron pin set for a corner on the Southwest side of Sixth Street, as laid out in the Borough of Lansdale 48 feet wide, at the distance of 247 feet Southeast of the Southeast side of Chestnut Street, as laid out in the Borough of Lansdale 48 feet wide, being a corner of other land late of Horace L. Shellenberger, Deceased; thence extending along the Southwest side of said Sixth Street, South 47 degrees, 35 minutes East, 47 feet to an iron pin, a corner of land now or late of Cora Barndt; thence extending along said land now or late of said Cora Barndt, South 42 degrees, 25 minutes West, 166.92 feet to an iron pin set for a corner on the Northwest side of a 20 feet wide alley; thence extending along the Northwest side of said 20 feet wide alley, North 48 degrees, 31 minutes West, 47 feet to an iron pin, a corner of other land late of Horace L. Shellenberger, Deceased; thence extending along the same, North 42 degrees, 25 minutes East, 167.69 feet to the place of beginning.

BOUNDED on the Northeast by Sixth Street, on the Southeast by land now or late of Cora Barndt, on the Southwest by said 20 feet wide alley and on the Northwest by other land late of Horace L. Shellenberger, Deceased.

TITLE TO SAID PREMISES IS VESTED IN Jason A. Teipel, by Deed from Ethel A. Shellenberger, dated 12/18/1998, recorded 01/08/1999 in Book 5255, Page 1168.

Parcel Number: 11-00-15588-00-7.

Location of property: 114 East 6th Street, Lansdale, PA 19446-2616.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason A. Teipel** at the suit of U.S. Bank, National Association, as Trustee, Successor in Interest to Wachovia Bank, N.A., as Trustee for GSMPS Mortgage Loan Trust 2004-1. Debt: \$162,199.93.

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.

08-39476

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

TRACT #1 - Beginning at a corner in the middle of a public road formerly called Water Street, now Chestnut Street; thence extending along land now or late of Jones H. Moyer, the 3 following courses and distances, to wit: (1) North 42 1/2 degrees, West 116 feet, 10 inches to a stake for a corner; thence (2) South 42 1/4 degrees, East 116 feet, 10 inches to a corner in the middle of the aforesaid public road; (3) thence extending along the middle thereof, South 47 3/4 degrees, West 50 feet to the place of beginning.

TRACT #2 - Adjoining #1 Beginning at a point in land now or late of Jonas K. Clemmer; thence extending along land now or late of Jones H. Moyer, the 3 following courses and distances, to wit: (1) North 42 1/4 degrees, West 33 feet, 4 inches to a stake, a corner; thence (2) North 47 3/4 degrees, East 33 feet, 4 inches to a corner in line of land now or late of Jonas R. Clemmer; thence along land now or late of said Jonas R. Clemmer, South 47 3/4 degrees, West 50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John Haggerty by Deed from dated, recorded 10/28/97 in Deed Book 5204, Page 1198.

Parcel Number: 21-00-01808-00-7.

Location of property: 107 East Chestnut Street, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John H. Haggerty a/k/a John Haggerty and United States of America** at the suit of National City Mortgage Company, d/b/a Accubanc Mortgage. Debt: \$159,171.18.

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

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.

09-01016

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 Plan of Lots Nos. 8 to 15 inclusive, Section "C" on Plan of Lots Nos. 8 to 15 inclusive, Section "C" on Plan of part of Philmont Manor made for Philmont Manor Construction Company, by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania, dated the Eighteenth day of June, A.D. 1954, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Pine Road (forty-six feet and five-tenths of a foot wide) at the distance of nine hundred twenty-four feet measured Northeastwardly along the said side of Pine Road from its intersection with the Northernmost terminus of a radius of round corner connecting the said side of Pine Road with the Northeastly side of Beech Road (fifty feet wide); thence extending along the Southeasterly side of Pine Road, North forty-three degrees, thirty-five minutes, fifty seconds East, ninety-one feet to a point in line of Lot No. 12 on said plan; thence extending along the same South forty-six degrees, twenty-four minutes, ten seconds East, one hundred sixty-six feet and nine one-hundredths of a foot to a point; thence extending South fifty-three degrees, thirty-seven minutes, thirty-three seconds West, ninety-two feet and forty-two one-hundredths of a foot to a point in line of Lot No. 10, on said plan; thence extending along the same North forty-six degrees, twenty-four minutes, ten seconds West, one hundred fifty feet to the first mentioned point and place of beginning.

BEING Lot No. 11 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph F. Fischer, Jr., by Deed from Joseph F. Fischer, Jr. and Josephine Fischer, his wife, dated 09/03/1993, recorded 09/22/1993 in Book 5055, Page 516.

Parcel Number: 41-00-07429-00-9.

Location of property: 3269 Pine Road, Huntingdon Valley, PA 19006-4121.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph F. Fischer, Jr.** at the suit of Bayview Loan Servicing, LLC. Debt: \$246,928.51.

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.

09-04752

ALL THAT CERTAIN brick messuage or tenement and lot or piece of ground, hereditaments and appurtenances, situate on the West side of Farmington Avenue (formerly Hanover Street), in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING on the West line of Farmington Avenue at a stake, distant Southwardly 20 feet from the corner of Lot No. 26 and Lot No. 27; thence Southwestwardly and parallel with the division line of Lots Nos. 26 and 27, 140 feet to a 20 feet wide alley, passing in part of said course and distance through the middle of the partition wall of this and other property of the Maples Construction Company, Inc. immediately adjoining to the North; thence by said alley Southwardly, 20 feet to a point, a corner of this and land now or late of William Howard Engle; thence by the same Northeastwardly and parallel with the first mentioned division line of Lots Nos. 26 and 27, 140 feet to the West line of Farmington Avenue; thence by the same Northwardly, 20 feet to the place of beginning.

BEING the same premises which Richard W. Ingram and Mary A. Ingram, his wife, by Indenture dated March 18, 1988 and recorded March 22, 1988 at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 4868, Page 263, granted and conveyed unto Edith A. Mayer, her heirs and assigns, in fee.

TITLE TO SAID PREMISES IS VESTED IN James Bailey, by Deed from Edith A. Mayer, dated 01/25/2001, recorded 02/06/2001 in Book 5349, Page 863.

Parcel Number: 16-00-08892-00-2.

Location of property: 503 Farmington Avenue, Pottstown, PA 19464-4513.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas Bailey, in his Capacity as Administrator of the Estate of James Bailey, James Bailey, in His Capacity as Heir of the Estate of James Bailey, Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under James Bailey, Deceased** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-Rf2. Debt: \$142,228.48.

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.

09-22499

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan entitled 'Robby Horan Farms, Inc.' dated October 30, 1964, made by Donald H. Schurr, Civil Engineer and Surveyor, of Norristown, Pennsylvania, and duly recorded in the Office of the Recorder of Deeds, of Montgomery County, in Plan Book A-9, Page 77, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Independence Road (fifty feet wide) which point is measured the two following courses and distances from a point of curve on the Southeasterly side of Eisenhower Drive (fifty feet wide): (1) leaving Eisenhower Drive on the arc of a curve, curving to the right, in a Northeasterly, Easterly and Southeasterly direction, having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent on the said side of Independence Road; and (2) South forty-two degrees, thirty-three minutes, forty seconds East along said side of Independence Road nine hundred forty-three and two one-hundredths feet to the place of beginning; thence still along said side of Independence Road the next 2 courses and distances viz: (1) South forty-two degrees, thirty-three minutes, forty seconds East, forty-nine and twenty one-hundredths feet to a point of curve; and (2) on the arc of a curve curving to the right, having a radius of nine hundred seventy-five feet the arc distance of one hundred and ninety-five one-hundredths feet to a point a corner of Lot No. 54 as shown on said plan; thence South fifty-three degrees, twenty-two minutes, sixteen seconds East along Lot No. 54 and Lot No. 55, one hundred ninety-five and eighty-two one-hundredths feet to a point a corner of Lot No. 57 as shown on said plan; thence North forty-two degrees, thirty-three minutes, forty seconds West along Lot No. 57, one hundred twenty-nine and seventy-three one-hundredths feet to a point a corner of Lot No. 52, as shown on said plan; thence North forty-seven degrees, twenty-six minutes, twenty seconds East along Lot No. 52, two hundred feet to a point on the Southwesterly side of Independence Road, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Harold J. Smith and Ann M. Smith, his wife, by Deed from Norriton Woods, Inc., a Pennsylvania Corporation, by its Attorney in Fact, William B. Murdoch, dated 06/23/1972, recorded 06/28/1972 in Book 3764, Page 400.

Parcel Number: 33-00-04567-00-8.

Location of property: 903 Independence Road, East Norriton, PA 19403-4021.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harold J. Smith and Ann M. Smith** at the suit of Wells Fargo Bank, N.A. d/b/a Americas Servicing Company. Debt: \$254,277.42.

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.

09-35586

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania and described according to a Map of Property of John Tyson made by Yerkes Engineering Company, Consulting Engineers and Surveyors dated November 18, 1965 and revised January 14, 1966, and further revised February 7, 1966, as follows, to wit:

BEGINNING at a point on the title line in the bed of Arrowmink Road a corner of Lot Number 2 on said plan said point being the three following courses and distances measured along the title line through the bed of Arrowmink Road from its point of intersection with a stone on a line in the bed of Conshohocken State Road: (1) leaving Conshohocken State Road South 68 degrees, 54 minutes West, 697.60 feet to a stone an angle in said road; (2) South 44 degrees, 57 minutes West, 182.90 feet to a point another angle in same; and (3) South 39 degrees, 43 minutes West, 188.98 feet to the point of beginning; thence extending from said point of beginning South 39 degrees, 43 minutes West along the title line through the bed of Arrowmink Road 55.92 feet to a stone; thence extending South 16 degrees, 17 minutes East through the bed of Arrowmink Road 16.60 feet to a stone on the Southeasterly side of Arrowmink Road; thence extending along the Southeasterly side of Arrowmink Road the two following courses and distances: (1) South 67 degrees, 49 minutes West, 98.80 feet to a point; and (2) South 68 degrees, 13 minutes West, 162.33 feet to a point; thence extending North 23 degrees, 26 minutes West crossing the bed of Arrowmink Road along lands now or late of E.L. McIlvain crossing a stream also crossing the Southeasterly side of Meadowbrook Road 608.90 feet to a point on the title line in the bed of Meadowbank Road; thence extending North 66 degrees, 34 minutes East along the title line through the bed of Meadowbank Road 313.00 feet to a point a corner of Lot Number 2 aforesaid; thence extending South 23 degrees, 26 minutes East along Lot Number 2 re-crossing the Southeasterly side of Meadowbank Road also re-crossing the aforesaid Stream and re-crossing the Northwesterly side of Arrowmink Road 573.70 feet to the first mentioned point and place of beginning.

CONTAINING in area 4.368 acres.

BEING Lot Number 3, as shown on above mentioned plan.

BEING the same premises which Antelo Devereux, Girard Trust Bank (now Girard Bank) and Courtland D. Gross, Executors Under the Wills of Courtland S. Gross, his wife by Deed dated 5/31/1984 and recorded 6/22/1984 in Montgomery County in Deed Book 4739, Page 1679 conveyed unto Robert Lavin and Rosalind Lavin, his wife, in fee. On December 5, 2006, Robert E. Lavin departed this life leaving title vested solely to Rosalind S. Lavin by operation of law.

Parcel Number: 40-00-01916-00-6.

Location of property: 1230 Arrowmink Road, Villanova, PA 19085.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Rosalind S. Lavin** at the suit of Capital One, N.A. Debt: \$3,666,943.98.

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

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.

09-42684

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Overbrook Hills, in Merion, **Lower Merion Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof made by Over and Tincley Civil Engineer, dated March 19, 1928, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Surrey Lane (formerly Cardiff Lane), at the distance of 440 feet Southwestwardly from the corner formed by the intersection of the Southeasterly side of Surrey Lane (formerly Cardiff Lane) (if extended) with the Southwesterly side of Henley Road (if extended); thence extending South 20 degrees, 30 minutes East, 100 feet to a point; thence extending South 69 degrees, 30 minutes West, 75.7 feet to a point; thence extending North 6 degrees, 54 minutes West, 102.9 feet to the Southeasterly side of said Surrey Lane (formerly Cardiff Lane); thence extending North 69 degrees, 30 minutes East along Southeast side of said Surrey Lane (formerly Cardiff Lane) 51.47 feet to the first mentioned point and place of beginning.

BEING Lot #142 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Lisa Ferreri, a/k/a Lisa A. Ferreri by Deed from Lisa Ferreri, Executrix of the Estate of Callie N. Ferreri, Deceased, dated June 15, 2005 and recorded June 15, 2005 in Deed Book 5557, Page 2039.

Parcel Number: 40-00-60512-00-9.

Location of property: 1516 Surrey Lane, Wynnwood, PA 19096.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lisa Ferreri, a/k/a Lisa A. Ferreri** at the suit of Wells Fargo Bank, National Association. Debt: \$384,119.13.

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.

09-44515

ALL THAT CERTAIN lot or tract of land, situate on the North side of Lincoln Avenue, **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a subdivision plan prepared by Ralph E. Shaner & Son Engineering Company, Pottstown, Pennsylvania dated May 30, 1990 revised August 3, 1990 and recorded in Plan Book C-16, Page 145, and more fully described, as follows, to wit:

BEGINNING at a point on the North side of Lincoln Avenue (60 feet wide) said point being located on a line South 74 degrees, 50 minutes East, 108.00 feet from the Northeast corner of Lincoln Avenue and Sheridan Street (60 feet wide); thence from said point of beginning on a line leaving Lincoln Avenue and along Lot No. 2 North 15 degrees, 10 minutes East, 135.00 feet to the side of a 20 foot wide alley; thence along the South side of said alley, South 74 degrees, 50 minutes East, 42.00 feet to a corner; thence leaving said alley and along lands of Bryan Smith, South 15 degrees, 10 minutes West, 135.00 feet to a corner on the North side of Lincoln Avenue; thence along the North side of Lincoln Avenue, North 74 degrees, 50 minutes West, 42.00 feet to the place of beginning.

CONTAINING 0.130 acres of land or 5,670 square feet.

TITLE TO SAID PREMISES IS VESTED IN Bryan A. Smith and Melissa A. Smith by Deed from Phoenixville Federal Savings and Loan Association dated November 30, 2000 and recorded January 5, 2001 in Deed Book 5345, Page 1112.

Parcel Number: 16-00-19348-00-4.

Location of property: 761 Lincoln Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bryan A. Smith and Melissa A. Smith** at the suit of JP Morgan Chase Bank, National Association. Debt: \$139,747.89.

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.

10-07636

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania, as shown on Final Plan of Section 1A Sawmill Valley, dated 9/14/1976 last revised 3/16/1977 made by Tri-State Engineers and Land Surveyors, Inc., as follows, to wit:

BEGINNING at a point on the Southwest side of Firewood Drive (40 feet wide) said point being measured the two following courses and distances from a point of curve on the Southeast side of Green Woods Drive: (1) leaving said Green Woods Drive on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 25.87 feet to a point of tangent on the said Southwest side of Firewood Drive; (2) thence along the same South 28 degrees, 30 minutes, 30 seconds East, 241.37 feet to the point of beginning; thence extending from said point of beginning along the Southwest side of Firewood Drive South 28 degrees, 30 minutes, 30 seconds East, 48.84 feet to a point a corner of Lot 42; thence leaving the Southwest side of Firewood Drive, along Lot 42, extending along the center line of a 20 feet storm easement, and crossing over a 20 feet buffer easement and a 5 feet maintenance easement South 61 degrees, 29 minutes, 30 seconds West, 126.00 feet to a point on the Northeast side of Eugenie Lane; thence along same North 28 degrees, 30 minutes, 30 seconds West, 48.84 feet to point a corner of Lot 40; thence leaving the said Northeast side of Eugenie Lane along Lot 40 and recrossing said easements North 61 degrees, 29 minutes, 30 seconds East, 126.00 feet to the first mentioned point and place of beginning.

BEING Lot 41 on said plan (having been recorded in Plan Book A-29, Page 24A and B).

CONTAINING 6,153 square feet more or less.

BEING the same property which Joan F. Giblin, by Deed dated November 28, 2005 and recorded December 12, 2005 in Deed Book Volume 5582, Page 02061, granted and conveyed unto Stacey A. Blum.

Parcel Number: 36-00-04416-07-5.

Location of property: 13 Firewood Drive, Horsham, PA 19044-1733.

The improvements thereon are: Residential single family.

Seized and taken in execution as the property of **Stacey A. Blum a/k/a Stacy A. Blum** at the suit of Wilmington Savings Fund Society FSB, d/b/a Christina Trust, not in its Individual Capacity but Solely as Trustee for BCAT 2014-10TT. Debt: \$320,905.97.

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 \$32,090.60 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

10-08580

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, being one-half of Lot No. 32 and Lots 33, 34 and 35 in a plan of lots laid out by the Executors of the Last Will and Testament of Christopher Quinn, Deceased, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake on the Northwesterly side of Fayette Street, being a continuation of line of Fayette Street, in the Borough of Conshohocken (known as the Whitemarsh and Plymouth Turnpike Road) at the distance of six hundred and seventy feet Northeasterly from the line dividing the Borough of Conshohocken and the Township of Plymouth, being a line in the middle of Twelfth Avenue as laid out eighty feet wide; thence extending

along the Northwestern side of said Fayette Street Northeasterly seventy feet to a corner of these and Lot No. 36 on said plan; thence by and along said Lot No. 36, Northwesternly one hundred and eighty-six feet to the Southeasterly side of Forrest Street, as laid out on said plan; thence along said side of Forrest Street, Southwesterly seventy feet to the middle line of Lot No. 32 aforesaid and through the middle thereof Southeasterly one hundred and eighty-six feet to the place of beginning.

BEING the same premises which Joseph Bondra, Jr. and Loretta Bondra, by Deed dated 10/13/07 and recorded 11/14/07 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5672, Page 33, granted and conveyed unto Joseph Bondra, Jr. and Loretta Bondra, husband and wife, and Carmen Bondra and Carolyn Bondra, husband and wife, all as Joint Tenants With the Right of Survivorship.

Parcel Number: 49-00-01531-00-4.

Location of property: 1316 Butler Pike, Conshohocken, PA 19428.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Carmen J. Bondra, Carolyn M. Bondra, Joseph Bondra, Jr. and Lorretta A. Bondra a/k/a Loretta A. Bondra** at the suit of Green Tree Servicing, LLC. Debt: \$170,812.80.

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

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.

10-32429

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

BEGINNING at a point on the Southwest side of Hedgewood Road, fifty feet wide measured the four following courses and distances along the side of Hedgewood Road from a point of tangent of a curve on the Northeast side of Maple Avenue, as now widened to forty-one and five-tenths feet by the addition of eight and five-tenths feet to the Northeast side of its original width of thirty-three feet: (1) Southeastwardly and Northeastwardly on the arc of a circle curving to the left with a radius of twenty feet, the arc distance of thirty-two and seventy-eight one-hundredths feet; (2) North forty-two degrees, fifty-six minutes East, two hundred two and fifty-seven one-hundredths feet; (3) North forty-seven degrees, ten minutes East, four hundred forty-two and fourteen one-hundredths feet; (4) Northeastwardly and Northwestwardly on the arc of a circle curving to the left with a radius of four hundred seventy-five feet, the arc distance of five hundred ninety-four and forty-three one-hundredths feet; thence from said point of beginning along Lot No. 10 South sixty-five degrees, twenty-eight minutes West, crossing a twenty feet wide drainage easement one hundred eighty-five and forty-seven one-hundredths feet to a point on the Southwest side of said drainage easement and in line of land of Burton L. Pinkerton; thence along said land and along the Southwest side of said drainage easement North forty-two degrees, forty-five minutes, forty-three seconds West, seventy-four and forty one-hundredths feet to a point, a corner of Lot No. 12; thence along Lot No. 12 recrossing said drainage easement North forty-seven degrees, fourteen minutes, seventeen seconds East, one hundred ninety-nine and seventy-two one-hundredths feet to a point on the Southwest side of Hedgewood Road; thence along said side thereof Southeastwardly on the arc of a circle curving to the right with a radius of four hundred seventy-five feet, the arc distance of one hundred thirty-four and ninety-five one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 11 on said plan.

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

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

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

The improvements thereon are: Residential dwelling.

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

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.

11-00502

ALL THAT CERTAIN lot or piece of land, situate in **Conshohocken Borough**, County and State aforesaid, being Lot No. 51, in a plan of lots out by Horace C. Jones, bounded and described, as follows, viz:

BEGINNING at a stake on the Southwesterly side of Second Avenue at the distance of one hundred and fifty-one feet and seven-tenths of a foot Northwesternly from the Westerly corner of said Second Avenue and Forrest Street, a corner of this and Lot No. 50 in said plan; thence by and along said Lot No. 50 Southwesterly one hundred and sixty feet to the Northeasterly side of a twenty feet wide alley running from Forrest to Maple Street; thence along said side of said alley Northwesternly twenty feet to a stake, a corner of Lot No. 52; thence by and along said Lot No. 52 Northeasterly one hundred and sixty feet to Second Avenue aforesaid and along the Southwesterly side thereof Southeasterly twenty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph Kabatt from Christine Pudlinski and Christina Mancini, by Deed, dated 08/31/1998 and recorded 10/05/1998 in Book 5243, Page 241.

Parcel Number: 05-00-07648-00-6.

Location of property: 115 West 2nd Avenue, Conshohocken, PA 19428-1835.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Kabatt and Patricia Kabatt** at the suit of The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of The Protium Master Grantor Trust. Debt: \$284,054.15.

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.

11-16011

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Section Number 1, Plan of Lots, Max Chipin and Sons by Damon and Foster, Civil Engineers and Surveyors, dated 5/25/1961 and last revised August 15, 1962, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Oak Lane Road (77 feet wide), said point being the two following courses and distances from a point of compound curve on the Northeasterly side of Parkview Road (50 feet wide): (1) leaving Parkview Road on the arc of a circle curving to the left having a radius of 25 feet the arc distance of thirty-nine and twenty-seven one-hundredths feet 59 degrees, 44 minutes, 30 seconds East along the Northwesterly side of Oak Lane Road, one hundred sixty-five and ninety one-hundredths feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Northwesterly side of Oak Lane Road, 76 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Oak Lane Road, 132 feet.

TITLE TO SAID PREMISES IS VESTED IN Sheila Gunn and Wesley Lane, Jr., wife and husband, Joint Tenants With Rights of Survivorship by Deed From Sheila Gunn, a single person dated 02/23/2006 recorded 04/17/2006 in Deed Book 5597, Page 1328.

Parcel Number: 31-00-21319-00-7.

Location of property: 7620 Oak Lane Road, Cheltenham, PA 19012-1035.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sheila Gunn and Wesley Lane a/k/a Wesley Lane, Jr.** at the suit of Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT3, Asset-Backed Certificates, Series 2006-OPT3. Debt: \$230,403.33.

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

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.

11-19637

ALL THAT CERTAIN piece or parcel of ground, together with the buildings and improvements located thereon, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as map made for Valley Forge Industrial Park, Inc., by Yerkes Engineering Company, dated 8/17/1959, and last revised 4/7/1965, as follows, to wit:

BEGINNING at a point marking the intersection of a line in the bed of Jefferson Avenue (60 feet wide) with a line in the bed of Van Buren Avenue (60 feet wide); thence from said beginning point, extending along a line in the bed of Van Buren Avenue, North 48 degrees, 00 minutes West, 940 feet to a point marking the intersection of a line in the bed of Van Buren Avenue with a line in the bed of Adams Avenue (60 feet wide); thence along the aforesaid line, in the bed of Adams Avenue, North 42 degrees, 00 minutes East, crossing Transcontinental Gas Pipe Line Corporation right-of-way (50 feet wide), 708.50 feet to a point; thence leaving and crossing the Southeasterly side of Adams Avenue, also crossing the Northwesterly side of Jefferson Avenue, re-crossing said Transcontinental Gas Pipe Line Corporation right-of-way (50 feet wide) and being partly along the Northeasterly side of a 15 foot wide utility companies right-of-way, South 48 degrees, 00 minutes East, 940 feet to a point in the bed of Jefferson Avenue; thence along a line in the bed of Jefferson Avenue, South 42 degrees, 00 minutes West, 708.50 feet to the first mentioned point of intersection and place of beginning.

BEING the same premises which Van Buren Associates, L.P. by Deed dated 5-16-2008 and recorded 6-3-2008 in Montgomery County in Deed Book 5694, Page 1730 conveyed unto 2621 Van Buren L.P., a Delaware Limited Partnership, in fee.

Parcel Number: 43-00-15403-00-7.

Location of property: 2621 Van Buren Avenue, Lower Providence Township, Montgomery County, PA 19403.

The improvements thereon are: A commercial real estate office building with warehouse space, containing a total of approximately 252,410 square feet.

Seized and taken in execution as the property of **2621 Van Buren L.P.** at the suit of General Electric Capital Corporation. Debt: \$23,278,555.45 plus interest and costs.

Henry F. Reichner, Attorney. I.D. #46486

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.

11-30684

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

BEGINNING at a point on the Southerly side of Heacock Lane (formerly called Mather Avenue) at the distance of 377 feet Westwardly from the Westerly side of Glenside Avenue.

CONTAINING in front or breadth on the said Heacock Lane (formerly called Mather Avenue) 30.51 feet and extending of that width in length or depth Southwardly between parallel lines at right angles to said Heacock Lane (formerly called Mather Avenue) 140 feet.

TITLE TO SAID PREMISES IS VESTED IN Robert Brace and Lizanne B. Friel, by Deed from Michael Hollinger, a/k/a Michael J. Hollinger and Megan Bellowoar Hollinger, a/k/a Megan B. Hollinger, a/k/a Megan Bellwoar Hollinger, h/w, dated 07/20/2007, recorded 08/13/2007 in Book 5660, Page 843.

Parcel Number: 31-00-13921-00-7.

Location of property: 124 Heacock Lane, Wyncote, PA 19095-1517.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lizanne B. Friel and Robert Brace** at the suit of GMAC Mortgage, LLC. Debt: \$372,816.78.

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.

12-07254

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

SITUATE on the West side of Essex Avenue at the distance of 50 feet wide Southward from the South side of Windsor Avenue.

CONTAINING in front or breadth on the said Essex Avenue 50 feet and extending in length or depth of that width Westward, between parallel lines at right angles with the said Essex Avenue 125 feet.

BOUNDED on the North by Lot #170 on a certain plan called Narberth Park, on the East by said Essex Avenue, on the South by Lot #174 and on the West by Lot #192 on said plan.

UNDER AND SUBJECT to conditions and restrictions as of record.

Parcel Number: 12-00-01174-00-2.

Location of property: 116 North Essex Avenue, Narberth, PA 19072.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas G. Rice and The United States of America** 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: \$283,113.97.

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

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.

12-09886

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 and described according to a plan thereof made by Pennoni Associates, Inc., Consulting Engineers for Diamond, Polsky & Bauer, dated March 2, 1971, as follows, to wit:

BEGINNING at a point in Hughes Road (now Tennis Avenue) in line of land now or late of William H. Hart; thence North 43 degrees, 45 minutes East through the middle of said road 593.55 feet to a point in line of lot conveyed by Minnie Steward Just and husband to J. Alan Middleton; thence along said land South 36 degrees, 18 minutes East, 603.17 feet to a point; thence still along said land now or late of J. Alan Middleton, South 38 degrees, 40 minutes East, 168.65 feet to a point; thence South 43 degrees, 45 minutes West, 450.94 feet to land now or late of William H. Hart aforesaid; thence along the same North 47 degrees, 28 minutes West, 761.38 feet to the first mentioned point and place of beginning.

Parcel Number: 54-00-15394-00-5.

Location of property: 680 Tennis Avenue, Ambler, PA 19002.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Racquet Realty Partners, L.L.P.** at the suit of School District of Upper Dublin. Debt: \$64,125.32.

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.

12-15027

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected, hereditaments and appurtenances, situate in Penn Wynne, in **Lower Merion Township**, County of Montgomery and State of Pennsylvania.

BEGINNING on the North side of Trent Road at the distance of 294 feet Southeastward from a point on the corner formed by the intersection of the Northeast side of Trent Road (if extended) with the Southeast side of Hampstead Road (if extended).

CONTAINING in front or breadth on said Trent Road, 26 feet and extending of that width in length or depth Northeastward between parallel lines at right angles to said Trent Road, 100 feet, including on the rear end thereof 7 feet of a certain 19 feet wide driveway which extends Southeastward from Hampstead Road and communicates at its Southeasternmost end with a certain other driveway (15 feet wide) which extends Northeastward into Rockglen Road and Southeastward into Trent Road.

BEING the same premises which Gail M. Kaercher, formerly known as Gail M. Kennedy and David M. Kennedy and Virginia R. Biddle by Virginia Biddle his Attorney-in-Fact by Deed dated 1/25/91 and recorded 2/4/91 in Montgomery County in Deed Book 4968, Page 1898 granted and conveyed unto Paul C. Daly and Geraldine M. Daly, his wife.

Parcel Number: 40-00-62256-00-2.

Location of property: 213 Trent Road, Wynnewood, PA 19096.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Paul C. Daly and Geraldine M. Daly** at the suit of GMAT Legal Title Trust 2014-1, U.S. Bank National Association, as Legal Title Trustee. Debt: \$305,204.59.

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.

12-20933

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

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

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

Above Property to be sold by **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.

12-22780

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania and described in accordance with a plan thereof made by Charles F. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania on December 8, 1933, as follows, to wit:

SITUATE on the Southwesterly side of Crest Avenue (formerly known as Central Avenue) (40 feet wide) at the distance of 180 feet Northwestwardly from the Northwesterly side of Oak Avenue (40 feet wide).

CONTAINING in front or breadth on the said Crest Avenue 47.50 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the said Crest Avenue 125 feet at right angles to said Crest Avenue 125 feet (the Northwesterly line thereof partly passing through the center of a certain party wall).

BEING the same premises which Jenell D. Washington and Deborah Washington by Deed dated 3/14/2006 and recorded 7/10/2006 in Montgomery County in Deed Book 5607, Page 1219 conveyed unto Home Buyers of Pennsylvania, LLC, in fee.

TITLE TO SAID PREMISES IS VESTED IN HB Holding Company, LLC, as sole owner by Deed from HB Holding Company, LLC erroneously referred to in a prior Deed as HB Holdings, LLC dated 11/04/2010, recorded 11/17/2010 in Deed Book 5785, Page 1384.

Parcel Number: 31-00-07612-00-7.

Location of property: 516 Crest Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **HB Holding Company, LLC and George Abbott** at the suit of Green Tree Servicing, LLC. Debt: \$228,810.24.

Elizabeth L. Wassall, Attorney. I.D. #77768

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.

12-24675

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a subdivision plan of Estate of Helen N. Wilson, Deceased, made by Yerkes Associates, Inc. Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania dated May 10, 1976, as follows, to wit:

BEGINNING at a point on the middle line of Cheswold Lane (50 feet wide) said point is at the distance of 1,213.98 feet measured Southwestwardly along said middle line from a point marking its intersection with the title line on the bed of Mill Creek Road; thence leaving Cheswold Lane by Parcel 3 on said plan, South 10 degrees, 46 minutes East, 236.22 feet to a point in line of Parcel 2; thence by said Parcel 2, South 71 degrees, 56 minutes West, 173.62 feet to an iron pin marking corner of land of Myrin Cuthbert; thence along said land, North 00 degrees, 14 minutes, East, 271.2 feet to a point on the center line of Cheswold Lane, aforementioned; thence along said center line the (2) following courses and distances: (1) on the arc of a circle curving to the left, having a radius of 343.85 feet the arc distance of 74.01 feet, the chord of said curved line having a bearing of North 85 degrees, 24 minutes East, 73.87 feet to a point; (2) North 79 degrees, 14 minutes East, 47 feet to the place of beginning.

BEING shown as Parcel No. 1 on said plan.

TOGETHER with the free and common use, right, liberty and privilege of in and to a certain 10 feet strip, as and for a side yard adjoining the hereinabove described premises, more particularly described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a subdivision plan of Estate of Helen N. Wilson, Deceased, made by Yerkes Associates, Inc. Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania dated May 10, 1976, as follows, to wit:

BEGINNING at a point on the middle line of Cheswold Lane (50 feet wide) said point being measured at the distance of 1,203.98 feet Southwestwardly along said middle line from a point marking its intersection with the title line in the bed of Mill Creek Road; thence leaving Cheswold Lane by land of Robert F. Hunger, South 10 degrees, 46 minutes East, 234.94 feet to an iron pin on the Northwesterly side of an existing 25 foot wide access right-of-way, also being corner of Parcel 2 on said plan; thence by Parcel 2 South 71 degrees, 56 minutes West, 10.06 feet to a point marking corner of Parcel 1, of which this is a part; thence by same, North, 10 degrees, 46 minutes West, 236.21 feet to a point on the middle line of Cheswold Lane aforementioned; thence along said middle line North 79 degrees, 14 minutes East, 10 feet to the place of beginning.

BEING Parcel No. 3 on said plan.

SUBJECT, however to the right of the owners, tenants and occupiers of said 10 feet wide strip to enter upon same for the purpose of constructing and maintaining a certain water pipe leading from Cheswold Lane to Parcel No. 2 as shown on the aforesaid plan, at all times hereafter forever.

UNDER THE SUBJECT to all matters, conditions, restrictions, agreements and right-of-way as now appear of record.

TITLE TO SAID PREMISES IS VESTED in Donna C. Odiorne and Jeffrey T. Odiorne, Jr. by Deed from Jack H. Kirkpatrick and Jack H. Kirkpatrick, Jr., Trustees Under the Barbara A. Kirkpatrick Residuary Trust GST Exempt, the Barbara A. Kirkpatrick Marital Trust GST Exempt, and the Barbara A. Kirkpatrick Marital Trust Non-Exempt, dated September 3, 2003 and recorded October 14, 2003 in Deed Book 05477, Page 0979.

Parcel Number: 40-00-10776-00-2.

Location of property: 235 Cheswold Lane, Haverford, PA 19041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donna C. Odiorne and Jeffrey T. Odiorne, Jr.** at the suit of Ventures Trust 2013-I-H-R by MCM Capital Partners, LLC, its Trustee, as Successor to JP Morgan Chase Bank, N.A. Debt: \$2,118,865.01.

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.

12-28245

ALL THAT CERTAIN lot or piece of land, with a certain three story brick dwelling house thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a corner of the Westerly side of Swede Street at the distance of fifty-two feet, seven and one-half inches Northerly from Chestnut Street, a corner of this and a house and lot owned now or late by William Slemmer; thence Westwardly at right angles with said Swede Street and through the partition wall between this and the said now or late William Slemmer's house one hundred and sixteen feet more or less to Maple Alley; thence on a line parallel with said Swede Street on the Easterly side of Maple Alley Northerly seventeen feet, eight inches to a corner of lot now or late of Charles Christman; thence along the same at right angles with Maple Alley and through the middle of the partition wall between this and the said Charles Christman's house one hundred and sixteen feet more or less to Swede Street aforesaid; thence Southerly along the West side of said Swede Street seventy feet, eight inches to the place of beginning.

BEING the same premises which Michael Myers, by Deed dated October 31, 2006 and recorded October 31, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5623, Page 02855, granted and conveyed unto William Mansfield and Cheryl Mansfield, husband and wife, as Tenants by Entirety.

Parcel Number: 13-00-36376-00-7.

Location of property: 707 Swede Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **William Mansfield and Cheryl Mansfield** at the suit of Deutsche Bank National Trust Company, et al. Debt: \$121,357.79.

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.

12-29690

PREMISES "A" - ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, known and designated as Lot Number Five Hundred Twenty-Six (526) on a certain plan of lots of Willow Grove, surveyed by Joseph W. Hunter, Civil Engineer and recorded in the Office for the Recording of Deeds in and for Montgomery County, aforesaid in Deed Book No. 403, Page 500, etc.

PREMISES "B" - ALL THAT CERTAIN lot or piece of land, situate in **Abington Township**, Montgomery County, Pennsylvania, known and designated as Lot 527 and part of Lot 528 on a certain plan of lots of Willow Grove recorded in the Office for the Recording of Deeds, in and for the County of Montgomery aforesaid at Norristown in Deed Book No. 403, Page 500.

BEGINNING at a point on the Northwestern side of Prospect Avenue, at the distance of 275 feet Northeastwardly from Northerly corner of Rubicam and Prospect Avenues.

CONTAINING in front or breadth on said Prospect Avenue, thirty-six feet and extending of that width Northwestwardly between parallel lines at right angles to said Prospect Avenue one hundred and twenty-five feet.

Parcel Number: 30-00-54808-00-8.

Location of property: 1722 Prospect Avenue, Abington Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Richard A. Duncan** at the suit of Abington School District. Debt: \$2,649.79.

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.

12-29886

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a plan thereof made September 10, 1954 and revised July 8, 1955 and August 8, 1955 and September 21, 1955 by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Northwestern side of Edgewood Avenue (50 feet wide) at the distance of 62 feet Northwestwardly from the intersection with the said side of Edgewood Avenue makes with the Northeastly side of Miriam Avenue (formerly Park Avenue) (50 feet wide); thence through the party wall of a semi-detached dwelling North 46 degrees, 00 minutes West, 100 feet to a point; thence North 44 degrees, 00 minutes East, 35 feet to a point; thence South 46 degrees, 00 minutes East, 100 feet to a point on the aforesaid mentioned Northwestern side of Edgewood Avenue; thence along the same South 44 degrees, 00 minutes West, 35 feet to the first mentioned point and place of beginning.

BEING House No. 1566 Edgewood Avenue and also being part of Lot No. 15 and part of Lot No. 16 Block "R" on Plan of Roslyn Heights.

Parcel Number: 30-00-17020-00-5.

Location of property: 1566 Edgewood Avenue, Abington Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **G & F Enterprises, L.L.C.** at the suit of Abington School District and Township of Abington. Debt: \$4,489.41.

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.

13-06257

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Schwensville Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final plan of subdivision prepared for Daniel Pellechio by Urwiler & Walter, Inc., dated April 28, 1986 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Plan Book A-47, Page 325, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Court "E" (26.00' wide) at the corner of "Open Area" as shown on said plan and which point is measured the three following courses and distances from a point of curve on the Northeasterly side of Berger Lane (as shown on said plan): (1) leaving the said Northeasterly side of Berger Lane on the arc of a curve curving to the right having a radius of 20.00 feet the arc distance of 38.43 feet to a point of compound curve on the Southeasterly side of Court "E"; (2) thence extending Northeastwardly along the said side of Court "E" on the arc of a curve curving to the right having a radius of 49.00 feet the arc distance of 34.34 feet to a point of tangent on the same; and (3) thence extending North 88 degrees, 39 minutes, 49 seconds East along the said side of Court "E" the distance of 15.87 feet to the point of beginning; thence extending from said point of beginning North 88 degrees, 39 minutes, 49 seconds East along the said Southeasterly side of Court "E" the distance of 35.00 feet to a point, a corner of Lot No. 29 as shown on said plan; thence extending South 01 degrees, 20 minutes, 11 seconds East along Lot No. 29 and also for a portion of the distance extending through a certain party wall as shown on said plan the distance of 104.22 feet to a point on the Northeasterly side of Berger Lane aforesaid; thence extending North 54 degrees, 10 minutes, 00 seconds West along the said side of Berger Lane the distance of 42.42 feet to a point, a corner of Open Area aforesaid; thence extending North 01 degree, 20 minutes, 11 seconds West along Open Area the distance of 78.56 feet the first mentioned point on the said Southeasterly side of Court "E" and place of beginning.

BEING Lot No. 28 as shown on the above-mentioned plan. Being House No. 28 Court "E".

BEING the same premises which Daniel Pellechio, by Deed dated October 7, 2003 and recorded in and for the County of Montgomery, Commonwealth of Pennsylvania in Book 5482, Page 2385, granted and conveyed unto Dimitrios Katehis.

BEING the same premises which Dimitrios Katehis, by Deed dated September 2, 2008 and recorded September 3, 2008 in and for the County of Montgomery, Commonwealth of Pennsylvania in Book 5706, Page 557, granted and conveyed, unto Andrew S. Calhoun.

AND the said Andrew S. Calhoun, hereby departed this life on or about October 22, 2013.

Parcel Number: 20-00-00091-04-2.

Location of property: 28 Berger Lane, Schwensville, PA 19473.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Unknown, Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Andrew S. Calhoun, Deceased** at the suit of EverBank. Debt: \$172,781.12.

Bradley J. Osborne, 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.

13-08570

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Joseph R. Corporation, "Sugar Valley, Section VI", by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated May 29, 1975, recorded in the Office for the Recording Deeds, in and for the County of Montgomery, at Norristown [previously erroneously stated as 'Morristown'], Pennsylvania, in the Plan Book A-28, Page 25, as follows:

BEGINNING at a point on the Northwesterly side of Broad Street (L.R. 46130) (70.00 feet wide), said point being at the distance of 226.85 feet measured South 38 degrees, 38 minutes West, along said Northwesterly side of Broad Street from a point of tangent on same, which point of tangent is at the arc distance of 30.79 feet measured on the arc of a curve curving to the right, having a radius of 20.00 feet from a point of curve on the Southwesterly side of Garfield Avenue (L.R. 46129) (60.00 feet wide).

CONTAINING in front or breadth South 38 degrees, 38 minutes West along the Northwesterly side of Broad Street the distance of 120.00 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Garfield Avenue, the distance of 156.62 feet, the Southwesterly 15.00 feet thereon being part of the bed of a 30.00 feet wide drainage and sanitary sewer assessment, as shown on said plan.

BEING Lot No. 172 as shown on the above mentioned plan.

****FOR INFORMATIONAL PURPOSES ONLY****

The improvements thereon being known as No. 1908 South Broad Street, Lansdale, PA 19446.

BEING the same premises which Dominick Besa and Catherine Besa, his wife, by Deed dated June 27, 1996 and recorded in the Montgomery County Recorder of Deeds Office on August 9, 1996 in Deed Book 5157, Page 810, granted and conveyed unto Dan Owens and Judy Owens, as Tenants by the Entireties.

Parcel Number: 56-00-00477-09-7.

Location of property: 1908 South Broad Street, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Daniel L. Owens a/k/a Dan Owens and Judith A. Owens a/k/a Judy A. Owens** at the suit of Nationstar Mortgage, LLC. Debt: \$356,022.31.

Bradley J. Osborne, 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.

13-08820

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a survey and plan made thereof by Milton R. Yerkes, Civil Engineer, September 20, 1928.

BEGINNING at a point in the middle line of Barr Lane (formerly known as Barr Avenue) (20 feet wide) at the distance of 110 feet measured North 59 degrees, 2 minutes East from a stone set at the junction of the middle line of Barr Lane (formerly known as Barr Avenue) with the middle line of Righter's Mill Road; thence, from said point of beginning, along the middle line of Barr Lane (formerly known as Barr Avenue), North 59 degrees, 2 minutes East, 25 feet; thence, South 30 degrees, 58 minutes East, 96.22 feet; thence, South 63 degrees, 42 minutes West, 25.01 feet; thence, North 30 degrees, 58 minutes West, 94.16 feet, to the first mentioned point and place of beginning.

UNDER AND SUBJECT to reservations, restrictions, covenants and conditions as may now appear of record.

TITLE TO SAID PREMISES IS VESTED IN Henry D. Cornman, IV, by Deed from A. Gilmore Smith, Jr. and Lynn J. Smith, dated 12/15/2000, recorded 01/25/2001 in Book 5348, Page 294.

Parcel Number: 40-00-04156-00-7.

Location of property: 1007 Barr Lane, Gladwyne, PA 19035-1534.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Henry D. Cornman, IV** at the suit of Nationstar Mortgage, LLC. Debt: \$181,290.67.

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.

13-09272

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan of Roberta Park, made by George C. Heilman, Registered Surveyor, on the 2nd day of December, A.D., as follows, to wit:

BEGINNING at a point on the Southwesterly side of Gary Lane (fifty feet wide), at the distance of one hundred twenty-three and twenty-five one-hundredths of a foot measured, North forty-nine degrees, fourteen minutes West, along said side of Gary Lane, from a point of tangent therein, which point of tangent is measured on the arc of a curve, curving to the left, having a radius of fifteen feet the arc distance of twenty-three feet and fifty-six one-hundredths of a foot from a point of curve on the Northwesterly side of Tremont Avenue (fifty feet wide).

CONTAINING in front or breadth on the said side of Gary Lane, thirty-two feet and seventy-five one-hundredths of a foot and extending of that width in length or depth Southwesterly between parallel lines at right angles to the said Gary Lane, the Northwesterly line thereof passing partly through the center of the party wall of the building erected on this lot and the building erected on the lot adjoining on the Northwest thereof, ninety-six feet.

BEING Lot No. 126 as shown on said plan.

BEING the same premises which John P. Durante, Sheriff of the County of Montgomery in the Commonwealth of Pennsylvania, by Sheriff's Deed dated 05-25-07 and recorded 06-08-07 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5650, Page 1021, granted and conveyed unto Charles L. Moles.

TITLE TO SAID PREMISES IS VESTED IN James E. Prier, as Sole Owner by Deed from Charles L. Moles dated 07/31/2013 recorded 01/09/2014 in Deed Book 5901, Page 899.

Parcel Number: 13-00-12864-00-2.

Location of property: 638 Gary Lane, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Estate of James Prier a/k/a James E. Prier, c/o Steven G. Prier, Personal Representative, Steven G. Prier, Personal Representative of The Estate of James Prier a/k/a James E. Prier, 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, 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 and Beth A. Witherite** at the suit of PNC Bank, National Association. Debt: \$110,063.51.

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

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.

13-09771

LAND REFERRED to in this commitment is described as all that certain property, situated in the County of Montgomery, and State of PA and being described in a Deed dated 5/31/2001 and recorded 6/18/2001 in Book/Page 363/1851 among the land records of the County and State set forth above, and referenced as follows:

PREMISES "A" 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, described according to a plan thereof made by Donald H. Schurr, RLS on the 11th day of August, A.D. 1952 and recorded at Norristown, in the Office for the Recording of Deeds, in Deed Book 2310, Page 600, as follows, to wit:

SITUATE on the Northwestern side of Stony Creek Road at the distance of 266.48 feet Northeastwardly from a point of curve formed by the intersection of the Northwestern side of Stony Creek Road and the Northeastly side of Germantown Pike (65 feet wide).

CONTAINING in front or breadth on the said Stony Creek Road, 70 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Stony Creek Road, 130 feet.

BEING known a Lot No. 305 on the said plan and House No. 2909 Stony Creek Road.

PREMISES "B" ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, being Lot No. 305-A, as laid out on Plan for Annexation to portion of Subdivision No. 2, Penn Square Village, dated January 31, 1955 prepared by Donald H. Schurr. R.S., bounded and described, as follows, to wit:

BEGINNING at a point, the Westerly side corner of Lot No. 305 as laid out on Plan of Subdivision No. 2, Penn Square Village; thence North 40 degrees, 28 minutes, 40 seconds West, 175 feet to a point in Stony Creek; thence North 53 degrees, 36 minutes, 30 seconds East, 70.18 feet to a point in line of Lot No. 306-A as shown on said plan; thence along the same, South 40 degrees, 28 minutes, 40 seconds East, 170 feet to a point in line of Lot No. 305; thence along the same, South 49 degrees, 31 minutes, 20 seconds West, 70 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Candace C. Shandlay by Deed from Lynn J. Sick and Janico Sick, his wife dated 05/31/2001 recorded 06/18/2001 in Deed Book 5363, Page 1851.

Parcel Number: 33-00-08374-00-8.

Location of property: 2909 Stoney Creek Road, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under Candice C. Shandlay a/k/a Candice Carmine Shandlay, Last Record Owner, Candace C. Shandlay a/k/a Candace Carmine Shandlay, Last Record Owner, Barbara Shandlay, Known Heir of Candace Shandlay a/k/a Candace Carmine Shandlay** at the suit of PNC Bank, N.A. Debt: \$124,804.50.

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

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.

13-11245

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 17 on Plan of Lots made for F.A. Collins by Miles H. Robinson, Professional Engineer on November 5, 1954 and recorded in the Office for the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-2, Page 70, described in accordance therewith, as follows:

BEGINNING at a point of curve formed by the intersection of the Northeastly side of Bridle Path Road (fifty feet wide) and the Southeastly side of Lantern Lane (fifty feet wide); thence extending along the Northeastly side of Bridle Path Road South forty-nine degrees, two minutes East, two hundred thirty (230) feet to a point; thence extending North forty degrees, fifty-eight minutes East, one hundred four and three-tenths (104.3) feet to a point; thence extending North forty-nine degrees, two minutes West, two hundred forty (240) feet to a point on the Southeastly side of Lantern Lane; thence extending along the Southeastly side of Lantern Lane South forty [previously erroneously stated as 'forth'] degrees, fifty-eight minutes West, ninety-four and thirty-one hundredths (94.30) to [previously erroneously stated as 'top'] a point of curve; thence extending on the arc of a circle on a line curving to the left with a radius of ten (10) feet the arc distance of fifteen and seventy-one one-hundredths (15.71) feet to the first mentioned point and place of beginning.

BEING the same premises which Stephen A. Fretz, Jr. and Kimberly A. Fretz, by Deed dated July 30, 2003 and recorded in the Montgomery County Recorder of Deeds Office on August 18, 2003 in Deed Book 5469, Page 818, granted and conveyed unto Michael R. Dunfee and Mariane Dunfee.

Parcel Number: 46-00-02110-00-4.

Location of property: 17 Bridle Path Road, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael R. Dunfee and Mariane Dunfee** at the suit of Everbank. Debt: \$221,915.21.

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.

13-22444

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Plan of Subdivision of "The Orchard" for H. Hassan Builder, Inc., dated April 21, 1984 and last revised February 22, 1985 and recorded in Plan Book A-46, Page 268, as follows, to wit:

BEGINNING at a point on the Northwest side of Damson Lane (50 feet wide) said point also being a corner of Lot 344 and place of beginning; thence from said place of beginning and along Lot 344 North 35 degrees, 45 minutes, 00 seconds West, 140.00 feet to a point a corner of Lot 360; thence along Lot 360 North 54 degrees, 15 minutes, 00 seconds East, 36.50 feet to a corner of Lot 346; thence along Lot 346 South 35 degrees, 45 minutes, 00 seconds East, 140.00 feet to a point on the Northwest side of Damson Lane; thence along the Northwest side of Damson Lane South 54 degrees, 15 minutes, 00 seconds West, 36.50 feet to a point a corner of Lot 344 and first mentioned point and place of beginning.

BEING Lot No. 345 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Woo Jong Ki by Deed from Jian F. Lin and Hui Chen, husband and wife, dated July 9, 2007 and recorded July 16, 2007 in Deed Book 5655, Page 02342.

Parcel Number: 46-00-00695-36-6.

Location of property: 108 Damson Lane, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Woo Jong Ki** at the suit of Green Tree Servicing, LLC. Debt: \$241,764.35.

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.

13-24955

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania being bounded and described according to a Preliminary/Final Land Development Plan set over Record Plan of Westport Farm, made for TH Properties, L.P. made by Carroll Engineering Corporation, dated June 29, 2006 and last revised January 8, 2007 and recorded in Plan Book 28, Pages 128 to 134, to wit:

Parcel Number: 34-00-03550-82-3.

Location of property: 536 Clearview Drive, Souderton, PA 18964.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donna Magbag and Ronald R. Abbate** at the suit of U.S. Bank National Association. Debt: \$333,539.92.

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

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.

13-25328

ALL THOSE CERTAIN lots of land, situate in **Abington Township**, County of Montgomery, State of Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a point in the Southeasterly side of Walker Avenue (45 feet wide) at the distance of one hundred sixty-two and forty-five hundredths feet measured, North 41 degrees, 12 minutes East from a point of curve of a radius corner (which has a radius of 10 feet) said point of curve being a tangent distance of ten and forty-nine hundredths feet measured 41 degrees, 12 minutes East from the intersection which the said side of Walker Avenue produced makes with the Northeasterly side of Township Line Road (40 feet wide) produced; thence along the said Southeasterly side of Walker Avenue, North 41 degrees, 12 minutes East, 100 feet to a point; thence along the Southwesterly side of Lot No. 316, South 48 degrees, 48 minutes East, one hundred seventy-nine and sixty-hundredths feet to a point; thence along the rear line of certain lots fronting on Holme Avenue, South 41 degrees, 12 minutes West, 100 feet to a point; thence along the rear line of Lots 805 to 311 inclusive, North 48 degrees, 48 minutes West, one hundred seventy-nine and sixty-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dana Davis, by Deed from Barry Kellnson and Lloyd Pritz, Executors Under the Will of Joseph Pritz, dated 06/29/2004, recorded 07/19/2004 in Book 05517, Page 1706.

Parcel Number: 30-00-69932-00-4.

Location of property: 119 Walker Avenue, Elkins Park, PA 19027-1717.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dana Davis** at the suit of Citimortgage, Inc. Debt: \$324,511.16.

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.

13-26009

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey made by Will D. Hiltner, Registered Land Surveyor on April 24, 1950 and recorded at Norristown in Deed Book 2106, Page 601, as follows:

BEGINNING at a point on the Northwestern side of Valley Road (forty feet wide) at the distance of one thousand three hundred thirty-eight and forty-three one-hundredths feet Southwestwardly from a point of curve formed by the intersection of the Northwestern side of Valley Road with the Southwesterly side of Germantown Pike (sixty feet wide); thence extending along Valley Road, Southwestwardly on a line curving to the left with a radius of eight hundred seventy-one and forty-five one-hundredths feet the arc distance of seventy-six feet to a point; thence extending on a line North twenty-four degrees, fifteen minutes, thirty seconds West through the center of a nine foot wide driveway seventy-four feet to the end thereof; thence continuing along said line two hundred twenty-two and seventeen one-hundredths feet to a point; thence extending on a line North sixty-six degrees, thirteen minutes, forty-one seconds East, one hundred two and sixty-six hundredths feet to a point; and thence extending on a line South nineteen degrees, fifteen minutes, forty-one seconds East, three hundred five and seventy-six one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Nancy Kenny, by Deed from Sean Paul Kenny, by his agent, Nancy Kenny, dated 01/03/2012, recorded 01/03/2012 in Book 5823, Page 2597.

Parcel Number: 49-00-12442-00-1.

Location of property: 113 Valley Road, Plymouth Meeting, PA 19462-2415.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sean P. Kenny a/k/a Sean Paul Kenny and Nancy Kenny** at the suit of JP Morgan Chase Bank, National Association. Debt: \$161,831.58.

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.

13-27439

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Collegetown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Oakford Farms, prepared by F. X. Ball Associates, Incorporated, Consulting Engineers and Surveyors, dated November 21, 1975, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-25, Page 70, as follows, viz:

BEGINNING at a point on the Northwestern side of Russell Circle (fifty feet wide), said point being measured the six following courses and distances from a point of curve on the Southeast side of 9th Avenue (as widened to a width of forty-five feet, at this point) as shown on said plan, viz: (1) leaving said side of 9th Avenue on the arc of a curve, curving to the right, having a radius of fifteen feet, the arc distance of twenty-three and sixty-three one-hundredths feet to a point of tangent on the Southwesterly side of Russell Circle; (2) thence extending South seven degrees, fifteen minutes, zero seconds East along the said side of Russell Circle, the distance of one hundred forty-one and three one-hundredths feet to a point of curve on same; (3) thence extending along said side of Russell Circle on the arc of a curve, curving to the left, having a radius of seven hundred eighty-eight and ninety-four one-hundredths feet the arc distance of one hundred three and twenty-seven one-hundredths feet to a point of tangent on same; (4) thence extending South fourteen degrees, forty-five minutes, zero seconds East, along said side of Russell Circle, the distance of seventy-two and twelve one-hundredths feet to a point of curve on same; (5) thence leaving said side of Russell Circle on the arc of a curve, curving to the right, having a radius of one hundred seventy-five feet, the arc distance of two hundred sixty-one and fourteen one-hundredths feet to a point of tangent on the said Northwestern side of Russell Circle; and (6) thence extending South seventy degrees, forty-five minutes, zero seconds West, along said side of Russell Circle, the distance of eighteen and ninety-eight one-hundredths feet to the point of beginning; thence extending from said point of beginning South seventy degrees, forty-five minutes, zero seconds West, along the said Northwestern side of Russell Circle, the distance of one hundred feet to a point a corner of Lot No. 11, as shown on said plan; thence extending North nineteen degrees, fifteen minutes zero seconds West, along Lot No. 11, crossing the Southeast side of an Easement for Sanitary Sewer and Drainage (of variable width) as shown on said plan, the distance of two hundred twenty and eighty-nine one-hundredths feet to a point a corner of Lot No. 17, as shown on said plan, in the bed of the aforesaid easement for Sanitary Sewer and Drainage; thence extending North eighty-one degrees, twenty-four minutes, twenty-three seconds East, along Lot No. 17, through the bed of the aforesaid easement, the distance of one hundred seven and thirty-one one-hundredths feet to a point a corner in line of Lot No. 14, as shown on said plan; thence extending South seven degrees, twenty-five minutes, ten seconds East, along Lot No. 14, still through the bed of the aforesaid Easement for Sanitary Sewer and Drainage the distance of twenty-six and sixty-two one-hundredths feet to a point a corner of Lot No. 13, as shown on said plan; thence extending South nineteen degrees, fifteen minutes, zero seconds East, along Lot No. 13, recrossing the said Southeast side of the aforesaid Easement for Sanitary Sewer and Drainage, the distance of one hundred seventy-five feet to a point on the aforesaid, Northwestern side of Russell Circle being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert Caroselli and Grace M. Caroselli, by Deed from Richard A. Colletta, dated 12/14/2006, recorded 01/02/2007 in Book 5629, Page 1421.

Parcel Number: 04-00-01558-72-4.

Location of property: 123 Russell Circle, Collegetown, PA 19426-2343.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Caroselli and Grace Caroselli a/k/a Grace M. Caroselli** at the suit of Bayview Loan Servicing, LLC. Debt: \$419,521.38.

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.

13-27854

ALL THAT CERTAIN brick message and tract of land, situate on the North side of Walnut Street in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of Walnut Street, East of Adams Street, at a corner of this and Lot #83; thence by the same Northerly 135 feet to a 20 feet wide alley; thence by the same Eastwardly 29 feet to a corner of this and Lot #85, now or late of William B. Scheetz; thence Southwardly along the same 135 feet to Walnut Street, aforesaid; thence Westwardly 29 feet to a corner of this and Lot #85, now or late of William B. Scheetz; thence Southwardly along the same 135 feet to Walnut Street, aforesaid; thence Westwardly 29 feet to the place of beginning.

Parcel Number: 16-00-30916-00-1.

Location of property: 645 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John Wheatley a/k/a John Wheatley, Sr.** at the suit of James B. Nutter & Company. Debt: \$172,248.49.

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

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.

13-28776

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

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

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sallie W. Freed, in Her Capacity as Administratrix and Heir of The Estate of Jonathan R. Freed a/k/a Jonathan Freed, Carter W. Freed, in His Capacity as Heir of The Estate of Jonathan R. Freed a/k/a Jonathan Freed and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jonathan R. Freed a/k/a Jonathan Freed, Deceased** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$314,162.75.

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.

13-33192

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

BEGINNING at a corner of other lands of the Grantor, said point being on the Northerly property line of Mervine Street (50 feet wide) and distant along the same from a point marking the Northeasterly property line intersection, as projected, of the aforesaid Mervine Street and another given street known as Hale Street (50 feet wide) South 43 degrees, 45 minutes East, 108.56 feet; thence from said point of beginning leaving said street along other lands of the Grantor North 46 degrees, 15 minutes East, 96.0 feet to a corner and continuing along the same South 43 degrees, 45 minutes East, 85.0 feet to a corner #587 Mervine Street; thence along the same South 46 degrees, 15 minutes West, 96.0 feet to a corner on the Northerly side of Mervine Street; thence along the same North 43 degrees, 45 minutes West, 85.0 feet to the place of beginning.

Parcel Number: 42-00-03106-00-2.

Location of property: 573 Mervine Street, Pottstown, PA 19464-2858.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nathanael Werntz and Stephanie Loeb** at the suit of U.S. Bank National Association. Debt: \$218,035.67.

Jolanta Pekalska, Attorney. I.D. #307968

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.

13-33702

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania and described, as follows, in accordance with a plan made by Will D. Hiltner, August 2, 1958:

BEGINNING at a point on the Southwesterly side of Germantown and Reading Turnpike at the distance of three hundred thirty-nine and sixty-two one-hundredths feet Southeasterly from the point formed by the intersection of the Southwesterly side of the Germantown and Reading Turnpike with the Southeasterly side of Oak Road; thence from said point of beginning extending along Lot No. 3 on said plan, South four degrees, fifty-nine minutes West, two hundred feet to pipe line of Lot Number Ten; thence extending along said Lot Number Ten, South eighty-five degrees, one minute East, seventeen and twenty-one one-hundredths feet to a pipe line of Lot Number Seven on said plan; thence extending partly along Lot Number Seven and partly along Lot Number Six on said plan, North forty-three degrees, fifty-nine minutes East, seventy-five and thirty-eight one-hundredths feet to a point in line of Lots Number Five; thence extending along said Lot Number Five, North fifty-two degrees, twenty minutes East, one hundred eighty-six and twenty-six one-hundredths feet to a tree on the Southwesterly side of the Germantown and Reading Turnpike, North seventy-three degrees, twenty-nine minutes West, eighty-four feet to a stake; thence still extending along said side of the Germantown and Reading Turnpike, eighty-five degrees, one minute West, one hundred eighteen and six one-hundredths feet to the first mentioned point and place of beginning.

Indicated on said blue print as Lot Number Four.

BEING the same premises which Louetta B. Ray, by Deed dated December 22, 1982 and recorded December 30, 1982 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4698, Page 1755, granted and conveyed unto Donald Wilson and Mary Jean Wilson.

Parcel Number: 52-00-06991-00-4.

Location of property: 786 Germantown Pike, Lafayette Hill, PA 19444.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary Jean Wilson** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$246,219.46.

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

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.

13-36189

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

BEGINNING at a point on the Southeast side of Sycamore Avenue (50 feet wide) at the distance of 204.21 feet measured along the same North 42 degrees, 1 minutes, 10 seconds East from its point of intersection with the Northeast side of Vesar Lane (50 feet wide) (both lines produced).

CONTAINING in front or breadth on the said Sycamore Avenue 60 feet measured North 42 degrees, 1 minutes, 10 seconds East from the said beginning point in extending of that width in length or depth South 47 degrees, 58 minutes, 40 seconds East between parallel lines at right angles to the said Sycamore Avenue crossing in the rear thereof a certain 15 feet wide right of way for storm draining and surface watercourse 161.64 feet of a foot.

TITLE TO SAID PREMISES IS VESTED IN Sharon Brown, by deed from Tyler Clauser and Danielle Clauser, dated November 30, 2004, recorded January 12, 2005 in Book 5540, Page 365.

Parcel Number: 59-00-16801-00-6.

Location of property: 1505 Sycamore Avenue, Willow Grove, PA 19090-1021.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sharon Brown** at the suit of J.P. Morgan Mortgage Trust 2005-A3, Mortgage Pass-Through Certificates, U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee. Debt: \$268,830.26.

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.

14-00244

ALL THAT CERTAIN lots on pieces of land, situate in **Upper Dublin Township**, County of Montgomery, Pennsylvania, described according to a certain plan of Edge Hill Land Association, recorded in the Office of the Recorder of Deeds for Montgomery County in Deed Book 360, Page 426, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Linden Avenue (50 feet wide) said point being at the distance of 75 feet measured Southwestwardly, along the Southeasterly side of Linden Avenue from its point of intersection with the Southwesterly side of Summit Avenue (50 feet wide).

CONTAINING in front or breadth Southwestwardly along said Southeasterly side of Linden Avenue 75 feet and extending of that width in length or depth Southeasterly between parallel lines at right angles to said Linden Avenue, 100 feet.

BEING Lots 733, 734 and 735 as shown on above mentioned plan.

Parcel Number: 54-00-10564-00-2.

Location of property: 341 Linden Avenue, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dwight C. Mayo and Sarah E. Mayo** at the suit of Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, not in its Individual Capacity but Solely as Legal Title Trustee for Bronze Creek Title Trust 2013-NPL1. Debt: \$326,810.35.

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

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.

14-00536

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania and bounded and described according to a Final Plan of Revised Section 1 Phase No. 2 Stotesbury Townhomes made by C. Raymond Weir Associates, Inc., Ambler, Pennsylvania dated June 8, 1981 and revised June 29, 1981, which plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-43, Page 55, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Trumbauer Drive (50 feet wide) which point of beginning is at the 8 following courses and distances from a point of curve on the Southwesterly side of Cheltenham Avenue, as shown on said plan: (1) on the arc of a curve curving to the left having a radius of 30 feet the arc distance of 46.57 feet to a point of tangent on the said Southeasterly side of Trumbauer Drive; (2) South 27 degrees, 04 minutes, 30 seconds West along same the distance of 41.00 feet to a point of curve; (3) along the arc of a curve to the right having a radius of 85.88 feet the arc distance of 80.94 feet along the same to a point of tangent; (4) South 81 degrees, 04 minutes, 30 seconds West along same the distance of 554.87 feet to a point of curve; (5) along the arc of a curve curving to the right having a radius of 680.00 feet the arc distance of 82.81 feet along same to a point of tangent; (6) North 88 degrees, 03 minutes, 08 seconds West along same the distance of 217.76 feet to a point of curve; (7) along the arc of a curve to right having a radius of 905.00 feet the arc distance of 59.89 feet more or less to a point of tangent; and (8) North 88 degrees, 15 minutes, 30 seconds West the distance of 239.16 feet more or less to the place of beginning; thence extending along line of Lot No. 29 on said plan South 01 degrees, 44 minutes, 30 seconds West a portion of the distance through the party wall of this premises and premises adjoining to the Southeast the distance of 115.00 feet to a point; thence extending North 88 degrees, 15 minutes, 30 seconds West the distance of 30.00 feet to a point; thence extending along line of Lot No. 31 on said plan North 01 degrees, 44 minutes, 30 seconds East a portion of the distance through the party wall of this premises adjoining to the Northwest the distance of 114.71 feet to a point on the Southwesterly side of Trumbauer Drive aforesaid; thence extending along said side of said drive the two following courses and distances to wit: (1) along the arc of a curve curving to the right having a radius of 830.00 feet the arc distance of 22.00 feet to a point of tangent; and (2) South 88 degrees, 15 minutes, 30 seconds East the distance of 8.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michelle J. Faustin, by Deed from Thane C.J. Trotman and Michelle J. Faustin, dated 08/07/2003, recorded 12/01/2003 in Book 5483, Page 1977.

Parcel Number: 52-00-17477-40-8.

Location of property: 8540 Trumbauer Drive, Glenside, PA 19038-7451.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michelle J. Faustin** at the suit of Bayview Loan Servicing, LLC. Debt: \$171,141.97.

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.

14-03363

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

BEGINNING at a point on the Northerly side of Elm Street at the distance of one hundred sixty feet Westerly from the Northwest corner of Elm and Sandy Streets, a corner of this and land lately conveyed to Joseph Czop and Catherine Czop, his wife; thence extending along the Northerly side of said Elm Street West twenty feet to a point,

a corner of Lot No. 595 on the plan of lots laid out on the farm of Isaac Jones the elder; thence extending Northwardly of that width In length or depth between parallel lines at right angles to said Elm Street the Easterly line hereof passing through the middle of a partition wall separating the house on this and the house on the adjoining lot two hundred feet to Hector Street.

Parcel Number: 65-00-03178-00-6.

Location of property: 814 East Elm Street, Conshohocken, PA 19428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Schmoyer and Debra Schmoyer** at the suit of Federal National Mortgage Association. Debt: \$300,750.13.

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

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.

14-03435

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

BEGINNING at a stake on the Southeasterly side of Powell Street at the distance of seventeen and one-half feet Northeastwardly from the East corner of Basin and Powell Streets, a corner of this and lands of Rudolph Krobotach, Sr. formerly of Benjamin Quillman; thence by said Krobotachs' land and passing through the middle of the partition wall of the house on this and the house on said Krobotach's land Southeastwardly at right angles to Powell Street one hundred feet to a point; thence Northeastwardly parallel with Powell Street seventeen feet to a corner of lot formerly conveyed to R. Wilson Perry, now of Nettie M. Elliot; thence by said Elliot's land Northwestwardly parallel with the first line and passing through the middle of a two foot wide alley for the common use of the house on this and house on said Elliot's lot one hundred feet to the Southeast side of Powell Street aforesaid; thence along said side of Powell Street Southwestwardly seventeen feet to the place of beginning.

TOGETHER with and subject to the easement of an alley four and one-half feet wide, extending over the rear of this and other lots laid out and opened for the use of this and other properties abutting thereon and fronting on Powell Street.

Fee Simple Title Vested in Keith Smallwood by Deed from Montgomery County Housing Authority dated April 20, 1998 recorded April 24, 1998 in the Montgomery County Recorder of Deeds in Deed Book 5223, Page 984.

Parcel Number: 13-00-30924-00-5.

Location of property: 1202 Powell Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Keith Smallwood by Deed from Montgomery County Housing Authority dated April 20, 1998 recorded April 24, 1998 in the Montgomery County Recorder of Deeds in Deed Book 5223, Page 984** at the suit of SRP Funding Trust 2011-5. Debt: \$56,003.51.

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.

14-03727

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Abington Township**, Montgomery County, State of Pennsylvania, known and designated as Lots Nos. 998 and 999 on a Plan of Lots of Willow Grove Division No. 2, recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 536, Page 500 et seq. with the buildings and improvements erected thereon.

TITLE TO SAID PREMISES IS VESTED IN Sinquetta Stephens with 1/3% Ownership as Joint Tenants in Common and Carol E. Stephens with 1/3% Ownership as Joint Tenants in Common and Brian Lee with 1/3% Ownership as Joint Tenants in Common, by Deed from Eorlean L. Hudson, Administratrix of the Estate of James Griffin Jr., Deceased and Alice J. Weddington, Administratrix of the Estate of James Griffin Jr., Deceased, dated 10/22/2007, recorded 12/12/2007 in Book 5674, Page 2903.

Parcel Number: 30-00-59940-00-6.

Location of property: 1439 Rothley Avenue, Willow Grove, PA 19090-4817.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sinquetta Stephens, Carol E. Stephens and Brian Lee** at the suit of Nationstar Mortgage, LLC. Debt: \$229,842.73.

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.

14-04087

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a plan of building lot of Hatfield Fairgrounds Bazaar, Inc., made by G. Marvin Hendricks, dated March 14, 1962, as follows, to wit:

BEGINNING at a point in the title line in the bed of Bustard Road (thirty-three feet wide) measured the three following courses and distances along said title line from its intersection with the title line in bed of Kriebel Road (thirty-three feet wide): (1) North twenty-four degrees, forty-one minutes East, three hundred eighty-four, forty-seven one-hundredths feet; (2) North thirty-four degrees, fifty-four minutes East, four hundred forty-one and twenty-eight one-hundredths feet; (3) North twenty-eight degrees, twenty-seven minutes East, sixty-seven and twenty-four one-hundredths feet; thence from said point of beginning along the title line in the bed of Bustard Road, North twenty-eight degrees, twenty-seven minutes East, one hundred eighty-eight and thirty-five one-hundredths feet to a point, a corner of Lot #5; thence along Lot #5, South fifty-eight degrees, two minutes East, three hundred fifty-five and twenty-nine one-hundredths feet to a point in line of land of Hatfield Fairgrounds Bazaar, Inc.; thence along said land, South thirty-one degrees, fifty-eight minutes West, one hundred eighty-eight feet to a point a corner of Lot #3; thence along Lot #3 North fifty-eight degrees, two minutes West, three hundred forty-three and seventy-four one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Patrick Reilly and JoAnne Reilly, by Deed from Judith J. Pasquale, dated 08/31/1999, recorded 09/22/1999 in Book 5289, Page 142.

Parcel Number: 53-00-01188-00-1.

Location of property: 1995 Bustard Road, Harleysville, PA 19438-3001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patrick Reilly and Joanne Reilly** at the suit of Citimortgage, Inc. Debt: \$319,011.63.

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.

14-04602

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, and described according to a certain plan thereof known as Section No. 1 Whitehall made by Donald H. Schurr, Civil Engineer and Surveyor dated 3/29/1963 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A7-125, as follows, to wit:

BEGINNING at a point of tangent on Northeasterly side of Wellington Road (50 feet wide) said point being at the distance of 31.42 feet measured on the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Northwesterly side of Nottingham Road (50 feet wide); thence extending from a point of beginning along the Northeasterly side of Wellington Road, the 2 following courses and distances viz: (1) North 48 degrees, 42 minutes, 30 seconds West, 53.69 feet to a point of curve; (2) Northwestwardly on the arc of a circle curving to the right having a radius of 575.00 feet to the arc distance of 76.54 feet to a point; thence extending North 48 degrees, 55 minutes, 05 seconds East, 107.78 feet to a point; thence extending South 48 degrees, 42 minutes, 30 seconds East, 135.70 feet to a point on the Northwesterly side of Nottingham Road, aforesaid; thence extending South 41 degrees, 17 minutes, 30 seconds West along the Northwesterly side of Nottingham Road 91.91 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to the first mentioned point and place of beginning.

BEING Lot No. 76 as shown on the above mentioned plan.

Parcel Number: 33-00-06415-00-5.

Location of property: 3101 Nottingham Road, East Norriton Township, PA.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Deborah A. Tuggle and Robert E. Tuggle** at the suit of Superior Credit Union. Debt: \$288,903.77.

Robert H. Dickman, 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.

14-05222

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Salford Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of "West Side Eight" Subdivision, made for Lloyd H. Mignot, by Albert G. Newbold, Engineer, Bechtelsville, PA, dated 5-3-1971 and recorded in Plan Book B-21, Page 6, as follows, to wit:

BEGINNING at a P.K. nail placed in the bed or an unnamed road known as Dietz Mill Road, said point being a corner of Lot No. 2 as shown on said plan; thence extending from said point of beginning along Lot No. 2 South 54 degrees, 44 minutes West, crossing the Southwesterly side of Dietz Mill Road, a pin and the ultimate right-of-way line of said Dietz Mill Road, 563.22 feet to a pin placed in the line of land now or late of Robert A. Barboni (Deed Book 3323, Page 722); thence extending along same, the 2 following courses and distances: (1) North 33 degrees, 14 minutes, 50 seconds West 323.71 feet to a pin placed; and (2) North 55 degrees, 2 minutes, 20 seconds East, crossing the ultimate right-of-way line of said Dietz Mill Road, a pin placed and the Southwesterly side of said Dietz Mill Road 575.38 feet to a P.K. nail placed in the bed of said Dietz Mill Road; thence extending along said South 42 degrees, 17 minutes, 40 seconds East crossing the Northeasterly side of said Dietz Mill Road, 227.45 feet to an I.P. found and held on the Northeasterly side of said Dietz Mill Road; thence extending South 6 degrees, 47 minutes, 10 seconds East, crossing the Northeasterly side of said Dietz Mill Road, 107.72 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on said plan.

Parcel Number: 44-00-00637-00-3.

Location of property: 53 South Dietz Mill Road, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michele E. Mignot a/k/a Michele Mignot and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania** at the suit of New York Community Bank. Debt: \$475,350.60.

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.

14-05709

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania and described according to a plan thereof made for D & L Construction Company, by Yerkes Engineering Company, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, on July 8, 1957 and last revised May 29, 1958, as follows:

BEGINNING at a point on the Northeasterly side of Merwyn Road (50 feet wide) measured the two following courses and distances along same extended from its intersection with the title line in the bed of Rockland Avenue: (1) extending from said point of intersection, South 26 degrees, 38 minutes East, 89.43 feet to a point; and (2) South 26 degrees, 8 minutes East, 177.83 feet to the point and place of beginning; thence extending from said beginning point, North 63 degrees, 52 minutes East, 119.66 feet to a point; thence extending South 26 degrees, 8 minutes East, 82.77 feet to a point; thence extending South 63 degrees, 52 minutes West, 119.61 feet to a point on the Northeasterly side of said Merwyn Road; thence extending along the same, North 26 degrees, 8 minutes West, 82.77 feet to the first mentioned point and place of beginning.

BEING the same premises which Sharon Beth Feigenbaum, widow, by Deed dated 6/29/2000 and recorded 7/18/2000 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5323 and Page 1748, granted and conveyed unto Jonathan D. Marx and Eve P. Marx, his wife, as Tenants by the Entirety.

Parcel Number: 40-00-37392-00-8.

Location of property: 425 Merwyn Road, Merion Station, PA 19066.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jonathan D. Marx and Eve P. Marx** at the suit of Nationstar Mortgage, LLC. Debt: \$457,870.11.

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.

14-05885

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Maple Park, made by Harris, Henry and Potter, Inc., on June 5, 1961, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Maurice Lane (50 feet wide), which point is at the arc distance of 75.79 feet measured along the arc of a circle curving to the left having a radius of 400 feet along the said side of Maurice Lane from a point of curve which point of curve is at the distance of 328.52 feet measured South 68 degrees, 30 minutes East along the said side of Maurice Lane from a point of tangent which point of tangent is at the arc distance of 254.74 feet measured along the arc of a circle curving to the right having a radius of 205 feet along the said Southwesterly side of Maurice Lane and the Southerly and Southeasterly side of Maurice Lane from a point of curve on the Southeasterly side of Maurice Lane aforesaid which point of curve is at the distance of 107.78 feet measured North 40 degrees, 18 minutes East along the said Southeasterly side of Maurice Lane from a point of tangent which point of tangent is at the arc distance of 15.71 feet measured along the arc of a circle curving to the right having a radius of 10.00 feet from a point of curve on the Northeasterly side of Serrill Drive (50 feet wide); thence extending from said beginning point and along the said Southwesterly side of Maurice Lane and the Southerly side of Maurice Lane, along the arc of a circle curving to the left having a radius of 400 feet the arc distance of 78.59 feet to a point; thence extending South 00 degrees, 36 minutes, 46 seconds East the distance of 193.67 feet to a point; thence extending North 68 degrees, 30 minutes West the distance of 118 feet to a point; thence extending North 10 degrees, 38 minutes, 38 seconds East the distance of 160.03 feet to the first mentioned point and place of beginning.

BEING known and designated as Lot No. 78, Section 3 on said plan.

BEING the same premises which Gertrude Carotenuto by Deed dated 11/23/1992 and recorded 11/30/1992 in Montgomery County in Deed Book 5025, Page 2479 granted and conveyed unto John A. Felice, Jr. and Michelle L. Felice, both unmarried.

Parcel Number: 36-00-07882-00-2.

Location of property: 47 Maurice Lane, Hatboro, PA 19040.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John A. Felice, Jr. and Michelle L. Felice** at the suit of U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency, Pursuant to a Trust Indenture dated as of April 1, 1982). Debt: \$384,615.75.

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

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.

14-06910

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County and Commonwealth of Pennsylvania, described according to a survey and plan of 'Park View Gardens' made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania on June 10, 1961, described, as follows, to wit:

BEGINNING at a point on the Northwestern side of Fitzwatertown Road which point is measured South 38 degrees, 33 minutes, no seconds West, 170.13 feet from which point is measured on the arc of a circle curving to the right having a radius of 20 feet, the arc distance of 31.31 feet from a point on the Southwest side of Burn Brae Drive (50 feet wide); thence extending along the Northwestern side of Fitzwatertown Road South 38 degrees, 33 minutes, no seconds West, 80 feet to a point; thence extending North 51 degrees, 27 minutes, no seconds West, 213.33 feet to a point; thence extending North 37 degrees, 47 minutes, no seconds East, 41.15 feet to a point at an angle; thence extending North 68 degrees, 14 minutes, 04 seconds East, 44.72 feet to a point; thence extending South 51 degrees, 27 minutes, no seconds East, 191.63 feet to a point on the Northwestern side of Fitzwatertown Road, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN George Thomas and Crystal Thomas, by Deed from Michael Berlin and Louise Berlin, dated 11/16/2007, recorded 12/07/2007 in Book 5674, Page 796. Upon the death of George Thomas, Crystal Thomas became sole owner of the mortgaged premises as Surviving Tenant With Right of Survivorship.

Parcel Number: 54-00-06397-00-2.

Location of property: 1248 Fitzwatertown Road, Abington, PA 19001-3529.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Crystal Thomas** at the suit of Nationstar Mortgage, LLC. Debt: \$256,248.69.

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.

14-07672

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a certain plan thereof known as 'Plan of Lots Section No. 3 Abington Woods', made by George B. Mebus, Inc., Engineers, dated November 30, 1955, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-2, Page 141, as follows, to wit:

BEGINNING at a point of reverse curve on the Southerly side of Osbourne Avenue (fifty feet wide), said point of reverse curve being the five following courses and distances from a point of curve on the Southwesterly side of Grisdale Road (fifty feet wide): (1) leaving Grisdale Road on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-one and eighty-eight one-hundredths feet to a point of tangent on the Northwestern side of Osbourne Avenue; (2) South forty-three degrees, forty-one minutes, twenty-five seconds West along the Northwestern side of Osbourne Avenue, seventy-nine and fifty-six one-hundredths feet to a point; (3) South forty-seven degrees, thirty-eight minutes, thirty-five seconds East crossing the bed of Osbourne Avenue fifty, and one one-hundredths feet to a point on the Southeasterly side of Osbourne Avenue; (4) North forty-three degrees, forty-one minutes, twenty-five seconds East along the Southeasterly side of Osbourne Avenue ninety and twelve one-hundredths feet to a point of curve in the same; and (5) on the arc of a circle curving to the right having a radius of twenty feet the arc distance of twenty-four and sixty-four one-hundredths feet to the place of beginning; thence extending from said point of beginning in an Easterly direction along the Southerly side of Osbourne Avenue on the arc of a circle curving to the left having a radius of one hundred seventy-five feet the arc distance of fifty-one and eighty-eight one-hundredths feet to a point; thence extending South seven degrees, seventeen minutes, fifteen seconds West, one hundred sixty-one feet to a point; thence extending North forty-seven degrees, thirty-eight minutes, thirty-five seconds West, one hundred fifty-four and sixty-two one-hundredths feet to a point on the Southeasterly side of Osbourne Avenue aforesaid; thence extending North forty-three degrees, forty-one minutes, twenty-five seconds East along the Southeasterly side of Osbourne Avenue ninety and twelve one-hundredths 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 twenty feet, the arc distance of twenty-four and sixty-four one-hundredths feet to the first mentioned point of reverse curve and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David V. Stewart, by Deed from Louise W. Clare, dated 09/28/2004, recorded 11/22/2004 in Book 5533, Page 2904.

Parcel Number: 30-00-50604-00-9.

Location of property: 1301 Osbourne Avenue, Abington, PA 19001-2903.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David V. Stewart and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Pennymac Holdings, LLC f/k/a Pennymac Mortgage Investment Trust Holdings I, LLC. Debt: \$329,045.93.

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.

14-07681

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania being Lot No. 49 on a plan of lots of Whitehall Park, surveyed by Will D. Hiltner, Registered Surveyor, Norristown, PA, on August 3rd and October 15th, 1950, and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Oxford Circle (fifty (50) feet wide) at the distance of one hundred and thirty-five and twenty one-hundredths (135.20) feet Northwestwardly from the point of tangent of the radius round corner of Oxford Circle and Prospect Avenue (fifty (50) feet wide), a corner of Lot No. 48 on said plan; thence along Lot No. 48, North forty-one degrees, thirty-four minutes East, one hundred and ten (110) feet to a point in line of Lot No. 54; thence partly along Lot No. 54 and partly along Lot No. 53, South forty-eight degrees, twenty-six minutes East, fifty-five (55) feet to a point, a corner of Lot No. 50; thence along Lot No. 50, South forty-one degrees, thirty-four minutes West, one hundred and ten (110) feet to a point on the Northeasterly side of Oxford Circle aforesaid; thence along the Northeasterly side of Oxford Circle, North forty-eight degrees, twenty-six minutes West, fifty-five (55) feet to the place of beginning.

BEING Lot No. 49 on said plan.

Parcel Number: 63-00-05560-00-2.

Location of property: 11 Oxford Circle, Norristown, PA 19403.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Jon B. Yurick and Dena L. Yurick** at the suit of **West Norriton Township**. Debt: \$2,388.15.

Jason J. Leininger, 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.

14-07840

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a survey and plan made by William W. Reeder, Registered Engineer, Upper Darby, Pennsylvania, January 20, 1950, as follows, to wit:

BEGINNING at a point on the Southwest side of James Street (50 feet wide) at the distance of 723.52 feet measured North 48 degrees, 06 minutes West along the said side of James Street from a corner formed by the intersection of the said side of James Street and the Northwest side of Forrest Avenue (50 feet wide) (both extended); thence extending South 41 degrees, 54 minutes West, 130.37 feet to a point; thence extending North 49 degrees, 40 minutes West, 72.02 feet to a point; thence extending North 41 degrees, 54 minutes East, 132.34 feet to a point on the Southwest side of James Street; thence extending South 48 degrees, 06 minutes East along the said side of James Street, 72.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 92 James Street.

Parcel Number: 63-00-03799-00-8.

Location of property: 1456 West James Street, West Norriton, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **John S. Yakscoe and Janice Mocarski** at the suit of **West Norriton Township**. Debt: \$1,019.13.

Jason J. Leininger, 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.

14-09791

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Herbert H. Metz, Registered Engineer and Surveyor, Lansdale, PA dated June 10, 1950, and revised October 3, 1952, as follows, to wit:

BEGINNING at a point in the center line of Grasshopper Road (thirty-three feet wide) at the distance of six hundred ninety and eighty-one one-hundredths feet measured Northeastwardly along said center line from its intersection with the center line of Paper Mill Road (thirty-three feet wide); thence extending along Lot "K" North forty-two degrees, fifty-nine minutes, forty seconds West, one hundred ninety and four one-hundredths feet to a point; thence extending along Lot "M" North thirty-nine degrees, forty-nine minutes, ten seconds East, two hundred ninety-nine and fifty-nine one-hundredths feet to a point; thence extending along Lot "O" South sixty degrees, forty-eight minutes, twenty seconds East, one hundred fifty and five one-hundredths feet to a point; thence extending still along Lot "O" South seven degrees, twenty-two minutes East, two hundred fifty-four and seventy-two one-hundredths feet to a point in the center line of Grasshopper Road South eighty-two degrees, thirty-eight minutes West, sixty-three and seven one-hundredths feet to a point of curve in the same; thence extending still along said center line of Grasshopper Road, Southwestwardly on the arc of a circle curving to the left having a radius of one-thousand feet, the arc distance of one hundred sixty-seven and twenty-six one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING 1.908 acres.

TOGETHER with the right to install and maintain water and gas pipes within ten feet of the side boundary of the balance of Lot L facing along Grasshopper Road for a distance of approximately one hundred eighty-five feet more or less leading to this premises herein being conveyed.

BEING the same premises which Paul A. Liberti, by Deed dated 12/28/01 and recorded in Montgomery County in Deed Book 5392, Page 1541 granted and conveyed unto James R. Davis, Jr., in fee.

BEING the same premises which James R. Davis, Jr., by Deed Dated 1/8/04 and recorded 4/6/04 in Deed Book 5502, Page 1743, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, granted and conveyed unto James R. Davis, Jr. and Sheila Davis, his wife, in fee.

Parcel Number: 41-00-03514-00-9.

Location of property: 1503 Grasshopper Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **James R. Davis, Jr. and Sheila Davis** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2007-1T1, Mortgage Pass-Through Certificates, Series 2007-1T1. Debt: \$448,462.03.

M. Troy Freedman, 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.

14-09984

PREMISES A:

ALL THAT CERTAIN building lot or tract of land, situate on the Southwest side of State Highway Route No. 63, leading from Sumneytown to Vernfield, in **Upper Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a survey, prepared by Smith & Brunner, R.S., Pennsburg, Pennsylvania, dated 5/24/1947, as follows, to wit:

BEGINNING at a nail in the center line of said State Highway Route No. 63 (50 feet wide), said nail being located at the distance of 149 feet Southeastwardly from the intersection of the center line of said highway, with the center line of another public road; thence along the center line of said State Highway Route No. 63, South 42 degrees, 58 minutes East, 175 feet to a nail set in the center line of said highway, said point being also a corner of land of the Grantors, about to be conveyed to Walter L. Schaffer and Catharine Schaffer; thence along the same South 45 degrees, West 426 feet to an iron pin in line of other land of the Grantors, of which this was a part; thence along the same North 67 degrees, West 106.75 feet to an iron pin; thence still along said Grantor's land, North 29 degrees, 35 minutes East, 154.4 feet to an iron pin; thence still along the same North 51 degrees, 17 minutes West, 30 feet to an iron pin in line of other land of the Grantors, about to be conveyed to Waiter L. Schaffer and Catharine L. Schaffer; thence along the same North 44 degrees, East 328 feet to the point and place of beginning.

PREMISES B:

ALL THAT CERTAIN lot or piece of land, situate on the West side of the Concrete Highway Route 63 in **Upper Salford Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a recent survey made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, dated November 3, 1948, as follows:

BEGINNING at an iron pin set in the center line of the Sumneytown Pike (State Highway Route No. 63), a corner of land recently conveyed by Russell Renner, et ux., to Grantees herein; thence along the same South 43 degrees, 12 minutes West, 324.44 feet to an iron pin, a corner; thence along other land of Linford and Mary K. Nace, North 52 degrees, 24 minutes West, 124.31 feet to an iron pin set in the center line of a public highway known as Old Ridge Road; thence along the center line of said Old Ridge Road the 2 following courses and distances, to wit: North 44 degrees, 15 minutes East, 176.45 feet to a railroad spike; thence North 34 degrees, 48 minutes East, 173.10 feet to an iron pin set in the center line of said Sumneytown Pike where the same intersects with the Old Ridge Road; thence along the said Sumneytown Pike South 42 degrees, 58 minutes East, 149 feet to the place of beginning.

BEING the same premises which Willard D. Detweiler and Alice J. Detweiler, husband and wife by Deed dated 1/5/2010 and recorded 1/7/2010 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5755, Page 02984 granted and conveyed unto Iftekhhar Aluned and Saifur Aluned.

Parcel Numbers: 62-00-02152-00-9 (A) and 62-00-02149-00-3 (B).

Location of property: 1573 Sumneytown Pike, Telford, PA 18969.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Iftekhhar Ahmed and Saifur Ahmed** at the suit of JP Morgan Chase Bank, N.A. Debt: \$216,392.19.

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

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.

14-10743

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan, Part Number Three, "Oak Terrace West" prepared for the Seltzer Organization, Inc. by C. Raymond Weir Associates, Inc. Civil Engineers and Surveyors, dated July 25, 1973 and last revised January 31, 1975 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-24, Page 76, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fiedler Road (50 feet wide) said point being at the distance of 720.29 feet measured South 61 degrees, 22 minutes West along the said side of North Fiedler Road from a point of tangent on same, said point of tangent being at the arc distance of 22.14 feet measure on the arc of a curve curving to the right having a radius of 15.00 feet from a point of curve on the Southwesterly side of Stout Road (50 feet wide); thence extending from said point of beginning, along the said Northwesterly side of North Fiedler Road, the three following courses and distances, viz: (1) extending South 61 degrees, 22 minutes West the distance of 6.00 feet to a point of curve; (2) thence extending on the arc of a curve curving to the right having a radius of 100.00 feet the arc distance of 62.82 feet to a point of reverse curve; and (3) thence extending on the arc of a circle curving to the left having a radius of 140.00 feet the arc distance of 74.63 feet to a point, a corner of Lot Number 1501, as shown on said plan; thence extending North 23 degrees, 11 minutes West along Lot Number 1501, the distance of 153.10 feet to a point, a corner in line of lands now or later of Herman Hassinger, as shown on said plan; thence extending North 62 degrees, 39 minutes, 48 seconds East along said lands the distance of 119.23 feet to a point, a corner of Lot Number 1509, as shown on said plan; thence extending South 28 degrees, 38 minutes East along Lot Number 1509, the distance of 194.89 feet to a point on the said Northwesterly side of North Fiedler Road, being the first mentioned point and place of the beginning.

BEING Lot Number 1505 as shown on the above mentioned plan.

BEING the same premises which James V. Mackell, Jr. and Virginia Z. Mackell, husband and wife, by Deed dated April 21, 2006 and recorded June 13, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Book 5604, Page 670, conveyed unto James V. Mackell, Jr., in fee.

Parcel Number: 54-00-06228-06-3.

Location of property: 1505 North Fiedler Road, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James V. Mackell, Jr.** at the suit of Deutsche Bank National Trust Company, et al. Debt: \$562,261.90.

Stephen Hladik, Attorney. I.D. #66287

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.

14-10749

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 Plan of Lots Nos. 872, 873 and 874 on Plan of Roslyn Park, Section I, made by George E. Mebus, Registered Professional Engineer, Glenside, PA, dated 4/28/1948, as follows, to wit:

BEGINNING at a point in the centerline of Brookdale Avenue (40 feet wide) said point being 280 feet measured Northwestwardly along the said centerline of Brookdale Avenue from its intersection with the centerline of Norwood Avenue (40 feet wide) and the centerline of Colonial Avenue; thence extending along the centerline of Brookdale Avenue, North 89 degrees, 21 minutes, 3 seconds West, 60.00 feet to a point; thence extending North 00 degrees, 38 minutes, 57 seconds East, 175.83 feet to a point; thence extending South 84 degrees, 27 minutes, 7 seconds East, 60.33 feet to a point; thence extending South 00 degrees, 38 minutes, 57 seconds West, 182.33 feet to the first mentioned point and place of beginning.

BEING the same premises which Edward Salloum by Deed dated 12/29/2011 and recorded 01/03/2012 in Montgomery County Deed Book 5823, Page 2550, granted and conveyed unto James J. Knapp.

Parcel Number: 30-00-05528-00-4.

Location of property: 2523 Brookdale Avenue, Roslyn, PA 19001.

The improvements thereon are: A residential dwelling, as indicated above.

Seized and taken in execution as the property of **James J. Knapp** at the suit of U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$259,720.73 (total amount of judgment).

Leon P. Haller, Attorney. I.D. #15700

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.

14-10817

ALL THOSE CERTAIN lots or piece of ground, with the buildings and improvements thereon erected hereditaments and appurtenances.

SITUATE in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, being Lots #267, 268 and part of 269 on a plan known as Schulls Plan of Grandview Heights, which plan is recorded at Norristown, in Deed Book 690, Page 504, bounded and described together as one lot according thereof, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Grant Avenue (40 feet wide) at the distance of 387.02 feet Southeastwardly side of Lincoln Avenue (40 feet wide); thence extending through Lot 269, North 75 degrees, 9 minutes East, 103.84 feet to a point in the rear of Lot 68 on said plan; thence extending through Lot 269, North 75 degrees, 9 minutes East, 103.84 feet to a point in the rear of Lot 68 on said plan; thence extending Southeasterly along the rear lines of Lots 68, 67, and 66, 57.16 feet to a point in line of Lot 266; thence extending along the said lot South 75 degrees, 9 minutes West, 119.35 feet to a point on the said side of Grant Avenue; thence extending along the same, North 15 degrees, 55 minutes West, 55 feet to the place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Jennifer A. Kastenhuber by Deed from Beth Ann Arthmire dated May 16, 2008 and recorded May 21, 2008 in Deed Book 5693, Page 01074.

Parcel Number: 59-00-08557-00-6.

Location of property: 517 Grant Avenue, Willow Grove, PA 19090-2631.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer A. Kastenhuber** at the suit of Wells Fargo Bank, N.A. Debt: \$207,366.19.

Joseph F. Riga, 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.

14-18009

ALL THAT CERTAIN brick dwelling 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 Jackson Street at the distance of 154.98 feet measured Northwestwardly from Stanbridge Street; thence extending from said point of beginning at right angles to said Jackson Street Southwestwardly through the middle of the partition wall between this and the adjoining house now or late of Valentine Zollers and along lands now or late of Zollers the distance of 80.00 feet more or less to the line of the Pennsylvania Schuylkill Valley Railroad Company; thence extending along said line Westwardly the distance of 19.00 feet more or less to a point; thence extending Northeastwardly along land now or late of John Caster, parallel with the first line and passing through the middle of an alley between this and the partition wall above the distance of 87.00 feet more or less to the said side of Jackson Street; thence extending along the same Southeastwardly the distance of 15.55 feet to the first mentioned point and place of beginning.

BEING the same premises which Ronald Reigner, by Deed dated 05/22/2006 and recorded 06/12/2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5604, Page 473, granted and conveyed unto Rachel L. Greis and Adam C. Shaffer.

Parcel Number: 13-00-16908-00-8.

Location of property: 916 Jackson Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rachel L. Greis and Adam C. Shaffer** at the suit of U.S. Bank National Association. Debt: \$118,242.71.

Jolanta Pekalska, Attorney. I.D. #307968

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.

14-18090

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 Revised Subdivision Plan, Section No. 2 "Hamilton Park" made by C. Raymond Weir, Registered Professional Engineer, dated November 26, 1957 and revised October 20, 1958 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County, at Norristown, Pennsylvania in Plan Book B-4, Page 97, as follows, to wit:

BEGINNING at a point on the Easterly side of Marie Road (50 feet wide) said point being the (5) following courses and distances from a point of curve on the Southeasterly side of Davis Road (50 feet wide): (1) leaving Davis Road on the arc of a circle curving to the left having a radius of 20.00 one-hundredths feet the arc distance of 31.41 one-hundredths feet to a point of tangent on the Northeasterly side of Marie Road; (2) South 50 degrees, 00 minutes East along the Northeasterly side of Marie Road 368.93 one-hundredths feet to a point of curve on the same; (3) Southeastwardly and Southwardly partly along the Northeasterly and partly along the Easterly sides of Marie Road on the arc of a circle curving to the right having a radius of 175.00 one-hundredths feet the arc distance of 139.86 one-hundredths feet to a point of tangent on the Easterly side of Marie Road; and (4) South 04 degrees, 12 minutes, 30 seconds East along the Easterly side of Marie Road 53.33 one-hundredths feet to a point of curve on the same; and (5) Southwardly still along the Easterly side of Marie Road on the arc of a circle curving to the left having a radius of 1679.69 one-hundredths feet the arc distance of 167.10 one-hundredths feet to the place of beginning; thence extending from said point of beginning North 80 degrees, 05 minutes, 30 seconds East, 187.00 one-hundredths feet to a point on the Westerly side of the Fort Washington Expressway (State Highway L.R. 782) (120 feet wide); thence extending Southwardly along the Westerly side of Fort Washington Expressway aforesaid on the arc of a circle curving to the left having a radius of 1492.69 one-hundredths feet the arc distance of 154.58 one-hundredths feet to a point; thence extending South 74 degrees, 09 minutes, 30 seconds West, 187.00 one-hundredths feet to a point on the Northeasterly side of Marie Road; thence extending Northwestwardly and Northwardly parallel along the Northeasterly and partly along the Easterly sides of Marie Road on the arc of a circle curving to the right having a radius of 1679.69 one-hundredths feet the arc distance of 173.94 one-hundredths feet to the first mentioned point and place of beginning.

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

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

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

SUBJECT TO ALL existing rights-of-way, conditions, easements, restrictions, rights-of-way, conditions, easements, restrictions, rights, agreements, notes and other matters of record to the extent valid and enforceable and still applicable to the above-described premises.

BEING the same property which Jane B. Hedges, by Her Agent David W. Conver, appointed by letter of attorney dated 9/14/2010, by Deed dated November 19, 2010 and recorded on December 10, 2010, with the Office of the Recorder of Deeds of Montgomery County in Deed Book 5787, Page 1482, granted and conveyed unto Mark James Elliott, Jr.

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

Location of property: 405 Marie Road, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark James Elliott, Jr. a/k/a Mark James Elliot, Jr.** at the suit of Citizens Bank of Pennsylvania. Debt: \$165,540.88, plus interest at \$16.93/per day and costs from February 21, 2015.

Lauren Berschler Karl, 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.

14-18714

ALL THAT CERTATN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of PA, described according to a Plan of Portion of Brookwater Park, made by George C. Heilman Registered Engineer, Norristown, PA, dated 8/24/1961, as follows, to wit:

BEGINNING at a point of intersection of the Northeasterly side of Cherry Lane (40 feet wide) and the Northwesterly side of Maple Avenue (40 feet wide); thence from said point of beginning, along the said side of Cherry Lane, North 10 degrees, 50 minutes West, 200 feet to a point; thence North 79 degrees, 10 minutes East, 125 feet to a point; thence South 10 degrees, 50 minutes East, 200 feet to a point on the Northwesterly side of Maple Avenue; thence along the same, South 79 degrees, 10 minutes West, 125 feet to the first mentioned point and place of beginning.

BEING Lot No. 21 as shown on said plan.

Parcel Number: 48-00-01441-00-5.

Location of property: 277 Maple Avenue, Perkiomen Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Edwin R. Kenworthy and Laura L. Dove** at the suit of Perkiomen Valley School District. Debt: \$6,316.45.

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.

14-18740

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with Subdivision Plan, Gwynedd Farms, Section No. 1 made by Herbert H. Metz, Inc. dated 8/22/1968 and last revised 2/12/1969 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown in Plan Book C-8, Page 93, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Garfield Avenue (55 feet wide), said point being two (2) courses and distances measured from a point of curve on the Northwesterly side of General Ash Drive (50 feet wide), as follows: (1) Northwardly on the arc of a circle curving to the left having a radius of 20 feet, the arc distance of 31.42 feet to point of tangent on the Southwesterly side of Garfield Avenue; and (2) North 50 degrees, 00 minutes West along the said side of Garfield Avenue 155.90 feet to the point and place of beginning.

CONTAINING in front or breadth Northwestwardly along said Southwesterly side of Garfield Avenue 100 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Garfield Avenue 175 feet.

TITLE TO SAID PREMISES IS VESTED IN Thomas E. Brown and Elizabeth M. Brown by Deed from Thomas E. Brown dated February 13, 2004 and recorded March 1, 2004 in Deed Book 05498, Page 0184.

Parcel Number: 56-00-02500-00-9.

Location of property: 942 Garfield Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas E. Brown and Elizabeth M. Brown** at the suit of LSF8 Master Participation Trust. Debt: \$505,746.01.

Joseph F. Riga, 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.

14-19490

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to Subdivision Plan 1 of Chestnut Grove made by Nave Newell, Engineers and Surveyors and Landscape Architects dated 8/21/1996 and last revised 10/25/2002 and recorded in Plan Book A-61, Page 65, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Fallbrook Lane (50.00 (feet wide) said point of beginning being a point a corner of Lot 22 as shown on above plan; thence extending from said point of beginning and along said side of Fallbrook Lane on an arc of a circle curving to the left having a radius of 175.00 feet and the arc distance of 52.02 feet to a point a corner of Lot 19 as shown on above plan; thence along said lot North 53 degrees, 57 minutes, 27 seconds East, 203.00 feet to a point on the Southwesterly side of Route 100 (Southbound); thence along same South 02 degrees, 40 minutes, 04 seconds West, 140.71 feet to a point a corner of Lot 21 as shown on above plan; thence along said lot the two following courses and distances: (1) North 83 degrees, 18 minutes, 08 seconds West, 93.95 feet to a point; and (2) South 70 degrees, 59 minutes, 25 seconds West, 42.66 feet to the first mentioned point of curve and place beginning.

Parcel Number: 60-00-00387-19-2.

Location of property: 1038 Fallbrook Lane, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Kristi L. Garner and Denny J. Garner** at the suit of Capital One, N.A., as Successor by Merger to ING Bank, FSB. Debt: \$186,289.85.

M. Troy Freedman, 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.

14-19992

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

BEGINNING at a point on the Northeasterly side line of Jackson Street (50 feet wide) said point being located six hundred fifteen and four one-hundredths feet measured Southeasterly from the intersection of said sideline with the centerline of Fourth Street; thence extending along said sideline of Jackson Street North twenty-eight degrees, fifty-four minutes West, sixty-nine and four one-hundredths feet to a point in line of Lot No. 7; thence extending along said lot North sixty-one degrees, twenty-seven minutes East, one hundred seventy-nine feet to a point on the Southwesterly sideline of a twenty feet wide alley; thence extending along said sideline the following two courses and distances: (1) South twenty-nine degrees, zero minutes East, fourteen and fifty one-hundredths feet to an iron pin; (2) South forty-four degrees, twenty-nine minutes West, one hundred eighty-seven and twelve one-hundredths feet to a point and place of beginning.

CONTAINING seven thousand five hundred three square feet of land, more or less.

FEE SIMPLE TITLE VESTED IN Jason S. Smith and Kimberly A. Smith by Deed from, Jason S. Smith and Kimberly A. Neal n/k/a Kimberly A. Smith, dated 10/10/2006, recorded 10/30/2006, in the Montgomery County Recorder of Deeds in Deed Book 5822, Page 670.

Parcel Number: 15-00-00673-00-5.

Location of property: 440 Jackson Street, Pennsburg, PA 18073.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Jason Smith and Kimberly A. Smith by Deed from, Jason S. Smith and Kimberly A. Neal n/k/a Kimberly A. Smith, dated 10/10/2006, recorded 10/30/2006, in the Montgomery County Recorder of Deeds in Deed Book 5822, Page 670** at the suit of U.S. Bank National Association, not in its Individual Capacity but Solely as Trustee of SW REMIC Trust 2014. Debt: \$176,379.28.

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.

14-20061

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

BEGINNING at a spike in the middle of Thornbrook Avenue, at the distance of 343.36 feet measured along the middle line of Thornbrook Avenue, Southeastwardly from its junction with the middle line of Ithan Avenue; thence along the middle line of Thornbrook Avenue on the arc of a circle curving to the right having a radius of 280 feet, the arc distance of 142.8 feet (the chord of said arc bears South 30 degrees, 59 minutes, 54 seconds East, 141.24 feet); thence by a small portion of Lot No. 4 South 78 degrees, 11 minutes West, 211 feet to a stone; thence by Lot No. 4 North 35 degrees, 30 minutes West, 82 feet to a stone; and thence North 61 degrees, 44 minutes East, 205.96 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Frank Scarpato, by Deed from Frank J. Scarpato and Jocelyn L. Scarpato, h/w, dated 12/27/2007, recorded 05/07/2008 in Book 5691, Page 2039.

Parcel Number: 40-00-61564-00-1.

Location of property: 358 Thornbrook Avenue, Bryn Mawr, PA 19010-1660.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frank Scarpato** at the suit of JP Morgan Chase Bank, N.A. Debt: \$906,119.50.

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.

14-20295

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as 'The Tower at Oak Hill', Condominium, located in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Pennsylvania Uniform Condominium Act 68 P.S.A., Section 3101 et seq. by the recording in the Montgomery County Office for the Recording of Deeds of a Declaration of Condominium dated February 24, 1989 and recorded on February 28, 1989 in Deed Book 4903, Page 1429; and First Amendment to Declaration of Condominium of The Tower at Oak Hill dated April 12, 1989 and recorded May 10, 1989 in Deed Book 4910, Page 1533, being designated in such Declaration as Unit 8-P, as more fully described in such Declaration together with a proportionate undivided interest in the Common Elements as defined in such Declaration and Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN **Tami Berry**, by Deed from Jill D. Kleitman, dated 05/23/2007, recorded 06/29/2007 in Book 5653, Page 482.

Parcel Number: 40-00-22137-81-8.

Location of property: 1600 Hagys Ford Road, Unit 8P a/k/a 1600 Hagysford Road, Penn Valley, PA 19072-1051.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tami Berry** at the suit of JP Morgan Chase Bank, National Association. Debt: \$145,405.35.

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.

14-22920

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, Montgomery County Pennsylvania bounded and described according to a Plan of Subdivision prepared for Strawberry Fields, made by Urwiler & Walter, Inc. dated November 2, 1987 last revised June 7, 1991 said plan being recorded in Plan Book A-52, Page 486, as follows to wit:

BEGINNING at a point of tangent on the Southeasterly side of Abbey Lane (50 feet wide) said point being at the arc distance of 34 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 Northeasterly side of Winding Way; thence extending from said point of beginning along the Southeasterly side of Abbey Lane North 42 degrees, 42 minutes, 36 seconds East, 55.10 feet to a point a corner of Lot 44; thence extending along the same South 47 degrees, 17 minutes, 24 seconds East, 130 feet to a point in line of Lot 46; thence extending along the same South 47 degrees, 47 minutes, 36 seconds West, 55.16 feet to a point on the Northeasterly side of Winding Way; thence extending along the same the 2 following courses and distances: (1) North 58 degrees, 0 minutes, 0 seconds West, 96.49 feet to a point of curve; and (2) along the arc of a circle curving to the right having a radius of 325 feet the arc distance of 18.74 feet to the point of curve; thence extending along the arc of a circle curving to the right having a radius of 20 feet the arc distance of 18.74 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Karen E. Frick** given by **Stephen D. Phelan** dated May 31, 2006 recorded June 9, 2006 in Book 5603, Page 2508, or Instrument #0560312508.

Parcel Number: 34-00-00000-00-2.

Location of property: 101 Abbey Lane, Telford, PA 18969-2168.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Karen E. Frick** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB Not in its Individual Capacity but as Trustee of Arlp Trust 3. Debt: \$379,073.21.

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.

14-23767

ALL THAT CERTAIN message and tract of land, situate in **Salford Township**, (formerly Upper Salford) in the County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stone set for a corner in a public road and a corner in line of late James Reller's land; thence by and along the same, South 48 degrees, East 38.4 perches to a stake set for a corner; thence by land late of Jacob Barndt, South 54 1/2 degrees, West 22.68 perches to a stone set for a corner of land late of Tobias Kuker; thence by the same, North 68 degrees, West 34.75 perches to a stone set for a corner in a public road; thence by the same, North 45 1/2 degrees, East 22.86 perches to the first mentioned point and place of beginning.

CONTAINING approximately 5 acres and 21 perches of land, more or less.

BEING the same premises which **Alice Schaible**, now by marriage **Alice Volko** by Deed dated September 2, 1997 and recorded September 11, 1997 in the Office for the Recording of Deeds in and for Montgomery County at Norristown, PA in Deed Book 5199, Page 1164 granted and conveyed to **Alice Volko**, in fee.

TITLE TO SAID PREMISES IS VESTED IN William R. Rodenberger, by Deed from Alice Volko, dated 12/06/2002, recorded 12/19/2002 in Book 5439, Page 244.

Parcel Number: 44-00-00895-00-6, Map #44013 018.

Location of property: 4 Hill Road, Green Lane, PA 18054.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William R. Rodenberger a/k/a William Rodenberger** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$230,672.48 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.

14-23910

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate at in Merion Station, **Lower Merion Township**, Montgomery County, Pennsylvania, described according to a Plan of Merion Homes made by E. J. Hadden, Civil Engineer, as follows, to wit:

BEGINNING at a point formed by the intersection of the middle line of Sycamore (formerly called Ironton) Avenue with the middle line of Cross Road and extending; thence North 64 degrees, 38 minutes East along the middle line of said Sycamore Avenue, 140 feet to a point; thence South 25 degrees, 22 minutes East, 220 feet to a point; thence South 64 degrees, 38 minutes West, 139.42 feet to a point in the middle of Cross Road; thence Northwestwardly along said middle line of Cross Road on a line curving to the left with a radius of 615 feet, the distance of 190.43 feet to a point; and thence North 33 degrees, 33 minutes, 53 seconds West still along said middle line of Cross Road, 30.66 feet to the first mentioned point and place of beginning.

Parcel Number: 40-00-61232-00-9.

Location of property: 370 Sycamore Avenue, Merion, PA 19066.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Loraine A. McLellan and Loraine A. McLellan, Richard A. McLellan and United States of America, Internal Revenue Service** at the suit of U.S. Bank National Association, as Trustee, on Behalf of The Holders of Adjustable Rate Mortgage Trust 2007-2 Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2007-2. Debt: \$1,820,397.10.

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

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.

14-27522

TRACT NO. 1

ALL THAT CERTAIN apartment and stone building and lot or piece of land, with the improvements thereon erected, situate in the Sixth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, Numbered 846 High Street, bounded, limited and described, as follows, to wit:

BEGINNING at a stake, a point in the middle of the Perkiomen and Reading Turnpike Road, or High Street, at a distance of 419 feet, 11 inches East from the East line of Madison Street at a corner of this and other land of Carrie L. March, being Tract No. 2 hereinafter described; thence Southerly along the same 180 feet to the North side of a 20 feet wide alley; thence Easterly along same 43 feet, 6 inches to the West line of Eden Street; thence Northerly along the same 180 feet to the middle of the Perkiomen and Reading Turnpike Road or High Street aforesaid; thence Westerly along the middle thereof 43 feet, 6 inches to the place of beginning.

TRACT NO. 2

ALL THAT CERTAIN brick apartment house and tract of land with the improvements thereon erected, situate in the Sixth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, known and numbered as No. 842 High Street, situate on the South side of High Street, between Madison and Eden Streets, bounded and described, as follows, to wit:

BEGINNING at a point in the middle of the Perkiomen and Reading Turnpike, now High Street, at the distance of 375 feet, 11 inches East from the East line of Madison Street, a corner of this and other land now or late of Samuel R. Haws; thence Southerly along the same 180 feet to the North side of a 20 feet wide alley; thence Easterly along the same 44 feet to a point, a corner of this and other land of the said Carrie March; thence Northerly along the same 180 feet to the middle of High Street aforesaid; thence Westerly along the middle thereof 44 feet to the place of beginning.

Parcel Number: 16-00-14280-00-5.

Location of property: 842-846 East High Street, Pottstown Borough, Montgomery County, PA 19464.

The improvements thereon are: C-retail, office, apartment, multi-use.

Seized and taken in execution as the property of **Douglas J. Campbell and Debra Lacava-Campbell** at the suit of Hayden Asset X, LLC c/o TriMont Real Estate Advisors. Debt: \$426,037.94.

Patrick J. Hughes, Attorney. I.D. #41403

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.

14-27784

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

BEGINNING on the West side of Hanover Avenue to the distance of one hundred and twenty feet Northwardly from Airy Street, a corner of this and Lot No. 313; thence by said lot Westwardly one hundred and thirty-five feet to a fifteen feet wide alley; thence by the same Northwardly thirty feet to Lot No. 315; thence by the same Eastwardly one hundred and thirty-five feet to Hanover Avenue aforesaid; thence by the same Southwardly thirty feet the place of beginning.

BEING Lot No. 314 in a plan of lots laid out by the Pottstown Land and Improvement Company.

BEING the same premises which Jeffrey M. Brown and Meleny Ramos, by Indenture dated 1/21/2005 and recorded 2/15/2005 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5543, Page 2446, granted and conveyed unto Jessica Kulp and Justin Kulp, husband and wife.

Parcel Number: 16-00-13312-00-1.

Location of property: 709 North Hanover Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jessica Kulp and Justin Kulp** at the suit of M&T Bank. Debt: \$90,506.04.

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.

14-29178

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a plan of survey thereof made by Donald H. Schurr, Civil Engineer and Surveyor of Norristown, PA on 12/15/1965, as follows, to wit:

BEGINNING at a point on the Southeasterly side of 'B' Street (40 feet wide) at the distance of 79.08 feet Northeasterly from a point on the Northeasterly side of 'V' Street (40 feet wide); thence extending along said side of 'B' Street North 68 degrees, 8 minutes, 5 seconds East, 16 feet to a point in line of Lot No. 5; thence extending along the same and passing through the centerline of a party wall dividing this from dwelling on Lot No. 5 for a part of said distance South 21 degrees, 51 minutes, 55 seconds East (crossing a 20 feet wide alley) 108.23 feet to a point on the Southeasterly side of said alley; thence extending along the same and land now or late of Joseph O'Donnell, South 66 degrees, 12 minutes, 05 seconds West, 16.01 feet to a point in line of Lot No. 3; thence extending by the same recrossing said 20 feet wide alley and passing in part of said distance through the center line of a party wall dividing this from dwelling on Lot No. 3 North 21 degrees, 51 minutes, 55 seconds West, 108.77 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 on the aforesaid plan.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alley as and for an alleyway, passageway and watercourse at all times hereafter, forever in common with the other owners, tenants and occupiers of the other lots of ground abutting thereon and entitled to the use thereof, subject nevertheless to the proportionate share of expense of keeping said alleyway, passageway and watercourse in good order, condition and repair at all times hereafter, forever.

BEING the same premises which Gary P. Picard by Deed Dated 2/28/01 and Recorded at Montgomery County, in Deed Book 5366, Page 762 granted and conveyed unto Gary P. Picard and Dianne A. Picard, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Robert D. Andersen, by Deed from Gary P. Picard and Dianne A. Picard, his wife, dated 11/24/2003, recorded 01/06/2004 in Book 5488, Page 1836.

Parcel Number: 58-00-00814-00-1, Map #58057 053.

Location of property: 617 B Street, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Norman H. Andersen and Rhonda Dougans, in their Capacities as Co-Administrators of the Estate of Robert D. Andersen, Deceased and Shawn Andersen, in his Capacity as Heir-at-Law of the Estate of Robert D. Andersen, Deceased and Carolyn Dorothy Ostrand** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$167,648.79 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.

14-29868

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 Plan of Lots for Seymour Kaplan by H. Gilroy Damon Associates, Inc., Civil Engineers, Sharon Hill, Pennsylvania, dated June 24, 1968 and last revised August 22, 1968, as follows, to wit:

BEGINNING at a point on the centerline of Melrose Avenue at a point a corner of Lot #2 as shown on said plan; thence along the centerline of Melrose Avenue South 21 degrees, 37 minutes East, 256.46 feet to the point of intersection of the centerline of Melrose Avenue with the centerline of Highland Avenue; thence extending along said centerline of Highland Avenue South 64 degrees, 37 minutes West, 232.24 feet; thence leaving said centerline of Highland Avenue North 27 degrees, 36 minutes West, 259.9 feet to a point a corner of Lot #2 on said plan; thence extending along same North 65 degrees, 28 minutes, 55 seconds East, 259.03 feet to a point on the centerline of Melrose Avenue being the first mentioned point and place of beginning.

BEING Lot #3 as shown on said plan.

CONTAINING 63,604 square feet of land, more or less.

TOGETHER with the free and common use, right, liberty and privilege of the said Melrose Avenue or Road in common with the owners and occupiers of the other lots of ground bounding thereon at all times hereafter forever.

TOGETHER with the free and common use, right, liberty and privilege of utilizing a certain 8 inch terra cotta sanitary sewer servicing Lots 1, 2, and 3 on the plan aforesaid and leading to Highland Avenue and of going onto said lots for the purpose of reconstruction and repair at all times hereafter, forever.

TITLE OF RECORD IS VESTED IN David M. Taffet and Sharon L. Taffet, his wife by virtue of Deed from Estate of Seymour R. Kaplan, deceased, etc., dated 4/27/2004 and recorded 6/7/2004 at Norristown, Pennsylvania in Deed Book 5510, Page 1686.

Parcel Number: 40-00-25420-00-1.

Location of property: 405 North Highland Avenue, Merion Station, PA 19066-1709.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **David M. Taffet and Sharon L. Taffet** at the suit of Penn Liberty Bank. Debt: \$1,950,125.27.

Craig H. Fox, 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.

14-29910

ALL THAT CERTAIN lot or piece of ground, with the house and two garages thereon (being the 1st and 3rd garages from Haws Avenue) erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made by Donald H. Schurr, Civil Engineer and Surveyor dated January 26, 1962, as follows, to wit:

BEGINNING at a stake on the Northwesterly side of Haws Avenue at the distance of 100 feet Northeasterly from Elm Street, a corner of this and lot of land now or late of Samuel J. Long; thence along the same and along the Southeasterly side of a certain 20 feet wide private right-of-way North 50 degrees, 15 minutes West, 16 feet to a point in line of land now or late of S. Schroppe; thence by the same the 3 following courses a distances: (1) North 40 degrees, 2 minutes East crossing said 20 feet wide right-of-way 20 feet to a point on the Northwesterly side thereof; (2) North 50 degrees, 15 minutes West along the same 16 feet to a point; (3) South 40 degrees, 2 minutes West recrossing said 20 feet wide right-of-way 20 feet to a point on the Southeasterly side thereof in line of land now or late of Jonas Beideman; thence along the same and along land now or late of Grant J. Neese and Charles Fazio and along the face of a concrete wall North 50 degrees, 15 minutes West, 68 feet to a point in line of land now or late of Samuel E. Cressman; thence along the same the 3 following courses and distances: (1) North 40 degrees, 2 minutes East crossing said 20 feet wide right-of-way 40 feet to a point; (2) North 50 degrees, 15 minutes West, 20 feet to a point; (3) South 40 degrees, 2 minutes West, 20 feet wide right-of-way; thence along the same North 50 degrees, 15 minutes West, 20 feet to a point in line of land now or late of Elizabeth Proury; thence along the same and land now or late of Claude Oberholtzer North 40 degrees, 2 minutes East, 20 feet to a point; thence along the said Oberholtzer's Land North 50 degrees, 15 minutes West, 40 feet to a point in line of land now or late of Eliz M. Law; thence along the same North 40 degrees, 2 minutes East, 20 feet to a point in line of land now or late of Ephram P. Slough; thence along the same and land of 7th Day Adventist Church South 50 degrees, 15 minutes East, 180 feet to a point on the Northwesterly side of Haws Avenue; thence along the same South 40 degrees, 2 minutes West, 60 feet to the point and place of beginning.

TOGETHER with the free and uninterrupted use, liberty and privilege of the aforesaid private right-of-way 20 feet in width extending over the Westerly end of the premises covered hereunder the same being bounded and described as follows, viz:

BEGINNING at a stake on the Northwesterly side of Haws Avenue 100 feet Northeasterly from its point of intersection with the Northeasterly side of Elm Street; thence on a line parallel with Elm Street and 100 feet distant; thence from North 50 degrees, 15 minutes West, 180 feet to a stake; thence North 39 degrees, 45 minutes East, 20 feet to a point in line of land of the said Claude A. Smith of which this is a part; thence South 50 degrees, 15 minutes East, 180 feet to a point on the Northwesterly side of Haws Avenue aforesaid; thence extending along said side of said Haws Avenue South 39 degrees, 45 minutes West, 20 feet to the place of beginning.

TOGETHER with the free ingress, egress, and regress to and for the said grantees, their heirs and assigns, their tenants and under tenants, occupiers or possessors of the said grantees' messuage and ground contiguous to said private right-of-way at all times and seasons forever hereafter into, along, upon, and out of the said private right of way in common with the said Claude A. Smith adjacent to the said private right-of-way.

TITLE TO SAID PREMISES IS VESTED IN Ricky T. Coleman as sole owner by Deed from Ronald Pizzo and Kathleen Pizzo, his wife dated 08/04/2006 recorded 08/11/2006 in Deed Book 5612, Page 536.

Parcel Number: 13-00-16632-00-5.

Location of property: 801 Haws Avenue, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ricky T. Coleman** at the suit of HSBC Bank USA National Association. Debt: \$98,560.40.

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

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.

14-29926

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

BEGINNING at a point on the Northwestern side of Stanbridge Street 22.26 feet Northeasterly of Jackson Street; thence, Northwesterly, through the middle of the partition wall between the house erected hereon and the one on the adjoining lot, now or late of Francis Nace, 120.5 feet to a point on the Southeasterly side of an alley (20.00 feet in width); thence, Northeasterly, along said side of said alley 19.96 feet to a point; thence, Southeasterly, parallel with the first line, 120.5 feet to a point on the Northwesterly side of Stanbridge Street, aforesaid; thence along said side of said Stanbridge Street, Southwesterly, 19.96 feet to the place of beginning.

BEING the same premises which Marvin Knauer, widower, by Deed dated August 3, 1966, as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 3437, Page 636 &c., granted and conveyed unto Paul Knauer and Shirley J. Knauer, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN The Paul Knauer and Shirley J. Knauer Family Trust, dated, by Deed from Paul Knauer and Shirley J. Knauer, h/w, dated 07/08/1997, recorded 09/04/1997 in Book 5198, Page 1225. Parcel Number: 13-00-35164-00-4.

Location of property: 3 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **Paul Knauer, Sr. (Deceased) and Holly J. Knauer, Heir and Shirley Knauer Family Trust** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$108,277.12.

Richard J. Nalbandian, 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.

14-31293

BEGINNING at a point on the Northwesterly side of Patterson Avenue (40 feet wide), in **Upper Moreland Township**, at the distance of fifty-two and five-tenths of a foot Northeastwardly from the Northeasterly side of Fairhill Street (40 feet wide); thence extending North fifty-two degrees, ten minutes West along Lot #2 on said plan ninety-six feet and ninety-three one-hundredths of a foot to a point; thence Northeastwardly fifty feet and five one-hundredths of a foot to a point; thence South fifty-two degrees, ten minutes East along Lot #5 on said plan ninety-four feet, seventy-two one-hundredths of a foot to a point on the Northwesterly side of Patterson Avenue; thence along same South thirty-seven degrees, fifty minutes West, fifty feet to the first mentioned point and place of beginning.

BEING the same property which, by Deed dated July 28, 2006, and recorded in the Office of the Recorder of Deeds of the County of Montgomery, Pennsylvania, in Book 5611, Page 580, was granted and conveyed by Joseph J. Tilsner unto Stephen D. Christy and Sharon L. Christy.

Parcel Number: 59-00-14167-00-3.

Location of property: 706 Patterson Avenue, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Stephen D. Christy and Sharon L. Christy** at the suit of Homebridge Financial Services, Inc. Debt: \$219,600.89.

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

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.

14-31727

ALL THAT CERTAIN message and lot of land, known as No. 757 Chain 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 Northwest side of Chain Street, at the distance of five hundred and nineteen and two-tenths feet Northeasterly from Oak Street, a corner of this and land of Samuel W. Kirts; thence along said Kirts' land Northwesterly one hundred feet to a twenty feet wide alley; thence along said alley Northeasterly twenty two feet to land now or late of Morgan Wright; thence Southeasterly along the same and passing through the middle of the partition wall of this and said house now or late of said Wright one hundred feet to Chain Street aforesaid; and thence along the same, Southwesterly twenty two feet to the place of beginning.

BEING the same which Estate of Marie G. Ciccarone, by Grace M. Ciccarone, Executor by Deed dated 2/28/2007 and recorded 3/15/2007 in the County of Montgomery in Deed Book 5639, Page 317 conveyed unto William F. Moriarity, Jr., as sole owner, in fee

Parcel Number: 13-00-07508-00-3.

Location of property: 757 Chain Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William F. Moriarity, Jr.** at the suit of Atlanta Postal Credit Union. Debt: \$37,267.29.

Matthew D. Gilbert, Attorney. I.D. #93296

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.

14-32073

ALL THAT CERTAIN unit in the property known, named and identified as Montgomery Brook, a Condominium, located in **Limerick 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 recorded in Deed Book 4860, Page 1162, an Amendment thereto recorded in Deed Book 4863, Page 651, an Amendment thereto recorded in Deed Book 4872, Page 792, an Amendment thereto recorded in Deed Book 4881, Page 1409, an Amendment thereto recorded in Deed Book 4891, Page 1218, an Amendment thereto recorded in Deed Book 4895, Page 2463 an Amendment thereto recorded in Deed Book 4905, Page 1362, an Amendment thereto recorded in Deed Book 4912, Page 324, an Amendment thereto recorded in Deed Book 4918, Page 1836, an Amendment thereto recorded in Deed Book 4927, Page 206, an Amendment thereto recorded in Deed Book 4932, Page 982, an Amendment thereto recorded in Deed Book 4946, Page 2006, an Amendment thereto recorded in Deed Book 4957, Page 1481, an Amendment thereto recorded in Deed Book 4977, Page 770, an Amendment thereto recorded in Deed Book 4985, Page 2371, an Amendment thereto recorded in Deed Book 5003, Page 1579, an Amendment thereto recorded in Deed Book 5003, Page 2317, an Amendment thereto recorded in Deed Book 5011, Page 289, an Amendment thereto recorded in Deed Book 5019, Page 2148, an Amendment thereto recorded in Deed Book 5045, Page 20, an Amendment thereto recorded in Deed Book 5059, Page 843, and an Amendment thereto recorded in Deed Book 5103, Page 1302, and the By-Laws for said Condominium, dated 12/10/1987 and the Declaration Plan dated 12/01/1987 and recorded as part of the Declaration.

BEING designated as Unit No. 1204 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING the same premises which James M. Breen and Colleen A. Marnell by Deed dated 05/04/2010 and recorded 5/14/2010 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5767, Page 106 granted and conveyed unto Grant L. Boughter and Jessica L. Calamia, as Joint Tenants With the Right of Survivorship. Parcel Number: 37-00-00743-35-4.

Location of property: 1204 Fox Meadow Drive, Building 12, Condominium 1204, Royersford, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Grant L. Boughter and Jessica L. Calamia** at the suit of Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in its Individual Capacity but Solely as Legal Title Trustee for Bronze Creek Title Trust 2013-NPL1. Debt: \$178,530.42.

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.

14-32134

ALL THAT CERTAIN brick message and lot of land No. 20 House No. 313 and on the Plan of the Thomas H. Ball "Fifth Street Block Houses", situate in **Lansdale Borough**, County of Montgomery and State of PA, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeast side of West Fifth Street at the distance of 104.04 feet Northwestward from an iron pipe a corner on the Northwest side of Kemlworth Avenue; containing in front or breadth on said Fifth Street Northwestward 16.08 feet and extending of that width in length or depth between parallel lines at right angles with said Fifth Street 121 feet to an alley 20 feet wide; thence Northwestwesterly and Southeasterly boundary lines passing through the middle of the party walls of the adjoining houses respectively.

BOUNDED on the Northwest by Lot No. 19, House No. 315 and Southeast by Lot No. 21 House No. 311.

BEING the same premises which Anthony Alcaro by Deed dated 4/7/2006 and recorded 4/27/2006 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5598, Page 1931 granted and conveyed unto Matthew Drossner and Terrie Drossner.

Parcel Number: 11-00-05176-00-6.

Location of property: 313 West 5th Street, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Matthew Drossner and Terrie Drossner** at the suit of Nationstar Mortgage, LLC. Debt: \$139,414.74.

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.

14-32994

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

BEGINNING at a corner in the middle of a public road leading from North State Street to Pine Forge, known as Chestnut Grove Road (50 feet wide), said point being distant along said road from line of land of Walter Schaffer, South 13 degrees, 14 minutes East, 273.56 feet; thence South 89 degrees, 01 minute West, 237.55 feet to a corner on line of other lands of Paul R. Specht and Caroline G. Specht, his wife; thence by the same, North 11 degrees, 16.7 minutes West, 99.32 feet to a corner; thence by the same, North 89.01 degrees, East 233.08 feet to a corner in the middle of the aforesaid Chestnut Grove Road; thence along the middle of the same, South 13 degrees, 14 minutes East, 100 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey K. Rodgers and David W. Rodgers by Deed from Waste Management Disposal Services of Pennsylvania, Inc. a Pennsylvania Corporation, formerly known as SCA Service of Pennsylvania, Inc. dated October 20, 2009 and recorded October 26, 2009 in Deed Book 5748, Page 00817.

Parcel Number: 60-00-00154-00-2.

Location of property: 1401 Chestnut Grove Road, Pottstown, PA 19464-1704.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeffrey K. Rodgers and David W. Rodgers** at the suit of EverBank. Debt: \$138,454.36.

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.

14-33432

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium, located in **Norristown Borough**, Montgomery County, Pennsylvania, which as heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3103 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 305, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING a unit in the condominium which was created by the above Declaration and was a part of the same premises which Fazio Properties, LLC by Deed dated 3/1/2006 and recorded 3/6/2006 in Montgomery County in Deed Book 5592, Page 1291 conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

TITLE TO SAID PREMISES VESTED IN Theresa M. Derby Deed from Fazio Properties Rittenhouse Club, LLC by R. Bruce Fazio, Sole Managing Member dated 08/07/2007 and recorded on 08/09/2007 in the Montgomery County Recorder of Deeds in/at Deed Book 2135, Page 2138.

Parcel Number: 13-00-32952-24-5.

Location of property: 770 Sandy Street f/k/a 305 Rittenhouse Boulevard, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Theresa M. Derby** at the suit of Wells Fargo Bank, N.A. Debt: \$168,314.21.

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.

14-33797

ALL THAT CERTAIN brick house and lot or piece of land, situate on the West side of Main Street in **Pennsburg Borough**, Montgomery County, Pennsylvania, known as 551 Main Street, bounded and described, as follows, to wit:

BEGINNING at a cut in the Western curb line of Main Street at the line of formerly Dr. William H. Hunsberger, now William R. Miller; thence along said curb line South 17 1/2 degrees, East 17 feet, 4 inches to another cut in said curb line in the line of formerly Kate Yorke's land, now Vincent J. Markley; thence along said land South 72 1/2 degrees, West 126 feet more or less to an iron pin, a corner; thence along said Vincent J. Markley's land North 17 1/2 degrees, West 17 feet, 4 inches to an iron pin, a corner in the line of said William R. Miller's land; thence along said land and through the middle of the party wall of this house and the adjoining house north 72 1/2 degrees, East 126 feet more or less to the place of beginning.

BEING the same premises which Stefan Papiernik by Deed dated August 23, 2004 and recorded September 2, 2004 in Montgomery County Deed Book 5524, Page 2672, granted and conveyed unto Robert J. Definis and Sheena M. Definis.

Parcel Number: 15-00-01495-00-2.

Location of property: 551 Main Street, Pennsburg, PA 18073.

The improvements thereon are: A residential dwelling, as indicated above.

Seized and taken in execution as the property of **Robert J. Definis and Sheena M. Definis** at the suit of U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency. Debt: \$134,080.69 (total amount of judgment).

Leon P. Haller, Attorney. I.D. #15700

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.

14-33879

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

BEGINNING at a point in the middle of the concrete road metal of a public highway leading from Pottstown to Swamp; thence along lands now or late of John Bielecki, South 50 degrees, East 171.92 feet to a stake; thence along other lands now or late of Albert Bielecki, South 22 degrees, 09 minutes West, 125.85 feet and continuing along same, North 67 degrees, 51 minutes West, 166.51 feet to the middle of the aforementioned said concrete road, said road being also known as the Layfield Road or State Highway Route App. #2696; thence along the middle thereof, North 22 degrees, 09 minutes East, 107.77 feet and continuing along the same by a course curving to the right having a radius of 819 feet, the arc distance of 70.90 feet to the place of beginning.

CONTAINING 92.5 square perches of land, be the same more or less.

BEING the same premises which Shirley Fern Teszner, by Deed dated June 8, 2006 and recorded in the Office of the Recorder of Deeds of Montgomery County on June 20, 2006, in Deed Book Volume 5605, Page 313, granted and conveyed unto Michael D. Braunsberg and Linsey R. Braunsberg.

Parcel Number: 42-00-00991-00-2.

Location of property: 2224 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Linsey R. Braunsberg and Michael D. Braunsberg** at the suit of Goshen Mortgage LLC, as Separate Trustee for GDBT I Trust 2011-1. Debt: \$218,041.88.

Kristine M. Anthou, 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.

15-00329

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon to be erected, situate in **Montgomery Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision Phase Number 1 of Estates of Montgomery made by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors (331 Butler Avenue, New Britain, PA 18901 also 184 West Main Street, Suite 100, Trappe, PA 19426) Job Number 95-413 dated October 18th 1995 and last revised on July 3rd, 1996 and recorded in the Recorder of Deeds Office, Montgomery County, at Norristown, Pennsylvania, on October 31st, 1996 in Plan Book A-56, Page 363, as follows, to wit:

BEGINNING at a point of tangent on the Southerly side of Green Tree Tavern Road (50 feet wide), said point of beginning being measured on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet from a point of curve from the Easterly side of Channel House Road (50 feet wide); thence extending from said point of beginning along the aforesaid Southerly side of Green Tree Tavern Road the two (2) following courses and distances, as follows, to wit: thence (1) South 82 degrees, 25 minutes, 44 seconds East, 80.90 feet to a point of curve on same; thence (2) extending along the same on the arc of a circle curving to the left having a radius of 240 feet the arc distance of 61.28 feet to a point a corner of detention area; thence extending along the same South 07 degrees, 03 minutes, 30 seconds East, 147.57 feet to a point a corner of part of Lot Number 58 as shown on the above mentioned plan; thence extending along part of the aforesaid lot North 82 degrees, 25 minutes, 44 seconds West, 193.51 feet to a point of curve at the beginning of a cul-de-sac on the aforesaid Easterly side of Channel House Road (variable widths at this point); thence extending along the aforesaid Easterly side of aforesaid road the three (3) following, courses and distances, as follows, to wit: thence (1) on the arc of a circle curving to the right having a radius of 50 feet the arc distance along of 32.62 feet to a point of tangent on same; thence (2) extending along the same North 07 degrees, 34 minutes, 16 seconds East, 79.64 feet to a point of curve on same; thence (3) leaving the aforesaid road on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the aforesaid Southerly side of Green Tree Tavern Road to the first mentioned point and place of beginning.

CONTAINING 25,062.69 square feet of land more or less.

BEING known and designated as Lot Number 57 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Craig Evan and Dana Lehrman, h/w, by Deed from The Cutler Group, Inc., a PA Corporation, dated 11/17/1997, recorded 02/18/1998 in Book 5216, Page 1261.

Parcel Number: 46-00-03013-19-1.

Location of property: 101 Channelhouse Road, North Wales, PA 19454-1243.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Craig Lehrman a/k/a Craig Evan and Dana Lehrman** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, N.A. Debt: \$175,905.15.

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.

15-00674

ALL THAT CERTAIN lot, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estate, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 1103 on a certain development plan of Walnut Ridge Estate, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A described according to an 'As Built' Plan of House No. 1103 prepared by Serdy, Bursich & Huth, Inc., as follows:

BEGINNING at a point, a corner in the common element, which point is at the distance of 52.00 feet, measured in a Southeastwardly direction, from a point, a corner, which last mentioned point is at the distance of 72.43 feet measured North 46 degrees, 46 minutes East, from a p.i., a corner and which last mentioned p.i., is at the distance of 78.81 feet measured South 62 degrees, 52 minutes, 42 seconds East, from a concrete monument.

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

TITLE TO SAID PREMISES IS VESTED IN Carol Lynn Sine, by Deed from Tanya Macura, dated 09/20/2006, recorded 10/19/2006 in Book 5620, Page 1756.

Parcel Number: 42-00-05117-64-6.

Location of property: 1103 Walnut Ridge Estate, Pottstown, PA 19464-3063.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carol Lynn Sine** at the suit of Citimortgage, Inc. Debt: \$121,847.63.

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.

15-00688

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery County, PA bounded and described according to a Master Subdivision Plan-Phase III prepared as part of the Sheffield prepared for Danny Jake Corporation by Richard C. Mast Associates P.C., Consulting Engineers, dated 1/12/2001 last revised 3/6/2003 and recorded in Plan Book A-61, Pages 271-275, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Ruby Circle, said point being a corner of Lot 57, as shown on above mentioned plan; thence extending from said beginning point along Lot 57 South 43 degrees, 05 minutes, 59 seconds West, 140.01 feet to a point; thence extending North 46 degrees, 54 minutes, 00 seconds West, 90.00 feet to a point; thence extending North 43 degrees, 05 minutes, 59 seconds East, 140.00 feet to a point on the Southwesterly side of Ruby Circle; thence extending along the same South 46 degrees, 54 minutes, 01 seconds East, 90.00 feet to a point.

CONTAINING in area 12,600 square feet.

TITLE TO SAID PREMISES IS VESTED IN Cesar Molina and Jeanie Molina, by Deed from T.R. Properties, a PA Limited Partnership, dated 11/14/2003, recorded 12/23/2003 in Book 5487, Page 699.

Parcel Number: 32-00-06130-16-5.

Location of property: 1028 Ruby Circle, Gilbertsville, PA 19525-8410.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cesar Molina and Jeanie Molina** at the suit of Citimortgage, Inc. Debt: \$162,210.00.

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.

15-00734

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration of Condominium known as "The Light Foundry" a condominium, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. #196 by the recording in the Office for the Recorder of Deeds of Montgomery County, a Declaration dated April 17, 1991 and recorded in Deed Book 4973, Page 1612 and Declaration Plans thereto as part of the Declaration of Condominium, being and designated on Declaration Plan as Unit 10 as more fully described in such Declaration Of Condominium together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 0.620%.

THE Grantee for and on behalf of the Grantee and the Grantees Heirs, Personal Representatives, Successors and Assigns by the acceptance of this deed, covenants and agrees to pay such charges for the maintenance of repairs to replacement of and expenses in connection with the common elements as may be assessed from time to time by the council in accordance with the Unit Property Act of Pennsylvania and further covenants and agrees that the unit conveyed by this Deed shall be subject a challenge for all amounts so assessed and that except insofar as Sections 785 and 706 of said Unit Property Act may relieve a subsequent unit owner of liability for prior unpaid assessments. This covenants shall run with and bind the land or unit hereby conveyed and all subsequent owners thereof.

TITLE TO SAID PREMISES IS VESTED IN Marc S. Ciffone and Peter A. Rosa by Deed from Georgine C. Kubilus, dated November 15, 2005 and recorded December 27, 2005 in Deed Book 05584, Page 01483.

Parcel Number: 16-00-30508-36-4.

Location of property: 152 North York Street a/k/a 107 Walnut Street, Unit 10, Pottstown, PA 19464.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Marc S. Ciffone and Peter A. Rosa** 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 2006-11CB Mortgage Pass-Through Certificates, Series 2006-11CB. Debt: \$46,130.37.

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.

15-00764

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

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

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

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

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

The improvements thereon are: Residential property.

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

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

Above Property to be sold by **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.

15-00767

ALL THAT CERTAIN unit in the property known, named and identified as Montgomery Brook, a Condominium, located in **Limerick Township**, Montgomery County and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Office of the Recorder of Deeds in and for Montgomery County of a Declaration of Condominium dated 12/10/87 and recorded in Deed Book 4860, Page 1162; and the Declaration Plan thereof as recorded as part of the Declaration and Amendment to Declaration of Condominium dated 1/15/88 and recorded in Deed Book 4863, Page 651; and Amendment to Declaration dated 4/28/88 and recorded in Deed Book 4872, Page 7921; and Amendment to Declaration dated 7/27/88 and recorded in Deed Book 4881, Page 1409; and Amendment to Declaration dated 10/6/88 and recorded in Deed Book 4891, Page 1218; and Amendment to Declaration dated 11/30/88 and recorded in Deed Book 4895, Page 2463; and Amendment to Declaration dated 3/8/89 and recorded in Deed Book 4905, Page 1362; and Amendment to Declaration dated 5/5/89 and recorded in Deed Book 4912, Page 324; and Amendment to Declaration dated 7/21/89 and recorded in Deed Book 4918, Page 1836; and Amendment to Declaration dated 9/7/89 and recorded in Deed Book 4927, Page 206; and Amendment to Declaration dated 10/2/89 and recorded in Deed Book 4927, Page 211; and Amendment to Declaration dated 12/1/89 and recorded in Deed Book 4932, Page 982; and Amendment to Declaration dated 5/12/90 and recorded Deed Book 4946, Page 2006; and Amendment to Declaration dated 9/1/90 and recorded in Deed Book 1957, Page 14811; and Amendment to Declaration dated 5/24/91 and recorded in Deed Book 4977, Page 770; and Amendment to Declaration dated 9/26/91 and recorded in Deed Book 4985, Page 2371; and Amendment to Declaration dated 4/10/92 and recorded in Deed Book, Page 1579; and Amendment to Declaration dated 3/6/92 and recorded in Deed Book 5003, Page 2317; and Amendment to Declaration dated 3/6/92 and recorded in Deed Book 5003, Page 2366; and Amendment to Declaration 6/9/92 and recorded in Deed Book 5011, Page 289; and Amendment to Declaration dated 8/14/92 and recorded in Deed Book 5019, Page 2148; and Amendment to Declaration dated 11/30/92 and recorded in Deed Book 5032, Page 2438; and Amendment to Declaration Dated 5/7/93 and recorded 6/22/93 in Deed Book 5045, Page 20; and Amendment to Declaration dated 9/27/93 and recorded 11/1/93 in Deed Book 5059, Page 843

BEING and designated and Unit No. 1814 together with an undivided interest in the Common Elements, as set forth in the Declaration of Condominium of Montgomery Brook.

Parcel Number: 37-00-00745-51-4.

Location of property: 1814 Foxmeadow Circle, Building 18, Condominium 1814, Royersford, PA 19468.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Randolph E. Yucha** at the suit of Valley National Bank as Successor by Merger to VNB Mortgage Servicing, Inc. Debt: \$52,347.07.

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

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.

15-01075

ALL THAT CERTAIN message and tract or piece of land, known as Lot #12 of a proposed land subdivision of Felix O'Neill, Inc., and John Rodgers, known as Collegeville Farms Development, situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, limited and described, as follows:

BEGINNING at a point on the Northwestern side of West Street (50 feet) which point is located from the intersection of the Northwestern side of Spring Mount Road (50 feet wide) with the Southwestern side of Perkiomen Avenue

(50 feet wide) on the two following courses and distances, viz: North 27 degrees, 14 minutes West, 494.13 feet along the Southwesterly side of Perkiomen Avenue to a point of intersection of same with the Northwesterly side of West Street and South 62 degrees, 48 minutes West, 200.00 feet along the Northwesterly side of West Street; thence along the Northwesterly side of West Street South 62 degrees, 46 minutes West, 100.00 feet to a point; thence along Lot No. 11 North 27 degrees, 14 minutes West, 200.00 feet to a point; thence along Lot No. 17 North 62 degrees, 46 minutes East, 100.00 feet to a point; thence along Lots #14 and #13 South 27 degrees, 14 minutes East, 200.00 feet to a point on the Northwesterly side of West Street and the place of beginning.

BEING the same premises which Thomas Egitto and Brett Kane, by Deed dated 12/15/2006, and recorded 12/21/2006 in Montgomery County in Deed Book 5628, Page 01752 granted and conveyed unto Tammy Rose and Patricia Banks, in fee.

Parcel Number: 38-00-01450-00-6.

Location of property: 5 Marion Street, Schwenksville, PA 19473.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Patricia Banks and Tammy Rose** at the suit of Green Tree Servicing, LLC. Debt: \$195,176.02.

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.

15-01483

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, PA, described according to a plan of Widener Hills by George B. Mebus, R.P.E., Glenside, Pa, July 12, 1947, as follows:

BEGINNING at a point in the Northeasterly side of Cheltenham Hills Drive (formerly North Penn Boulevard) (fifty feet wide) at the distance of four hundred nine and fifty-four hundredths feet Southeastwardly from an angle point in the said side of Cheltenham Hills Drive (said angle point being at the distance of five hundred twenty-four and ninety hundredths feet Southeastwardly from a point of tangent of a radius corner having a radius of fifteen feet, said point of tangent being at the tangent distance of twenty-nine and sixty-five hundredths feet Southeastwardly from the point of intersection which said side of Cheltenham Hills Drive, produced, makes with the Southerly side of Church Road, produced, said side of Church Road being twenty feet South of and parallel to the center line of the concrete paving in Church Road); thence from the said beginning point and through Lot No. 823 on a revised plan part of Widener Hills, approved February 20, 1940, North sixty-six degrees, one minute, seven seconds East, one hundred fifty- four and eighty-seven hundredths feet to a point in the Southwesterly right-of-way line of the North Pennsylvania Railroad; thence along the same South twenty-four degrees, one minute, fifty-two seconds East, seventy-two and twenty-five hundredths feet to a point; thence through Lot No. 821 South sixty-six degrees, one minute, seven seconds West, one hundred fifty-four and sixty-six degrees, one minute, seven seconds West, one hundred fifty-four and sixty-four hundredths feet to a point in the aforementioned side of Cheltenham Hills Drive; thence along the same North twenty-three degrees, fifty-eight minutes, fifty-three seconds West, seventy-two and twenty-five hundredths feet to the place of beginning.

BEING the same property which Stewart M. Harris, Trustee Under Deed of Trust dated January 3, 2008, Stewart M. Harris, Individually and Michael D. Harris, Individually, by his Power of Attorney Stewart M. Harris, granted and conveyed unto Stacy M. Lynch and Patrick Lynch, as Tenants by the Entirety by Deed dated January 8, 2010 and recorded January 14, 2010 in the Recorder's Office of said County in Deed Book 5756, Page 1366.

TITLE TO SAID PREMISES IS VESTED IN Mark Greenstein and Shannon Greenstein, by Deed from Stacy M. Lynch and Patrick Lynch, dated 03/29/2013, recorded 04/22/2013 in Book 5870, Page 1575.

Parcel Number: 31-00-05905-00-4.

Location of property: 645 Cheltenham Hills Drive, Elkins Park, PA 19027-1319.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark Greenstein and Shannon L. Greenstein a/k/a Shannon Greenstein** at the suit of Wells Fargo Bank, N.A. Debt: \$167,376.96.

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.

15-01547

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, and described according to a survey and plan thereof made by George B. Mebus, Registered Professional Engineer, dated 07/16/1946, as follows, to wit:

BEGINNING at a point in the Northwesterly side of Edge Hill Road (45.00 feet wide, as widened by the addition of 3.50 feet on the Southeastern side thereof and as proposed to be widened 8.50 feet on the Northwesterly side thereof from the original width of 33.00 feet) at the distance of 472.75 feet Northeastwardly from the intersection which the said side of Edge Hill Road, produced, makes with the Northeastern side of Moreland Road (50.00 feet wide, as widened by the addition of 8.50 feet on the Southwesterly side thereof and as proposed to be widened 8.50 feet

on the Northeasterly side thereof from the original width of 33.00 feet) produced; thence North 64 degrees, 27 minutes, 22 seconds West, 172.50 feet to a point; thence North 16 degrees, 41 minutes, 02 seconds East, 142.13 feet to a point; thence South 44 degrees, 56 minutes, 20 seconds East, 196.47 feet to a point in the aforesaid side of Edge Hill Road; thence along the same the two (2) following courses and distances: (1) by a line extending in a Southwesterly direction curving to the left with a radius of 100.00 feet, the arc distance of 23.97 feet to a point of tangent; and (2) South 16 degrees, 41 minutes, 02 seconds West, 51.52 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kevin Francis Crooker and Rebecca Gradel, by Deed from Edgar A. Rea, dated 06/27/2007, recorded 07/31/2007 in Book 5657, Page 2106.

Parcel Number: 59-00-05785-00-6.

Location of property: 2050 Edge Hill Road, Huntingdon Valley, PA 19006-5609.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kevin Francis Crooker a/k/a Kevin Crooker and Rebecca Gradel** at the suit of JP Morgan Chase Bank, N.A. Debt: \$307,776.96.

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.

15-01565

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, being Lot No. 66 on a plan of lots of Whitehall Park, surveyed by Will D. Hiltner, Registered Surveyor, Norristown, PA on the Third Day of August and the Fifth Day of October A.D. 1950 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Lynn Drive 50 feet wide, at the distance of two hundred fifty-four feet and seventy-two one-hundredths of a foot Southeastwardly from the point of tangent of the radius round corner of Lynn Drive and Oxford Circle 50 feet wide, a corner of Lot No. 65 North 41 degrees, 34 minutes East, one hundred ten feet to a point in line of Lot No. 122 and in the centerline of a 20 feet wide strip of land reserved for drainage purposes; thence partly along Lot No. 122 and partly along Lot No. 120 and along the centerline of the said 20 feet wide drainage easement South 48 degrees, 26 minutes East, fifty-five feet to a point a corner of Lot No. 56; thence along Lot No. 67 South 41 degrees, 34 minutes West, one hundred nine feet and six one-hundredths of a foot to a point on the Northeasterly side of Lynn Drive aforesaid; thence along the Northeasterly side of Lynn Drive Northwestwardly on a line curving to the right with a radius of one hundred twenty-five feet the arc distance of fifteen feet and forty-two one-hundredths of a foot to a point; thence continuing along the Northeasterly side of Lynn Drive North 48 degrees, 26 minutes West, thirty-nine feet and sixty-two one-hundredths of a foot to the placing of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michele J. Green, by Deed from Laurence A. Hartwig and Ari Nepon and Marc Zeiger-Guerra, dated 05/01/2006, recorded 05/11/2006 in Book 5600, Page 1514.

Parcel Number: 63-00-04783-00-5.

Location of property: 11 Lynn Drive, Norristown, PA 19403-2934.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michele J. Green** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$174,009.50.

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.

15-02923

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

BEGINNING on the South side of Queen Street at a distance of one hundred twenty feet Westerly from the Southwest corner of Price and Queen Streets; thence along said Queen Street Westerly sixty feet to the corner of Lot No. 135; thence along the same Southerly one hundred forty feet to a twenty feet wide alley; thence by the same Easterly sixty feet to the corner of Lot No. 138; thence by the same Northerly one hundred forty feet to the place of beginning.

BEING the same premises which Christopher W. Warker by Deed dated September 26, 1984 and recorded in Montgomery County in Deed Book 4748, Page 2263, granted and conveyed unto Michael Hubsher and Brenda Hubsher, his wife and Jerome A. Hubsher in fee.

TITLE TO SAID PREMISES IS VESTED IN Michael D. Hubsher and Brenda G. Hubsher, h/w, by Deed from Michael D. Hubsher and Brenda G. Hubsher, h/w, dated 10/10/1989, recorded 10/11/1989 in Book 4926, Page 155.

Parcel Number: 16-00-23352-00-5, Map 16094 045.

Location of property: 1050 Queen Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael D. Hubsher a/k/a Michael Hubsher and Brenda G. Hubsher a/k/a Brenda Hubsher** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$91,042.25 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.

15-03612

ALL THAT CERTAIN unit in the property known, named and identified as Montgomery Brook, a Condominium, located in **Limerick 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 recorded in Deed Book 4860, Page 1162, an Amendment recorded in Deed Book 4863, Page 651; Amendment thereto recorded in Deed Book 4872, Page 792; Amendment thereto recorded in Deed Book 4881, Page 1409; Amendment thereto recorded in Deed Book 4891, Page 1218; Amendment thereto recorded in Deed Book 4895, Page 2463; Amendment thereto recorded In Deed Book 4905, Page 1362; Amendment thereto recorded in Deed Book 4912, Page 324; Amendment thereto recorded in Deed Book 4918, Page 1836; Amendment thereto recorded in Deed Book 4927, Page 206; Amendment thereto recorded in Deed Book 4932, Page 982; Amendment thereto recorded in Deed Book 4946, Page 2006; Amendment thereto recorded in Deed Book 4957, Page 1481; Amendment thereto recorded in Deed Book 4977, Page 770; Amendment thereto recorded in Deed Book 4985, Page 2371; Amendment thereto recorded in Deed Book 5003, Page 1579; Amendment thereto recorded in Deed Book 5003, Page 2317; Amendment thereto recorded in Deed Book 5011, Page 289; Amendment thereto recorded in Deed Book 5019, Page 2148; Amendment thereto recorded In Deed Book 5045, Page 20; Amendment thereto recorded in Deed Book 5059, Page 843; and Amendment thereto recorded in Deed Book 5103, Page 1302, and the By-Laws for said Condominium, dated 12/10/1987 and the Declaration Plan dated 12/1/1987 and recorded as part of the Declaration.

BEING designated as Unit No. 1903 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

Parcel Number: 37-00-00745-56-8.

Location of property: 1903 Fox Meadow Drive, Royersford, PA.

The improvements thereon are: Residential Condominium Unit.

Seized and taken in execution as the property of **Carol Cicala** at the suit of Superior Credit Union. Debt: \$141,026.79.

Robert H. Dickman, Attorney. I.D. #1595

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.

15-04577

ALL THAT MESSUAGE and tract of land, together with the buildings and dwelling house now thereon erected, known as 242 Main Street, **Red Hill Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin a corner in the middle of the Green Lane and Goshenhoppen Turnpike Road in the line of Lucy Bittin's land; thence along the same South sixty-three degrees, East fifteen perches and eight-tenths of a perch (South 63 degrees, East 15.8 perches) to a stone corner; thence by land of John H. Reiter South twenty-seven degrees and one-half perches West, two and one-half perches (South 27 1/2 degrees, West 2 1/2 perches) to a stone a corner; thence by other land of said Michael Reiter North sixty-three degrees, West fifteen and eight-tenths perches (North 63 degrees, West 15.8 perches) to an iron pin in the middle of said Turnpike Road; thence along said Turnpike Road by other land of said Edwin Reiter, North twenty-seven and one-half degrees East, two and one-half perches (North 27 1/2 degrees, East 2 1/2 perches) to the place of beginning.

CONTAINING thirty-nine and one-half square perches (39 1/2 square perches) of land.

BEING the same premises which Clifford L. Trumbauer and Ruth E. Trumbauer, his wife by Deed dated 09/29/1961 and recorded 10/11/1961 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 3210, Page 107 granted and conveyed unto Peter F. Szczybek and Ethel K. Szczybek, his wife. And the said Ethel K. Szczybek departed this life on 6/15/2008, vesting title solely in Peter F. Szczybek as Surviving Tenant by the Entireties as of the date of her death. And the said Peter F. Szczybek departed this life on 9/3/2014, vesting title solely in Donna F. Weller, as Executrix of the Estate of Peter F. Szczybek, Deceased.

Parcel Number: 17-00-00214-00-3.

Location of property: 242 Main Street, Red Hill, PA 18076.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Donna F. Weller, as Executrix of the Estate of Peter F. Szczybek, Deceased** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$177,924.43.

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.

15-04835

ALL TWO THOSE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, known and designated as Lots No. 345 and 346 on Plan of Lots of Willow Grove, Homestead Company, described according to a plan thereof made by Joseph W. Hunter, Jenkintown, Pennsylvania, dated 1903 and copied by William T. Muldrew, Civil Engineer, Jenkintown, December 5, 1921 bounded and described together as one lot as follows in **Abington Township**, Montgomery County, Pennsylvania.

BEGINNING at a point formed by the intersection of the Northwesterly side of Fairview Avenue with the Southwesterly side of Parkview Avenue, both avenues being fifty feet in width; thence extending along the said side of Parkview Avenue, North sixty-one degrees, twenty-eight minutes West, fifty feet to a point; thence extending

South twenty-eight degrees, thirty-two minutes West, one hundred twenty-five feet to a point; thence extending South sixty-one degrees, twenty-eight minutes East, fifty feet to a point in the said Northwesterly side of Fairview Avenue; thence extending along the said side of Fairview Avenue North twenty-eight degrees, thirty-two minutes East, one hundred twenty-five feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Adrienne Hewes, by Deed from Adrienne Hewes, Administrator of the Estate of John Gilman a/k/a John R. Gilman, dated 04/01/2010, recorded 10/14/2010 in Book 5782, Page 00558.

Parcel Number: 30-00-51748-00-8.

Location of property: 2300 Parkview Avenue, Willow Grove, PA 19090-4107.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Adrienne Hewes, Individually and in Her Capacity as Administratrix of The Estate of John R. Gilman, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John R. Gilman, Deceased** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$56,126.11.

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.

15-05078

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **North Wales Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania on 11/24/1954, as follows, to wit:

BEGINNING at a point on the Southwest side of Pennsylvania Avenue (45 feet wide) at the distance of 226.13 feet Southeastwardly from the Southeast side of Walnut Street (40 feet wide); thence extending along the Southwest side of Pennsylvania Avenue South 70 degrees, 2 minutes East, 38.28 feet to a point; thence extending South 19 degrees, 50 minutes West, 107.11 feet to a point; thence extending North 70 degrees, 2 minutes West, 38.28 feet to a point, a corner; thence extending North 19 degrees, 58 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 premises, 107.11 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Margaret A. Helmuth, by Deed from Alice Anne Newton and Susan Elverson and Sally Heffentrager, f/k/a, Sally G. Scholz, dated 12/20/2006, recorded 01/05/2007 in Book 5630, Page 824.

Parcel Number: 14-00-02364-00-7.

Location of property: 118 South Pennsylvania Avenue, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Margaret A. Helmuth** at the suit of Wilmington Savings Fund Society, FSB d/b/a Christiana Trust as Trustee for HLSS Mortgage Master Trust for The Benefit of The Holders of The Series 2014-4 Certificates Issued by The HLSS Mortgage Master Trust. Debt: \$183,496.99.

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.

15-05080

ALL THAT CERTAIN messuage 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 at the North corner of Lafayette and Franklin Streets; thence along the line of said Lafayette Street Northwesterly fourteen and one-third feet more or less to the middle of the partition wall between this and the adjoining brick house now or late of Martha B. Hart; thence through the middle of the said partition wall and along the line of land of said Martha B. Hart upon which said brick house is erected Northeasterly seventy-three feet more or less to the line of other land of said Martha B. Hart; thence by said land Southeasterly fourteen and one-third feet, more or less to the Northwesterly line of Franklin Street aforesaid; and thence by the said line of said street, Southwesterly seventy-three feet more or less to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Eliese Delphin and Roussel Boubert, as Tenants by the Entirety, by Deed from Tri Star Partnership, dated 09/14/1999, recorded 09/30/1999 in Book 5290, Page 1611.

Parcel Number: 13-00-19268-00-6.

Location of property: 455 East Lafayette Street, Norristown, PA 19401-5116.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Roussel Boubert and Eliese Delphin** at the suit of Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 1999-C, Asset-Backed Certificates, Series 1999-C. Debt: \$121,968.44.

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.

15-05089

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a plan of lots entitled "Hollywood" made by Clement B. Webster, Registered Engineer and Land Surveyor, approved March 13, 1925 and recorded in the Office for the Recording of Deeds, at Norristown, Pennsylvania, in Deed Book No. 948, Page 600, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Gibson Avenue, at the distance of 90.00 feet Southeastwardly from the intersection of the radial corner of said Gibson Avenue and San Diego Avenue; thence on a line at right angles to said Gibson Avenue Northeastwardly 60.88 feet to a point; thence South 58 degrees, 48 minutes, 41 seconds East, 65.90 feet to a point; thence Southwestwardly 88.33 feet to the Northeasterly side of Gibson Avenue; thence along the same Southwestwardly 60.00 feet to the place of beginning.

BEING Lot No. 78 on said plan.

BEING the same premises which Steven R. Parsons by Deed dated 3/28/2002 and recorded 5/10/2002 in Montgomery County in Deed Book 5407, Page 746 granted and conveyed unto Karen Stone. And the said Karen Stone departed this life on 12/17/2012, vesting title solely in Dale L. Phelps as Administrator of the Estate as of the date of her death.

Parcel Number: 30-00-23740-00-8.

Location of property: 523 Gibson Avenue, Jenkintown, PA 19046.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dale L. Phelps as Administrator of the Estate of Karen Stone Deceased** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee (CWALT 2007-18CB). Debt: \$268,648.62.

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

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.

15-05543

ALL THAT CERTAIN lot or piece of land, with the frame message thereon erected, situate in **Conshohocken Borough**, County of Montgomery and State of Pennsylvania, being Lot No. 132 in a plan of lots laid out on the farm of Isaac Jones (the elder), deceased, bounded and described, as follows:

BEGINNING at a stake on the Southern side of Spring Mill Avenue at the distance of two hundred forty feet Easterly from Cherry Street, a corner of this and Lot No. 131, now or late of Mary Lehihan; thence by said Lot No. 131, Southerly at right angles to said Spring Mill Avenue, one hundred twenty feet to a stake; thence Easterly parallel with said Spring Mill Avenue, twenty feet to a stake a corner of Lot No. 133; thence by said lot Northerly parallel with the first line one hundred twenty feet to Spring Mill Avenue aforesaid and along the Southern side thereof Westerly twenty feet to the place of beginning.

Parcel Number: 05-00-09636-00-7.

Location of property: 423 Spring Mill Avenue, Conshohocken, PA 19428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles A.J. Halpin, III, Esquire, as Administrator of The Estate of Joanna D'Alessandro a/k/a Joanna M. D'Alessandro, Deceased** at the suit of Nationstar Mortgage, LLC. Debt: \$127,152.44.

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

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.

15-05909

ALL THAT CERTAIN lot or piece of ground, together with the two story stone and brick message or tenement thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a plan thereof dated the 17th day of July A.D. 1934, as follows, to wit:

SITUATE on the Southwesterly side of Erlen Road (50 feet wide) at the distance of 205.695 feet Southeastwardly from the point of intersection of the produced Southwesterly side of Erlen Road and the produced Southeasterly side of Cedar Lane (40 feet wide) containing in front or breadth on the said Erlen Road 29.385 feet and extending of that width in length or breadth Southwestwardly between parallel lines at right angles to Erlen Road 102 feet to the center line of a certain 12 feet wide driveway which extends Northwestwardly from Euston Road to Cedar Lane being the same premises which Larence J Houston and Mamie Houston, his wife, by Deed dated 8/6/1982 and 8/12/1982 in Montgomery County in Book 4690 on Page 253 then granted and conveyed to Ronald E. Houston and Gale J. Houston, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Ronald E. Houston and Gale J. Houston, his wife, as Tenants by the Entireties by Deed from Lawrence J. Houston and Mamie Houston, his wife dated 08/06/1982 recorded 08/12/1982 in Deed Book 4690, Page 253.

Parcel Number: 31-00-09544-00-1.

Location of property: 1712 Erlen Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gale J. Houston and Ronald E. Houston** at the suit of HSBC Bank USA, N.A., as Indenture Trustee for The Registered Noteholders of Renaissance Home Equity Loan Trust 2006-3. Debt: \$122,640.96.

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.

15-06098

ALL THAT CERTAIN new three story brick dwelling house and lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, situate on the Northeastly side of Airy Street at the distance of nineteen feet Northwestwardly from the Northwestly side of Buttonwood Street.

CONTAINING in front or breadth on said Airy Street twenty-two feet, four inches and extending of that width in length or depth between parallel lines (the Southeast side line thereof extending through the middle of the partition wall between this house and the house of Frank R. Heavner, adjoining the same on the Southeast and Northwest side line thereof extending along the side of the cement pavement laid between this house and the house built on the adjoining lot of ground belonging to The Hamilton Terrace Company at right angles to said side of Airy Street Northeast one hundred six feet, six inches to the Southwest side of a certain alley laid out of the width of four feet for the use of the owners and occupants of property abutting thereon.

TITLE TO SAID PREMISES IS VESTED IN Willie Lee Howard, by Deed from John Pergolese and Margaret Pergolese, dated 09/20/2005, recorded 11/01/2005 in Book 5577, Page 2177.

Parcel Number: 13-00-01320-00-8.

Location of property: 1103 West Airy Street, Norristown, PA 19401-4301.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Willie Lee Howard** at the suit of Wells Fargo Bank, N.A. Debt: \$128,281.05.

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.

15-06243

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan made by Will D. Hiltner, Registered Surveyor, Norristown, PA, March 1949, as follows, to wit:

BEGINNING at a point in the center line of Mill Road at the distance of 208.38 feet Southeastwardly from the Southeastly side of Swede Street; thence by other land of Clarence V. Strouse, et al., of which this is a part, the two (2) following courses and distances: (1) North 40 degrees, 50 minutes East, 125.02 feet to a stake; thence (2) South 79 degrees, 49 minutes East, 58.12 feet to a stake; thence by land conveyed to William V. Shade and Jennie T. Shade, husband and wife, South 40 degrees, 50 minutes West, 155.01 feet the line for a part of the distance extending along the center line of a 10 foot wide driveway laid out over premises herein described and premises adjoining to the Southeast to a point in the center line of Mill Road, aforesaid; thence along the center line thereof, North 48 degrees, 45 minutes West, 50 feet to the place of beginning.

TOGETHER with and under and subject to the use to the said Charles W. Interrante and wife, their heirs and assigns, occupiers and tenants in common, the right, use and privilege of a certain 10 foot wide driveway or passageway extending Northeastwardly from the Northeastly side of Brush or Mill Road for a distance of 100 feet as and for a passageway and driveway at all times hereafter, forever, said driveway being located between the land of the said Charles W. Interrante and wife, and land of the said William V. Shade and wife, 5 feet of which is on the land herein conveyed and the remaining 5 feet is on land of the said William V. Shade.

TITLE TO SAID PREMISES IS VESTED IN Nicole Drabousky and Jeffrey Kobilka, by Deed from Robert L. Santangelo, dated 07/27/2006, recorded 08/21/2006 in Book 5613, Page 500.

Parcel Number: 33-00-05629-00-8.

Location of property: 5 Mill Road, Norristown, PA 19401-1814.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey Kobilka and Nicole Drabousky a/k/a Nicole D. Kobilka** at the suit of Ocwen Loan Servicing, LLC. Debt: \$222,553.43.

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.

15-06985

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Subdivision Plan Section #2 James H. Oeste Land Development Company, Inc., made by C. Raymond Weir, Registered Professional Engineer dated October 31, 1960, as follows, to wit:

BEGINNING at a point on the Northeastly side of Highland Avenue (50 feet wide) said point being the three (3) following courses and distances from a point formed by the intersection of a line in the bed of Highland Avenue with the center line of Summit Avenue: (1) leaving Summit Avenue Southeastwardly through the bed of Highland Avenue one hundred seventy-four and forty-nine one-hundredths feet (174.49 feet) to a point; (2) North forty-five degrees, twenty-four minutes East (North 45 degrees, 24 minutes East) through the bed of Highland Avenue twenty-five feet (25 feet) to a point on the Northeastly side of same; and (3) South forty-four degrees, forty minutes East (South 44 degrees, 40 minutes East) along the Northeastly side of Highland Avenue one hundred fifty and thirty-one hundredths feet (150.30 feet) to the point of beginning; thence extending from said point of beginning, North forty-five degrees,

twenty minutes East (North 45 degrees, 20 minutes East) two hundred fifty-nine and seventy-five one-hundredths feet (259.75 feet) to a point; thence extending South forty-four degrees, forty minutes East (South 44 degrees, 40 minutes East) one hundred thirty-eight and seventy one-hundredths feet (138.70 feet) to a point; thence extending South twenty-five degrees, thirty-seven minutes West (South 25 degrees, 37 minutes West) fifty-six and thirty-two one-hundredths feet (56.32 feet) to a point; thence extending South forty-five degrees, twenty minutes West (South 45 degrees, 20 minutes West) two hundred six and seventy-three one-hundredths feet (206.73 feet) to a point on the Northeasterly side of Highland Avenue aforesaid; thence extending North forty-four degrees, forty minutes West (North 44 degrees, 40 seconds West) along the Northeasterly side of Highland Avenue one hundred fifty-seven and seventy-one hundredths feet (157.70 feet) to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Donald A. Jonas and Wendy M. Jonas, h/w, by Deed from Thomas A. Mackin and Mary Anne Mackin, his wife, dated 04/12/2007, recorded 04/20/2007 in Book 5644, Page 135. Parcel Number: 54-00-08338-00-5.

Location of property: 1200 Highland Avenue, Fort Washington, PA 19034-1606.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donald A. Jonas a/k/a Donald Jonas and H. R. Rutter a/k/a H. Richard Rutter, in His Capacity as Executor of The Estate of Wendy M. Jonas a/k/a Wendy Jonas** at the suit of The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as Trustee for Chase Mortgage Finance Trust Multi-Class Pass-Through Certificates Series 2007-S4. Debt: \$766,843.67.

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.

15-07019

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

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

TITLE TO SAID PREMISES IS VESTED IN Venkateswara Reddy Maruri by Deed from George W. Kelley and Kathleen A. Kelley dated 01/20/2006 and recorded 01/30/2006 in the Montgomery County Recorder of Deeds in/at Deed Book 05588, Page 1522.

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

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

The improvements thereon are: A residential dwelling.

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

Robert W. Williams, Attorney.

Above Property to be sold by **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.

15-07117

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Topographical Map prepared for Shipley School by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania 1/4/32 and revised as to this piece 1/19/48, as follows, to wit:

BEGINNING at a point in the middle of Waverly Road (40 feet wide) said point is at the distance of 1,306.43 feet measured North 40 degrees, 39 minutes East, along the middle of Waverly Road from its intersection with the middle of Youngs Ford Road (33 feet wide); thence along the middle of Waverly Road, North 40 degrees, 39 minutes East, 205.33 feet to a point; thence leaving Waverly Road by land formerly of Clement A. Grisua Estate, South 32 degrees, 12 minutes East, 270 feet to a point; thence by other land of Shipley of which this is a part, the two following courses and distances: (1) South 49 degrees, 6 minutes West, 193.57 feet to a point; (2) North 33 degrees, 22 minutes West, 238.78 feet to the place of beginning.

CONTAINING 1.134 acres.

BEING the same premises which Donald W. Hedges and Diane S. Hedges, by Deed dated September 22, 1997 and recorded October 15, 1997 in Montgomery County in Deed Book 5203, Page 243 granted and conveyed unto Anthony M. Rufo, in fee.

Parcel Number: 40-00-64704-00-2.

Location of property: 1401 Waverly Road, Gladwyne, PA 19035.

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

Seized and taken in execution as the property of **Anthony Rufo, et al.** at the suit of First Niagara Bank, N.A. s/b/m Harleysville National Bank and Trust Company and First Financial Bank. Debt: \$785,797.12.

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.

15-07208

ALL THOSE TWO CERTAIN contiguous lots or pieces of land, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey thereof made by R. H. Bryan, Civil Engineer, Jenkintown, Pennsylvania, for J. Walter Ruddach Estate and recorded in the Office of the Recording of Deeds in and for Montgomery County of Norristown, Pennsylvania, in Deed Book 636, Page 500, as follows, to wit:

BEING Lots Nos. 1286 and 1287 on said survey and situate on the Southeast side of Fitzwater Road (as laid out 45 feet wide) at the distance of 125 feet Southwestward from the Southwest side of Terrace Road (as laid out 50 feet wide).

CONTAINING together in front or breadth on the said Fitzwatertown Road 50 feet (each lot being 25 feet in front) and extending together of that width in length or depth Southeastward between lines parallel with said Terrace Road as follows: Lot No. 1286 being on the Northeast line thereof 137 feet and on the Southwest line thereof 137.08 feet and Lot No. 1287 being on the Northeast line thereof 137.08 feet and on the Southwest line thereof 137 feet.

UNDER AND SUBJECT TO restrictions as now of record.

BEING the same premises which Freda A. Horridge by Deed dated 5/23/1997 and recorded 6/17/1997 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5188, Page 2282 granted and conveyed unto Joseph Loughlin, Jr. and Ruth Loughlin, husband and wife, as Tenants by the Entireties.

AND THE SAID Joseph Loughlin, Jr. departed this life on 5/19/2000, vesting title solely in Ruth Loughlin as Surviving Tenant by the Entireties as of the date of his death.

Parcel Number: 59-00-07684-00-6.

Location of property: 245 Fitzwatertown Road, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ruth Loughlin** at the suit of Nationstar Mortgage, LLC. Debt: \$185,215.63.

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

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.

15-07233

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, being bounded and described according to a Plan of Banbury (Phase III), prepared for Glenn E. Garis, made by Urwiler and Walter, Inc., Summertown, PA, dated 9/15/1995 and last revised 11/30/1995 and recorded in Plan Book A-56, Page 119, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Middle Park Drive (50 feet wide) said point being a corner of Lot 92 as shown on said plan; thence extending along said Middle Park Drive the 2 following courses and distances: (1) South 45 degrees, 21 minutes, 46 seconds East a distance of 92.38 feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of 26.00 feet crossing a 75 feet clear sight triangle a distance of 41.33 feet to a point on the Northwesterly side of Beck Road (approximately 25 feet from center line to ultimate right-of-way line) as shown on said plan; thence extending along same South 45 degrees, 43 minutes, 11 seconds West partly crossing a 100 feet wide PP and L right-of-way and re crossing said 75 feet clear sight triangle a distance of 216.12 feet to a point, a corner of Lot 98 as shown on said plan; thence extending partly along same North 44 degrees, 38 minutes, 06 seconds West a distance of 114.30 feet to a point a corner of Lot 92 as shown on said plan; thence extending along same North 44 degrees, 38 minutes, 14 seconds East re-crossing said 100 feet wide Pennsylvania Power and Light right-of-way a distance of 241.12 feet to a point on the said side of Middle Park Drive aforesaid, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher A. Ross and Lisa A. Ross, h/w, by Deed from Banbury Limited Partnership, a PA Limited Partnership, by its General Partner Banbury Crossing, Inc., (PA Corporation), dated 04/15/1997, recorded 04/18/1997 in Book 5182, Page 2234.

Parcel Number: 34-00-03411-94-7.

Location of property: 357 Middle Park Drive, Souderton, PA 18964-2249.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chris Ross a/k/a Christopher A. Ross and Lisa A. Ross** at the suit of Ocwen Loan Servicing, LLC. Debt: \$284,895.40.

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.

15-07338

ALL THAT CERTAIN lot or piece of ground, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision prepared for Heritage Real Estate Investment Company, called 'Regents Park' Section II made by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, PA, dated April 21, 1980 and last revised December 12, 1985 and recorded in the Office of the Recorder of Deeds in Plan Book A-46, Page 69, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Greentree Lane measured the two following courses and distances from a point of curve on the Northeasterly side of Hillendale Drive: (1) on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 23.56 feet to a point of tangent; (2) North 40 degrees, 36 minutes, 30 seconds East, 51.55 feet to a point; thence extending from said point and place of beginning along said side of Greentree Lane North 40 degrees, 36 minutes, 30 seconds East, 20.00 feet to a point, a corner of Lot No. 267; thence extending along said lot passing through a partition wall South 49 degrees, 23 minutes, 30 seconds East, 115.13 feet to a point, a corner of Lot No. 283; thence extending along said lot South 40 degrees, 36 minutes, 30 seconds West, 20.00 feet to a point a corner of Lot 265; thence extending along said lot passing through a partition wall North 40 degrees, 23 minutes, 30 seconds West, 115.13 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Scott Snyder, by Deed from Sherry A. Olejar, n/k/a, Sherry A. Rider and Brant J. Rider, w/h, dated 04/29/2011, recorded 05/03/2011 in Book 5799, Page 2358.

Parcel Number: 63-00-02689-56-9.

Location of property: 606 Greentree Lane, Eagleville, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Scott Snyder, Deceased** at the suit of Bank of America, N.A. Debt: \$187,081.22.

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.

15-07596

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Ardmore, in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, being Number 43 on a certain plan of lots laid out by Samuel M. Garrigues, Civil Engineer, and described according to said plan, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Walnut Avenue (fifty feet wide) at the distance of two hundred feet Southwestwardly from the Southwesterly side of Athens Avenue (fifty feet wide).

CONTAINING in front or breadth on the said Walnut Avenue fifty feet and extending; thence Southeastwardly of that width between parallel lines at right angles to the said Walnut Avenue one hundred seventy-five feet the Northeasterly line thereof running through the middle of the partition wall dividing said premises from the premises adjoining to the Northeast.

TITLE TO SAID PREMISES IS VESTED IN James F. Burton, III, by Deed from Benjamin M. Pines, dated 09/16/2010, recorded 11/12/2010 in Book 5784, Page 2612.

Parcel Number: 40-00-63808-00-7.

Location of property: 109 Walnut Avenue, Ardmore, PA 19003-2103.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James F. Burton, III and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Wells Fargo Bank, N.A. Debt: \$171,866.79.

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.

15-07606

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Survey of Property of Gertrude Lindsay Estate made by Meixner, Civil Engineers, Surveyors, Lansdale-Collegeville, Pennsylvania, dated June 2, 1964, as follows, to wit:

BEGINNING at a nail in the center line of Level Road (33 feet wide) measured with two following courses and distances along said center line from its intersection with the center line of Germantown Pike (50 feet wide) (alternate Route #422): (1) South 50 degrees, 44 minutes West, 348.25 feet to a spike; (2) South 50 degrees, 25 minutes West, 508.20 feet to the nail above mentioned as a point of beginning; thence from said point of beginning along land now or late of Hobison Phipps, South 49 degrees, 12 minutes East, 618.48 feet to a 30 inch oak; thence by land now or late of Martin L. Thomas South 48 degrees, 48 minutes, 30 seconds East, 641.85 feet to a 2 inch pipe; thence by land now or late of Robert M. Bronson, South 41 degrees, 39 minutes West, 218.58 feet to an iron pin by a post; thence by land now or late of Russell Harpel, the two following courses and distances: (1) North 53 degrees, 27 minutes, 30 seconds West, 172.27 feet to a post; (2) South 50 degrees, 19 minutes, 30 seconds West, 442.78 feet to an iron pin

by a post; thence by land now or late of William G. McGarvey, North 46 degrees, 40 minutes West, 525.17 feet to an iron pin; thence by land now or late of Lawson Earl, the two following courses and distances: (1) North 43 degrees, 20 minutes East, 200 feet to an iron pin; (2) North 46 degrees, 40 minutes West, 350 feet to an iron pin; thence by land now or late of Carolla B. Jury, the two following courses and distances: (1) North 43 degrees, 20 minutes East, 111.40 feet to a pipe; (2) North 49 degrees, 56 minutes West, 200.32 feet to a nail in the center line of Level Road; thence along the center line of Level Road, the two following courses and distances: (1) North 43 degrees, 20 minutes East, 50 feet to a spike; (2) North 50 degrees, 25 minutes East, 279.16 feet to the first mentioned point and place of beginning.

CONTAINING 14.32206 acres of land (more or less).

AND further excluding thereout and therefrom all that lot or parcel of ground with buildings thereon erected, if any, which were seized and taken by the Commonwealth of Pennsylvania, Department of Forest and Waters by the exercise of its powers of eminent domain by Declaration of Taking filed as of C.P. No. 70-11182 on September 2, 1970 appearing in General Docket 139, Page 91.

TITLE TO SAID PREMISES IS VESTED IN Angela M. Arehart and Adam C. Arehart by Deed from James S. Lorah, Executor of the Estate of E. Earl Joseph a/k/a Edwin Earl Joseph, Deceased and Millicent A. Joseph, Devisee under the will of E. Earl Joseph a/k/a Edwin Earl Joseph, Deceased dated October 23, 2013 and recorded October 24, 2013 in Deed Book 5893, Page 01782.

Parcel Number: 43-00-03964-00-7.

Location of property: 116 Evansburg Road, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Angela M. Arehart and Adam C. Arehart** at the suit of Pacific Union Financial, LLC. Debt: \$423,613.23.

Joseph F. Riga, 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.

15-07650

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Ambler Borough**, County of Montgomery and State of Pennsylvania, described according to a certain Plan of Haywood Park Development, made October 26, 1954, for Lipschutz & Becker, by C. Raymond Weir, Registered Professional Engineer of Ambler, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northwest side of Walker Road, (50' wide) at the distance of 134' measured along same North 41 degrees, 2 minutes East from its point of intersection with the Northeast side of Candy Lane (50' wide) (both lines produced).

CONTAINING in front or breadth on the said Walker Road 60' measured North 41 degrees, 2 minutes East from the said beginning point and extending of that width in length or depth North 48 degrees, 58 minutes West between parallel lines at right angles to the said Walker Road 118.13 feet.

BEING Lot No. 123 on the said plan.

BEING the same premises which Gamel Construction Company, Inc., by Deed dated 7/3/56 and recorded 7/6/56 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 2697, Page 241, granted and conveyed unto Harry R. Brandt, Jr. and Rose Ann, his wife, in fee.

Parcel Number: 01-00-05728-00-4.

Location of property: 315 Walker Road, Ambler, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Harry R. Brandt, Jr.** at the suit of The Bank of New York Mellon, as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2003-5. Debt: \$195,512.08.

Christopher A. DeNardo, 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.

15-07774

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 7 on a Plan of Lots of Ardin Villa, Tract No. 1 surveyed by Will D. Hiltner, Registered Surveyor, in 9/1940 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Sterigere Street 50 feet wide, at the distance of 499.38 feet measured on a course of North 45 degrees, 21 minutes West along the Northeast side of Sterigere Street from the center line of Whitehall Road, a corner of Lot No. 6 on said plan, now or late of H. Chester Fielding and Alice T. Fielding, his wife; thence along the Northeast side of Sterigere Street North 45 degrees, 22 minutes West, 75.00 feet to a point a corner of Lot No. 8; thence along Lot No. 8, North 44 degrees, 38 minutes East, 161.83 feet to a point in line of Lot No. 23, Ardin Villa, Tract No. 2; thence partly along Lot No. 23 and partly along Lot No. 24, Tract No. 2, South 45 degrees, 22 minutes East, 75.00 feet to a point a corner of Lot No. 6, Tract No. 1, aforesaid; thence along said lot South 44 degrees, 38 minutes West, 161.83 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edward J. Patts and Jennifer L. Patts, his daughter, by Deed from Edward J. Patts, widower of Barbara W. Patts, dated 12/12/2006, recorded 01/03/2007 in Book 5629, Page 2754.

Edward J. Patts's death on or about 07/25/2008, his ownership interest was automatically vested in the Surviving Joint Tenant, Jennifer L. Patts.

Parcel Number: 63-00-08002-00-8.

Location of property: 1813 Sterigere Street, Norristown, PA 19403-2828.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer L. Patts** at the suit of Ocwen Loan Servicing, LLC. Debt: \$167,307.17.

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.

15-08355

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery, and Commonwealth of Pennsylvania, described according to Plan of Property Subdivision for York Garden Homes, Inc., made by George C. Gilmore, Registered Surveyor, on July 6, 1942, and recorded at Norristown, in Deed Book 1477, Page 601.

BEGINNING at a point in the bed of County Line Road (60 feet wide) (said point being 38 feet Northeast from the Southwest side of said County Line Road) at the distance of 878.53 feet Northwest from the center line of York Road (60 feet wide); thence extending South 37 degrees, 52 minutes West, (Parallel to Township Line Road) 159.81 feet to a point; thence extending North 52 degrees, West 50 feet to a point; thence extending North 37 degrees, 52 minutes East, 160 feet to a point in the bed of County Line Road; thence extending along the bed of County Line Road South 51 degrees, 55 minutes East, 50 feet to the first mentioned point and place of beginning.

BEING Lot No. 12 on said plan.

UNDER AND SUBJECT to certain conditions and restrictions that may appear of record by Kenneth R. Rimer and Kelly L. Rimer, husband and wife dated 04/25/06 and recorded on 05/15/06 in the Montgomery County Recorder of Deeds in/at Deed Book 05800, Page 2253.

TITLE TO SAID PREMISES IS VESTED IN William Carden, Jr. by Deed from Kenneth R. Rimer and Kelly R. Rimer, husband and wife dated 04/25/06 and recorded on 05/15/06 in the Montgomery County Recorder of Deeds in/at Deed Book 05800, Page 2253.

Parcel Number: 59-00-03403-00-3.

Location of property: 28 West County Line Road, Hatboro, PA 19040.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **William Carden, Jr.** at the suit of Wilmington Trust, N.A., Successor Trustee to Citibank, N.A., as Trustee f/b/o Holders of Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust 2006-4, Mortgage Pass-Through Certificates, Series 2006-4. Debt: \$260,744.48.

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.

15-08696

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

BEGINNING at a point on the South side of High Street at a corner of this and Lot No. 57, and at a distance of three hundred feet West from the West line of Montgomery Street; thence by said Lot No. 57 Southwardly one hundred fifty feet to a corner of this and Lot No. 60; thence by the Northern line of Lot No. 60 and in a line parallel with High Street thirty feet to a corner of this and Lot No. 61; thence by the same Northwardly one hundred fifty feet to High Street aforesaid; thence Eastwardly along said High Street thirty feet to Lot No. 57, the place of beginning.

EMBRACING and INCLUDING in said description Lot No. 59 in the plan of Potts' Addition to Pottstown.

TITLE TO SAID PREMISES IS VESTED IN Darlene Richardson, by Deed from Brian E. Brenner, dated 10/26/2001, recorded 11/30/2001 in Book 5387, Page 842

Parcel Number: 16-00-14288-00-6.

Location of property: 858 East High Street a/k/a 858 High Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Darlene Richardson** at the suit of Citimortgage, Inc. Debt: \$86,395.29.

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.

15-08703

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

BEGINNING at a point on the Southerly corner of Freedley and Pine Streets; thence extending along the Southwesterly side of said Freedley Street Southeast 24 feet to a point a corner of this and land now or late of J. Fenton Cloud; thence along said land at right angles to said Freedley Street the line for a portion of the distance passing through the middle of the partition wall between this and the adjoining property Southwest 84.25 feet to a 4 feet wide alley dedicated for the use of the abutting property owners; thence along said alley Northwest 24 feet to the Southeast side of Pine Street; thence along said side of Pine Street Northeast 84.25 feet to the Southerly corner of Freedley and Pine Streets, the place of beginning.

Parcel Number: 13-00-12572-00-6.

Location of property: 126 West Freedley Street, Norristown, PA 19401-3334.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael S. Meagher a/k/a Michael Meagher and Karla E. Meagher a/k/a Karla Elizabeth Meagher** at the suit of JP Morgan Chase Bank, National Association. Debt: \$66,005.71.

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.

15-09070

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Ambler Borough**, County of Montgomery and State of Pennsylvania, and described according to a plan thereof made by C. Raymond Weir, Registered Professional Engineer, dated 7/17/1952, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Bannockburn Avenue (50 feet wide) at the distance of three hundred six and one one-hundredths feet Southeastwardly measured along the said side of Bannockburn Avenue from a point of tangent in the same said point of tangent being at the distance of fifteen and seventy-one one-hundredths feet measured on the arc of a circle curving to the left having a radius of ten feet from a point of curve on the Southeasterly side of South Spring Garden Street (40 feet wide); thence extending North 03 degrees, 21 minutes East, twenty-nine feet to a point; thence extending North 03 degrees, 17 minutes East through a wall thirty-five feet to a point; thence extending North 03 degrees, 21 minutes East, thirty-six feet to a point on the centerline of a certain twenty feet wide driveway said driveway extending from South Spring Garden Street Southeastwardly into Church Street; thence extending South 86 degrees, 39 minutes East along the centerline of said driveway sixteen and fifteen one-hundredths feet to a point; thence extending South 03 degrees, 21 minutes West, thirty-six feet to a point; thence extending South 02 degrees, 59 minutes West through a wall thirty-five feet to a point; thence extending South 03 degrees, 21 minutes West, twenty-nine feet to a point on the Northeasterly side of Bannockburn Avenue aforesaid; thence extending North 86 degrees, 39 minutes West along the said side of Bannockburn Avenue sixteen and thirty-three one-hundredths feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Jennifer Foster and Brock Foster, by Deed from Barbara L. Boger, dated 06/20/2008, recorded 07/03/2008 in Book 5698, Page 2322.

Parcel Number: 01-00-00127-00-7.

Location of property: 239 Bannockburn Avenue, Ambler, PA 19002-4801.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer Foster and Brock Foster** at the suit of Bank of America, N.A. Debt: \$194,657.75.

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.

15-09126

ALL THAT CERTAIN unit, designated as unit Number 1511 being a unit in the Meadows Condominium, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 69 Pa C.S. 3101 et seq. as designated in the Declaration of Condominium of The Meadows bearing dated 1/4/1984 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA on 1/12/1984 and Plans for Condominium bearing date 1/4/1984 and recorded as Exhibit 'C' of the Declaration of Condominium of the Meadows Condominium in Deed Book 4727, Page 1766.

TOGETHER with all right, title and interest being a .27 percent undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium.

TITLE TO SAID PREMISES IS VESTED IN Suzete Kettner, by Deed from Albert C. Martin, a/k/a Albert Martin, dated 01/14/2010, recorded 01/25/2010 in Book 5757, Page 822.

Parcel Number: 61-00-01662-63-5.

Location of property: 1511 Meadowview Lane a/k/a 1511 Meadowview Lane, Unit 1511, Mont Clare, PA 19453-5240.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Suzete Kettner** at the suit of Newlands Asset Holding Trust.
Debt: \$123,394.98.

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.

15-09133

ALL THAT CERTAIN message or tenement 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 stake on the northwesterly side of Franklin Avenue (now known as Haws Avenue) at the distance of one hundred seven feet Southwesterly from Lafayette Street a corner of this and land now or late of John U. Gotwals; thence by the same parallel with said Lafayette Street the line passing through the middle of the partition wall between this and said Gotwals adjoining house, Northwesterly one hundred fifty feet to a stake on the Southeasterly side of a twenty feet wide alley; thence along said side of said alley Southwesterly twenty feet to a stake a corner of lot of the Estate of Thomas P. Knox, deceased; thence by the same Southeasterly one hundred fifty feet to Franklin Avenue (now known as Haws Avenue) aforesaid; thence along the Northwesterly side of said Franklin Avenue (now known as Haws Avenue) Northeasterly twenty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Adriene Trusty, by Deed from Marie B. Cunningham and Barry R. Glucker, dated 04/02/2010, recorded 04/05/2010 in Book 5763, Page 196.

Parcel Number: 13-00-16304-00-9.

Location of property: 121 Haws Avenue, Norristown, PA 19401-4516.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Adriene Trusty** at the suit of First Guaranty Mortgage Corporation.
Debt: \$83,094.39.

Matthew Brushwood, Attorney. I.D. #310592

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.

15-09177

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the 8th Ward of **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by George F. Shaner, C.E., Registered Professional Engineer, dated July 29, 1954, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Master Street (50 feet wide) at the distance of 210 feet, 1-3/4 inches Northwestwardly from the Northwesterly side of Pine Street (50 feet wide); thence extending along the said side of Master Street North 39 degrees, 30 minutes West, 50 feet to a point, a corner of land of Norman S. Mock; thence extending along said land North 46 degrees, 30 minutes East, 140 feet, 4 1/4 inches to a point on the Southwesterly side of a certain 20 feet wide alley; thence extending along the said side of 20 feet wide alley South 39 degrees, 30 minutes East, 50 feet to a point; thence extending along other land of Harry Gresh, of which this is a part, South 46 degrees, 30 minutes West, 140 feet, 4 1/4 inches to the first mentioned point and place of beginning.

Parcel Number: 16-00-20764-00-1.

Location of property: 247 Master Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William K. Noble** at the suit of Diamond Credit Union.
Debt: \$183,155.00.

Philip G. Curtin, 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.

15-09264

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan, Record Plan - Southerly Section, Perkiomen Greene, prepared by Boucher and James, Inc., dated 4/3/1992, last revised 12/7/1995 and recorded in Plan Book A-56, Page 204, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cornwallis Way (50 feet wide), a corner of this and Lot No. 273 on said plan; thence extending from said point of beginning and along the Southeasterly side of Cornwallis Way, aforesaid, the 2 following courses and distances, viz: (1) North 52 degrees, 35 minutes, 02 seconds East, 41.39 feet to a point of curve therein; (2) along the arc of a circle curving to the right having a radius of 140.00 feet the arc distance of 8.62 feet to a point, a corner of Lot No. 275 on said plan; thence extending along the same and crossing Storm Easement 'L' 20 feet wide, South 31 degrees, 24 minutes, 58 seconds East, 114.73 feet to a point, a corner of Lot No. 278 on said plan; thence extending along the same, South 52 degrees, 35 minutes, 02 seconds West, 50.00 feet to a point, a corner of Lot No. 273, aforesaid; thence extending along the same, North 37 degrees, 24 minutes, 58 seconds West, 140.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 274 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Patrick J. Bradley and Kathleen M. Bradley by Deed from Christopher M. Mancinelli dated April 14, 2008 and recorded April 29, 2008 in Deed Book 5690, Page 1837.

Parcel Number: 48-00-01421-45-7.

Location of property: 1131 Cornwallis Way, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Patrick J. Bradley and Kathleen M. Bradley** at the suit of Green Tree Servicing, LLC. Debt: \$227,307.59.

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.

15-09383

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Limerick Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled 'The Hamlet' now known as 'Waterford Greene', drawn by Carroll Engineering Corporation, Consulting Engineers, Warrington, PA dated 8-18-1989, last revised 7-7-1992 and recorded in Plan Book A-53, Pages 373-378, and a Phasing Plan entitled 'Waterford Greene' dated 12-11-1995, last revised 2-19-1996 and recorded in Plan Book A-56, Page 135, as follows, to wit:

BEGINNING at a point on the Southeastly side of Waterford Way, said point of beginning is being at a point a corner of Lot No. 388 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 388, South 04 degrees, 00 minutes, 00 seconds East, 97.00 feet to a point in line of Open Space Area as shown on said plan; thence extending along the line of said Open Space Area, South 86 degrees, 00 minutes, 00 seconds West, 24.00 feet to a point a corner of Lot No. 390 as shown on said plan; thence extending along the line of said Lot No. 390, North 04 degrees, 00 minutes, 00 seconds West, 97.00 feet to a point on the Southeastly side of Waterford Way, aforesaid; thence extending along the said Southeastly side of Waterford Way, North 86 degrees, 00 minutes, 00 seconds East, 24.00 feet to a point a corner of Lot No. 388, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 389 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ernest P. Petrongolo and Diana F. Petrongolo, by Deed from Waterford Greene, L.P., dated 04/13/1999, recorded 04/28/1999 in Book 5268, Page 2488.

Parcel Number: 37-00-04781-70-8.

Location of property: 4404 Waterford Way, Limerick, PA 19468-1392.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ernest P. Petrongolo and Diana F. Petrongolo** at the suit of JP Morgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$135,203.18.

Meredith Wooters, Attorney. I.D. #307207

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.

15-09405

ALL THAT CERTAIN brick message or tenement and lot of land, situate in the Third Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the Southwest corner of Franklin and Apple Streets, bounded and described, as follows, to wit:

BEGINNING at the Southwest corner of Apple and Franklin Streets; thence in a Southerly direction along the West side of said Franklin Street 140 feet to the Philadelphia and Reading Railroad; thence Westwardly along the same 54 feet to a point, a corner of land now or late of Esther Masser; thence along the same Northwardly 140 feet to a point in the South side of said Apple Street; thence along the same in an Easterly direction 55 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cobrysh, Inc., a Pennsylvania Corporation, by Deed from Robert G. Richards and Marian L. Richards, h/w, dated 05/26/2005, recorded 06/01/2005 in Book 5556, Page 182.

Parcel Number: 16-00-11072-00-9.

Location of property: 15 South Franklin Street, Pottstown, PA 19464-5955.

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

Seized and taken in execution as the property of **Brian O'Reilly and Corbrysh, Inc.** at the suit of JP Morgan Chase Bank, National Association. Debt: \$37,872.92.

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.

15-09485

ALL THAT CERTAIN unit in the property known, identified and described in the Declaration Plan referred to below as 191 Presidential Condominium, located at 191 Presidential Boulevard in **Lower Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office for the Recorder of Deeds in and for the County of Montgomery, PA, of the following document: (1) a Declaration creating and establishing 191 Presidential Condominium dated 7-18-1973 and recorded in said Office on 7-30-1973 in Deed Book 3873, Page 139, etc., as amended by First Amendment to Declaration dated 8-29-1973 and recorded 9-10-1973 in Deed Book 3885, Page 577, and as amended by Second Amendment to Declaration dated 9-24-1973 and recorded 9-27-1973 in Deed Book 3891, Page 131 etc., and as amended by Third Amendment to Declaration dated 10-9-1973 and recorded 10- 23-1973 in Deed Book 3897, Page 282 and as amended by Fourth Amendment to Declaration dated 10-25-1973 and recorded in said Office on 10-31-1973 in Deed Book 3899, Page 258 and amended by Fifth Amendment to Declaration dated 1-16-1980 and recorded 1-16-1980 in Deed Book 4492, Page 94 and amended by Sixth Amendment to Declaration dated 12-4-1981 and recorded 2-18-1982 in Deed Book 4679, Page 1164 as amended by Seventh Amendment to Declaration dated 6-24-1983 and recorded 6-29-1983 in Deed Book 4710, Page 1851 (said Declaration as Amended, the 'Declaration'); and (2) a Declaration Plan dated 7-18-1973 and recorded in the said Office on 7-30-1973 in Deed Book 3873, Page 3 etc. and in Condominium Plan Book 1, Page 85 etc., and amended by First Amendment to Declaration Plan dated 10-23-1973 in Deed Book 3897, Page 252 etc., and in Condominium Plan Book 2, Page 30 etc., and as amended by Second Amendment to Declaration Plan dated 1-16-1980 and recorded in said Office on 2-7-1980 in Condominium Plan Book 7, Page 37 etc., and as amended by the Amendment to Declaration Plan dated 2-1-1982 and recorded 2-18-1982 in Condominium Plan Book 9, Page 21 etc., and as amended by the Amendment to Declaration Plan dated 6-22-1983 and recorded in said Office on 6-29-1983 in Condominium Plan Book 9, Page 56 etc., (said Declaration Plan as amended, the 'Declaration Plan'); and (3) a Code of Regulations dated 7-28-1973 and recorded in said Office on 7-30-1973 in Deed Book 3873, Page 193 etc., and as amended by a First Amendment to Code of Regulations dated 9-24-1973 and recorded 9-27-1973 in Deed Book 3891, Page 123, etc., (said Code of Regulations, as Amended, the 'Code of Regulations') being designated on Declaration Plan as Unit No. R-301, described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such Declaration of .22380%).

BEING the same premise which Chase Manhattan Mortgage Corporation, etc., by Deed dated 9-19-1995 and recorded 10- 10-1995 in the County of Montgomery in Deed Book 5128, Page 206, conveyed unto Martin Cherkes, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jay T. Braude, by Deed from Martin Cherkes, dated 08/22/1997, recorded 09/19/1997 in Book 5200, Page 864.

Parcel Number: 40-00-47568-32-6, Map #40001J058.

Location of property: 191 Presidential Boulevard, Unit #301, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jay T. Braude** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$124,783.13 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.

15-09605

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

BEGINNING at an iron pin a corner in the middle of a public road called West Broad Street and in line of late Catherine Springer's land; thence along the middle of said West Broad Street South 53-3/4 degrees West, 60 feet to an iron pin a corner in said street; thence along land now or late of Josiah K. Clemmer, North 37 degrees, West 258 feet and 6 inches to an iron pin in the middle of a 20 feet wide alley; thence along the middle thereof North 53 degrees, East 60 feet to an iron pin a corner in line of late Catherine Springer's land; thence along the same South 37 degrees, East 259 feet to the place of beginning.

CONTAINING 15,515 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN The Irvin Jones Pawling and Donna F. Pawling Revocable Living Trust, dated March 7, 2003, by Deed from Irvin J. Pawling, Jr. (a/k/a Irvin Jones Pawling) and Donna F. Pawling, h/w, dated 11/13/2009, recorded 11/20/2009 in Book 5751, Page 0159.

Parcel Number: 21-00-00300-00-3.

Location of property: 239 West Broad Street, Souderton, PA 18964-1811.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donna F. Pawling, Individually and as Trustee of the Irvin Jones Pawling and Donna F. Pawling Revocable Living Trust dated March 7, 2003, The Irvin Jones Pawling and Donna F. Pawlings Revocable Living Trust, dated March 7, 2003** at the suit of JP Morgan Chase Bank, National Association. Debt: \$228,275.98.

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.

15-09713

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Map of property of Providence Builders, Inc., known as "The Pines" at Audubon, made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated April 11th 1966 and last revised August 9th 1967, as follows, to wit:

BEGINNING at a point on the Southwest side of Sandpiper Drive (fifty feet wide), at the distance of seven hundred twenty-six feet measured North forty-three degrees, forty-three minutes West along said side of Sandpiper Drive from the center line of Park Avenue (eighty feet wide); thence extending along Lot #56 on said plan, South forty-six degrees, seventeen minutes West, two hundred feet to a point in line of Lot #49; thence along Lot #49, North forty-three degrees, forty-three minutes West, ninety feet to a point, a corner of Lot #54, thence along Lot #54, North forty-six degrees, seventeen minutes East, two hundred feet to a point on the Southwest side of Sandpiper Drive; thence along the Southwest side thereof, South forty-three degrees, forty-three minutes East, ninety feet to the first mentioned point and place of beginning.

BEING Lot #55 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Sandra L. Turner and Christopher B. Turner by Deed from Ruth M. Bowes dated September 12, 2003 and recorded October 22, 2003 in Deed Book 5478, Page 1488.

Parcel Number: 43-00-12709-00-1.

Location of property: 2828 Sandpiper Road, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sandra L. Turner and Christopher B. Turner** at the suit of Quicken Loans, Inc. Debt: \$217,652.90.

Joseph F. Riga, 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.

15-09887

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

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

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

AND

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

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

BEING Lot No. 275 on said Plan of Lots.

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

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

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

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jeremy Heckman and Stefanie Bellano** at the suit of JP Morgan Chase Bank, National Association. Debt: \$125,381.14.

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.

15-09927

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

BEGINNING at a point on the Southeasterly side of the cul-de-sac (of irregular width) located at the end of Salem Circle (50.00 feet wide) which point is measured the four following courses and distances from a point of compound curve on the Southeasterly side of Fort Devon Road (50.00 feet wide) viz: (1) leaving said side of Fort Devon Road

on the arc of a curve curving to the left, having a radius of 25.00 feet the arc distance of 44.87 feet to a point of tangent on the Northeasterly side of Salem Circle aforesaid; (2) thence extending South 46 degrees, 20 minutes East, along said side of Salem Circle, the distance of 69.76 feet to a point of curve on the same; (3) thence extending partly along the said Northeasterly side of Salem Circle, and partly along the Northeasterly side of the aforesaid cul-de-sac, on the arc of a curve, curving to the left having a radius of 250.00 feet the arc distance of 52.36 feet to a point of reverse curve on the said Northeasterly side of the cul-de-sac; and (4) and thence extending partly along the said Northeasterly side of the said cul-de-sac on the arc of a curve curving to the right, in a general Southwestwardly to Southwestwardly direction, having a radius of 50.00 feet, the arc distance of 70.00 feet to the point of beginning; thence extending from said point of beginning South 88 degrees, 30 minutes, 21 seconds East, along Lot Number 57, as shown on said plan the distance of 205.70 feet to a point, a corner in line of Lot Number 46, as shown on said plan; thence extending South 08 degrees, 52 minutes, 27 seconds West, along Lot Number 46, the distance of 69.86 feet to a point a corner of lands now or late of Hall as shown on said plan; thence extending South 43 degrees, 19 minutes, 39 seconds West, along said lands the distance of 10.75 feet to a point a corner of Lot Number 55, as shown on said plan; thence extending North 75 degrees, 28 minutes, 34 seconds West, along Lot Number 59, the distance of 190.04 feet to a point on the said Southeasterly side of the cul-de-sac; thence extending along the said side of the cul-de-sac on the arc of a curve curving to the left having a radius of 50.00 feet the arc distance of 35.46 feet to the first mentioned point and place of beginning.

BEING Lot Number 58 as shown on the above mentioned plan.

BEING the same premises which Robert S. Reynolds and Christina M. Reynolds n/k/a Christina M. Bello by Deed dated 6/3/2005 and recorded 6/20/2005 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5558, Page 639 granted and conveyed unto Michael A. Bello and Christina M. Bello, husband and wife. Parcel Number: 51-00-02985-02-4.

Location of property: 4011 Salem Circle, Harleysville, PA 19438.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael A. Bello and Christina M. Bello** at the suit of Nationstar Mortgage, LLC. Debt: \$184,409.28.

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.

15-09960

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Providence Greene, made by Yerkes Associates, Inc., dated 10-9-89 and last revised 2-14-95, said plan being recorded in Plan Book A-55, Page 403, as follows, to wit:

BEGINNING at a point on the Northwestern side of Greene's Way Circle (private) (50 feet wide) said point of beginning being a corner of Lot 153 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 153 North 49 degrees, 28 minutes West, 109.87 feet to a point in line of open space; thence extending along the same North 40 degrees, 32 minutes East, 24 feet to a point a corner of Lot 151; thence extending along the same South 49 degrees, 28 minutes East, 109.45 feet to a point on the Northwestern side of Greene's Way Circle; thence extending along the same South 39 degrees, 31 seconds West, 24 feet to the first mentioned point and place of beginning.

CONTAINING in area 2,632 square feet more or less.

BEING Lot 152 as shown on the above mentioned plan.

BEING the same premises conveyed to David M. Goodridge and Dorine C. Goodridge, as Tenants by the Entirety from Daniel W. Cosgrove and Jennifer M. Cosgrove, husband and wife by Deed dated 09/19/2000, and recorded on 10/25/2000, in Montgomery County, PA.

TITLE TO SAID PREMISES IS VESTED IN David M. Goodridge and Dorine C. Goodridge, by Deed from Daniel W. Cosgrove and Jennifer M. Cosgrove, h/w, dated 09/19/2000, recorded 10/25/2000 in Book 5336, Page 1114.

Parcel Number: 43-00-05861-65-7.

Location of property: 4005 Greenes Way Circle, Collegeville, PA 19426-3177.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dorine C. Goodridge and David M. Goodridge** at the suit of Wells Fargo Bank, N.A. Debt: \$82,442.58.

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.

15-09966

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

BEGINNING at a corner other lands Harry T. Gresh, said point being on the Southerly property line of Wilson Street (50 feet wide) and distant along the same from a point marking the Southwesterly property line intersection of Wilson and

North Hanover Streets (80 feet wide) distant North 51 degrees, 56 minutes West 68.0 feet; thence from said point of beginning along other lands of Harry T. Gresh South 38 degrees, 04 minutes West, 90.0 feet to a corner on line Northerly side of Lot No. 336; thence along the same North 51 degrees, 56 minutes West, 67.0 feet to a corner on the Easterly side of a given 15 feet wide alley (not ordained); thence along the same North 38 degrees, 04 minutes East, 90.0 feet to a corner on the Southerly property line of Wilson Street; thence along the same South 51 degrees, 56 minutes East, 67.0 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Eugene J. Lafferty, Jr. and Anya K. Lafferty, h/w, by Deed from J. Gregory Andrus, dated 10/30/2000, recorded 11/03/2000 in Book 5337, Page 934.

Parcel Number: 16-00-33160-00-7.

Location of property: 172 Wilson Street, Pottstown, PA 19464-4549.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eugene J. Lafferty, Jr. a/k/a Eugene J. Lafferty and Anya K. Lafferty** at the suit of U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS9. Debt: \$242,551.57.

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.

15-10039

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Narberth Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a certain survey and plan thereof made by Milton R. Yerkes, C.E., May 7, 1914, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Woodbine Avenue (50 feet wide) at a distance of 103.28 feet measured South 79 degrees, 51 minutes West along the said side of Montgomery Avenue (66 feet wide); thence extending along land or late of John H. O'Rourke, Jr., the two following courses and distances: South 10 degrees, 9 minutes East, 65 feet and South 4 degrees, 4 minutes East, 144.09 feet to a point in the rear line of lots fronting on Meeting House Avenue in line of land now or late of John Tierney; thence partly by said Tierney's land and partly by land now or late of George H. Henry South 79 degrees, 33 minutes West, 44 feet to a point; thence North 10 degrees, 27 minutes West, 44 feet to a point; thence North 10 degrees, 27 minutes West, 208.50 feet to a point in the Southerly side of Woodbine Avenue; and thence along the same North 79 degrees, 51 minutes East, 60.35 feet to the first mentioned point and place of beginning.

BEING the same premises which Gerhard Radtke by Deed dated 11/04/2011 and recorded 11/16/2011 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5819, Page 02123 granted and conveyed unto Gerhard Radtke, Individually and as Trustee for The Gerhard Radtke Living Trust.

Parcel Number: 12-00-03763-00-5.

Location of property: 330 Woodbine Avenue, Narberth, PA 19072.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Gerhard Radtke, Individually and as Trustee for The Gerhard Radtke Living Trust** at the suit of Nationstar Mortgage, LLC, d/b/a Champion Mortgage Company. Debt: \$202,847.57.

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.

15-10278

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, Montgomery County, Pennsylvania bounded and described according to a subdivision plan of Village East made by Chambers Associates, Consulting Engineers and Surveyors dated 1-30-1970 and last revised 11-29-1978 and recorded in Plan Book A-34, Page 94, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Carol Lane (50 feet wide) said point is measured the four following courses and distances along the same from of curve on the Northwesterly ultimate right-of-way line of old Arch Road: (1) leaving old Arch Road on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the Northeasterly side of Carol Lane; (2) North 16 degrees, 27 minutes West, 9.41 feet to a point of curve; (3) Northwestwardly on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 85.67 feet to a point of tangent; and (4) North 44 degrees, 30 minutes West, 639.21 feet to the point of beginning; thence extending from said beginning point and along the Northeasterly side of Carol Lane North 44 degrees, 30 minutes West, 100 feet to a point a corner of Lot 21 as shown on the above mentioned plan; thence extending along the same North 45 degrees, 30 minutes East, 164.69 feet to a point; thence extending South 43 degrees, 52 minutes, 15 seconds East, 100.01 feet to a point a corner of Lot 19 as shown on the above mentioned plan; thence extending along the same South 45 degrees, 30 minutes West, 163.60 feet to point on the Northwesterly side of Carol Lane being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carol Gallo, a married woman, by Deed from Carol Gallo, f/k/a Carol A. Griffin, divorced and since remarried woman, dated 08/09/2007, recorded 11/15/2007 in Book 5672, Page 00646.

Parcel Number: 33-00-01262-38-8.

Location of property: 2309 Carol Lane, Norristown, PA 19401-2046.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carol Gallo** at the suit of Wells Fargo Bank, N.A. Debt: \$332,870.20.

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.

15-10297

ALL THAT CERTAIN unit in property known, named and identified as 'Lafayette Greene', located in **Whitemarsh 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 and Recorder of Deeds Office of a Declaration of Condominium dated November 26, 1984 and recorded November 29, 1984 in Deed Book 4753, Page 1700 being designated as Building Unit No 58C together with a proportionate undivided interest in the Common Elements as defined in such Declaration of 89%.

TITLE TO SAID PREMISES IS VESTED IN **Marcus L. Hayes**, as sole owner, by Deed from Dave Cherry, dated 07/20/2006, recorded 08/02/2006 in Book 5610, Page 2151.

Parcel Number: 65-00-09978-06-4.

Location of property: 250 Ridge Pike Unit C-58, Lafayette Hill, PA 19444-1911.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marcus L. Hayes** at the suit of Ocwen Loan Servicing, LLC. Debt: \$115,292.28.

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.

15-10543

ALL THAT CERTAIN parcel of land designated as Parcel A, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described in accordance with a Lot Line Adjustment Plan, dated October 13, 2008 and last revised January 22, 2009 as prepared by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Southeasterly side of Central Avenue (varies in width) said point being at a distance of nineteen and thirty-two one-hundredths feet (19.32) measured on the arc of a circle curving to the left, with a chord bearing and distance of South seventy-two degrees, forty-nine minutes, forty-seven seconds West (South 72 degrees, 49 minutes, 47 seconds West) nineteen and thirty-one one-hundredths feet (19.31) and a radius of one hundred thirty-seven and sixty-nine one-hundredths feet (137.69) from a point of curvature, said point being at a distance at eighteen and sixty-four one-hundredths feet (18.64) measured South seventy-six degrees, fifty-one minutes, zero seconds West (South 76 degrees, 51 minutes, 00 seconds West) from a point of tangency, said point being at a distance of thirty-three and forty-one one-hundredths feet (33.41) measured on the arc of a circle curving to the right, with a chord bearing and distance of South sixty-seven degrees, twenty-four minutes, twenty-six seconds West (South 67 degrees, 24 minutes, 26 seconds West) thirty-three and twenty-six one-hundredths feet (33.26) and a radius of one hundred one and thirty-five one-hundredths feet (101.35) from a point, a corner of lands now or formerly of Kevin and Julie Holmes, said point being at a distance of twenty and fifty one-hundredths feet (20.50) measured South forty-three degrees, twenty-five minutes, zero seconds East (South 43 degrees, 25 minutes, 00 seconds East) from a point on the centerline of Central Avenue, said point being at a distance of twenty and twenty one-hundredths feet (20.20) measured on the arc of a circle curving to the right with a radius of eighty-one and thirty-five one-hundredths feet (81.35) from a point of curvature, said point being at a distance of three hundred sixty-seven and twelve one-hundredths feet (376.12 feet) measured South forty-six degrees, thirty-five minutes, zero seconds West (South 46 degrees, 35 minutes, 00 seconds West) from a point formed by the intersection that the centerline of Central Avenue makes with the centerline of Jenkintown Road (50 feet wide); thence extending from said point of beginning, South forty-three degrees, twenty-five minutes, zero seconds East (South 43 degrees, 25 minutes, 00 seconds East) one hundred twenty-one and forty-four one-hundredths feet (121.44 feet) to a point on line of lands now or formerly of Mark G. and Sigrid Burns; thence along said lands and along lands now or formerly of Walter and Paula M. Stackhouse, South seventy-one degrees, forty-five minutes, zero seconds West (South 71 degrees, 45 minutes, 00 seconds West) thirty-nine and twenty-three one-hundredths feet (39.23) to a point, a corner of lands now or formerly of Walter and Paula M. Stackhouse; thence along said lands, South forty-six degrees, thirty-five minutes, zero seconds West (South 46 degrees, 35 minutes, 00 seconds West) seventeen and sixty-nine one-hundredths feet (17.69 feet) to a point, a corner of lands now or formerly of Gregorio and Assunta and Frank Ciliberto; thence along said lands, South forty-six degrees, fifty-nine minutes, zero seconds West (South 46 degrees, 59 minutes, 00 seconds West) sixteen and seventy-three one-hundredths feet (16.73 feet) to a point, corner of lands now or formerly of Coleman J. McCandless; thence along said lands North forty-three degrees, one minute, zero seconds West (North 43 degrees, 01 minute, 00 seconds West) one hundred fifteen and no one-hundredths feet (115.00 feet) to a point on the aforementioned Southeasterly side of Central Avenue; thence along said Southeasterly side of Central Avenue the two following courses and distances: (1) North forty-six degrees, fifty-nine minutes, zero seconds East (North 46 degrees, 59 minutes, 00 seconds East) eighteen and no one-hundredths feet (18.00 feet); (2) on the arc of a circle curving to the right with a radius of one hundred thirty-seven and sixty-nine one-hundredths feet (137.69 feet), and a chord bearing and distance of North fifty-seven degrees, fifty-three minutes, forty-seven seconds East (North 57 degrees, 53 minutes, 47 seconds East) fifty-two and thirteen one-hundredths feet (52.13 feet), the arc distance of fifty-two and forty-five one-hundredths feet (52.45 feet) to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark A. Giandomenico, single man, by Deed from Mark A. Giandomenico, single man, dated 04/07/2009, recorded 05/19/2009 in Book 5730, Page 1970.

Parcel Number: 30-00-07728-00-9.

Location of property: 501 Central Avenue, Glenside, PA 19038-2216.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark A. Giandomenico** at the suit of Wells Fargo Bank, N.A. Debt: \$180,525.87.

Jeremy J. Kobeski, Attorney. I.D. #94503

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.

15-10548

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania bounded and described according to a survey for Cannon Run West made for Anthony M. Dilucia Company, (original plan title Carriage Hill Farms) by Yerkes Associates, Inc. Bryn Mawr, Pennsylvania dated 11/05/1973, as follows, to wit:

BEGINNING at a point on the Northeasterly side of a cul-de-sac at the terminus of Bunker Hill Road (with a 50 feet radius, which point is measured the four following courses and distances from a point of reverse curve on the Northwesterly side of Champlain Drive (50 feet wide): (1) on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 32.96 feet to point of tangent on the Northwesterly side of Bunker Hill; (2) thence along the same North 52 degrees, 20 minutes, 00 seconds East, 50.30 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 21.03 feet to a point of reverse curve being the end of Bunker Hill Road and the beginning of a cul-de-sac; (4) thence along said cul-de-sac on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 108.73 feet to the point of beginning; thence extending from said point of beginning along the Lot No. 86 on said plan, North 33 degrees, 01 minute East, 135.21 feet to a point on the Southerly side of Beidler Road; thence extending on the arc of a circle curving to the right having a radius of 25 feet and leaving Beidler Road the arc distance of 15.05 feet to a point on the Southwesterly side of Caley Road; thence along the same 24 degrees, 56 minutes East, 124.03 feet to a point a corner of Lot No. 114 on said plan; thence along the same South 75 degrees, 41 minutes, 50 seconds West, 116.86 feet to a point on said cul-de-sac; thence along same the arc of a circle curving to the left having a radius of 50 feet the arc distance of 46.76 feet to the first mentioned point and place of beginning.

BEING Lot No. 87 on said plan.

TITLE TO SAID PREMISES IS VESTED IN John E. Roberts, Jr. and Colletta L. Roberts, as Tenants by Entireties by Deed from Richard J. Cole and Elizabeth A. Cole, acting herein by her attorney-in-fact Lynne A. Collins dated 01/31/2006 recorded 03/29/2006 in Deed Book 06595, Page 0470.

Parcel Number: 58-00-02502-01-4.

Location of property: 763 Bunker Hill Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Colletta L. Roberts and John E. Roberts, Jr.** at the suit of Gateway Funding Diversified Mortgage Services, L.P. Debt: \$374,084.60.

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.

15-10586

ALL THAT CERTAIN dwelling house, messuage or tenement and lot, tract or piece of land, or ground, being part of Lots Nos. 1 and 2 on a plan of 80 town lots, generally known as and commonly called "The Spring Farm Survey", hereditaments and appurtenances, situate in **Lansdale Borough** (formerly in the Township of Montgomery County), County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake set for a corner in the Northeast side of Third Street as originally laid out on the aforesaid plan, now generally known as and commonly called Second Street, at the distance of 150 feet Southerly from the edge of Line Street; thence partly along premises now or late of Catharine H. Souders and partly along premises now or late of William E. Richardson, Northeastwardly 222 feet, 8 inches to a stake in the Southwest side of an alley, laid out 15 feet wide; thence along the aforesaid side of the said alley, Southeastwardly 45 feet to a stake, a corner of these promised and other premises now or late of the aforesaid William E. Richardson; thence along the aforesaid other premises now or late of the said William E. Richardson, Southwestwardly 221 feet, 7 inches to a stake in the aforesaid side of the said Third Street, now generally known as and commonly called Second Street; and thence along the said of said Third Street, now generally known as and commonly called Second Street, Northwestwardly 45 feet to the place of beginning.

BEING the same premises which Catherine V. Storti by Deed dated 7/31/2000 and recorded 8/30/2000 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5329, Page 511 granted and conveyed unto Regina J. Mason.

Parcel Number: 11-00-14292-00-7.

Location of property: 315 East 2nd Street, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Regina J. Mason** at the suit of Nationstar Mortgage, LLC. Debt: \$130,546.60.

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.

15-10632

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision made for Domenic N. and Tine M. Dellose by Stout, Tacconelli & Associates, dated 5/1/1991 and last revised on 6/7/1991, and recorded in Plan Book A-53, Page 182, as follows, to wit:

BEGINNING at a point on the Southeast side of Simmons Road (33 feet wide) at a corner of Lot No. 2 on said plan; thence extending from said beginning point along the Southeast side of Simmons Road North 41 degrees, 16 minutes, 00 seconds East, 291.88 feet to a point a corner of land now or late of Joseph E. End, Jr.; thence extending along the same South 51 degrees, 52 minutes, 00 seconds East 1,578.29 feet to a point; thence extending South 44 degrees, 27 minutes, 00 seconds West, 549.56 feet to a point, in line of lands now or late of William Jr., and Dorothy Sheets; thence extending along the same North 49 degrees, 05 minutes, 00 seconds West, 1,111.95 feet to a point a corner of Lot No. 2, aforesaid; thence extending along the same the (2) following courses and distances: (1) North 41 degrees, 16 minutes, 00 seconds East, 200.00 feet to a point; and (2) North 51 degrees, 34 minutes, 49 seconds West, along a 30 feet wide access easement, 459.06 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tina Dellose and Domenic Dellose, by Deed from Anthony Dellose, dated 04/07/2006, recorded 04/20/2006 in Book 5597, Page 2382.

Parcel Number: 38-00-02458-00-6.

Location of property: 21 Simmons Road, Perkiomenville, PA 18074-9799.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tina Dellose, Domeonic Dellose a/k/a Domenic Dellose, and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc. 2006-NC1, Asset-Backed Pass-Through Certificates Series 2006-NC1. Debt: \$980,693.27.

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.

15-10699

ALL THAT CERTAIN messuage and tract of ground, hereditaments and appurtenances, situate in **Telford Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin in the center line of Main Street (also known as County Line Road) and in line of now or late William Peak's land; thence along said William Peak's land, South 44.5 degrees, West the distance of 185 feet, 6 inches to an iron pin, a corner; thence along a 15 feet alley way North 45.25 degrees, West the distance of 39 feet, 2 inches to a point for a corner; thence along a line extending through the party wall dividing the house located at 618 and 620 South Main Street, North 44.5 degrees, East the distance of 185 feet, 6 inches to a point in the center line of Main Street (County Line Road); thence along the center line of the aforesaid Main Street (County Line Road), South 45.25 degrees, East the distance of 39 feet, 2 inches to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Raymond L. Farina and Katherine A. Farina, h/w, by Deed from Mako Realty Holdings, L.P., dated 10/02/2012, recorded 10/03/2012 in Book 5850, Page 01852.

Parcel Number: 22-02-01455-00-6.

Location of property: 620 South Main Street, Telford, PA 18969-2033.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Raymond L. Farina and Katherine A. Farina** at the suit of Wells Fargo Bank, N.A. Debt: \$161,850.76.

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.

15-10703

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery, and Commonwealth of Pennsylvania described in accordance with a Survey and Plan made by M.R. and J.B. Yerkes, Civil Engineers, of Bryn Mawr, Pennsylvania, dated June 22, 1945 and revised October 16, 1945, as follows, to wit:

BEGINNING at a stone marking an angle in Rose Lane, being also the intersection of the middle line of Booth Lane; thence extending along the extension of the center line of Booth Lane North 22 degrees, 22 minutes West, 26.35 feet to a stone; thence extending along the Northerly side of Rose Lane South 86 degrees, 04 minutes West, 58.98 feet to a stone; thence leaving Rose Lane by land of Catherine H. Earle (Mather) North 24 degrees, 06 minutes West, 267.74 feet to an iron pin; thence extending North 65 degrees, 54 minutes East, 150 feet to an iron pin; thence extending South 24 degrees, 06 minutes East, 317.30 feet to the middle of Rose Lane; thence extending along the middle line of Rose Lane, South 67 degrees, 38 minutes West, 95.48 feet to the first mentioned point and place of beginning.

CONTAINING 1.04 acres.

BEING the same land and premises which became vested in Robert J. Krebs, III, by Deed from Gretchen G. Bearoff and Thomas P. Bearoff, dated 8/24/2004, recorded 9/21/2004, in the Montgomery County Clerk/Register's Office in Deed Book 5525, Page 2896.

Parcel Number: 40-00-52656-00-8.

Location of property: 200 Rose Lane, Haverford, Lower Merion Township, PA.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert J. Krebs, III** at the suit of The Bryn Mawr Trust Company. Debt: \$2,575,843.69.

Phillip D. Berger, 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.

15-10861

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Map of Property of "Washington Square Heights, Inc." Section "G", made by Yerkes Engineering Company, dated March 23, 1959 and revised April 27, 1959, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book 5, Page 20, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Daws Road (50 feet wide) said point being the two following courses and distances from a point of curve on the Southeasterly side of Clearview Avenue (50 feet wide): (1) leaving Clearview Avenue on the arc of a circle curving to the left having a radius of 13 feet the arc distance of 20.42 feet to a point of tangent on the Northeasterly side of Daws Road; and (2) South 49 degrees, 09 minutes East along the Northeasterly of Daws Road 832.00 feet to the point of beginning; thence extending from said point of beginning North 40 degrees, 51 minutes East, 142.04 feet to a point; thence extending South 49 degrees, 15 minutes, 30 seconds East, 100.00 feet to a point; thence extending South 49 degrees, 51 minutes West, 142.23 feet to a point on the Northeasterly side of Daws Road aforesaid; thence extending North 49 degrees, 09 minutes West along the Northeasterly side of Daws Road 100.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 264 as shown on the above mentioned plan.

BEING the same premises which James O'Brien and Jane L. O'Brien, husband and wife, by Deed dated 8/10/09 and recorded 8/28/09 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5742, Page 306, granted and conveyed unto Joseph A. Ragan, Jr., in fee.

Parcel Number: 66-00-01321-00-8.

Location of property: 1633 Daws Road, Blue Bell, PA 19422.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joseph A. Ragan, Jr.** at the suit of Nationstar Mortgage LLC. Debt: \$248,477.45.

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.

15-10910

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

BEGINNING at a point on the Northeasterly side of Roberts Street (66 feet wide) at the distance of one hundred five feet measured along Roberts Street on a course of North 49 degrees, 14 minutes West from the Northwesterly side of Calamia Drive (50 feet wide) containing in front or breadth on said Roberts Street thirty feet and extending Northeastwardly of that width in length or depth between parallel lines at right angles to said Roberts Street the Northwesterly line thereof extending along line of Lot No. 187 on said plan and the Southeasterly line extending along line of Lot No. 185 on said plan and partly through the party wall between the house erected on this lot and the house erected on the lot to the Southeast one hundred fifteen feet to a point in the title line in the bed of a certain easement for utility and driveway which easement extends Northwestwardly into Glenn Valley Drive (50 feet wide) and Southeastwardly into Calamia Drive and also connects with another easement for utility and driveway which extends in a general Northeastwardly direction into Glenn Valley Drive as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Denise Rudoi and Vincicus Rocha, by Deed from Pasquale Molinaro and Mary Molinaro, dated 09/14/2007, recorded 09/25/2007 in Book 5666, Page 352.

Parcel Number: 13-00-32332-00-1.

Location of property: 545 East Roberts Street, Norristown, PA 19401-3524.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vincicus Rocha and Denise Rudoi** at the suit of JP Morgan Chase Bank, National Association. Debt: \$167,042.58.

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.

15-10930

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot Number 31 on a Plan of Lots known as "The John C. Richardson Tract in Penllyn, PA", said lot being bounded and described according to a recent survey made thereof by James R. Gillin, C.E., as follows, to wit:

BEGINNING at a point on the Easterly side of Wissahickon Avenue (which was, laid out on the original plan 63.00 feet wide, but which is now laid out to a width of 40.00 feet) at the distance of 87.07 feet Southwardly from the Southerly side of Gwynedd Avenue; thence by Lot Number 30 on said plan, also sold to Henry Tate, North 63 degrees, 15 minutes East, 170.00 feet to the Westerly side of a twenty feet wide alley; thence by the side of said alley South 27 degrees, 24 minutes East, 50.00 feet to a point, a corner of Lot Number 32; thence by the side of said lot South 63 degrees, 15 minutes West, 170.00 feet to the Easterly side of Wissahickon Avenue, aforesaid; thence by said side of said Wissahickon Avenue North 27 degrees, 24 minutes West, 50.00 feet to the first mentioned point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made thereof by James R. Gillin, C.E., as follows, to wit:

BEGINNING at a point on the Easterly side of Wissahickon Avenue (as shown on "The John C. Richardson Plan" and now open for public use), at the distance of 37.07 feet Southwardly from the Southerly side of Gwynedd Avenue.

CONTAINING in front or breadth on Wissahickon Avenue 50.00 feet and extending in length or depth between parallel lines at right angles to Wissahickon Avenue 170.00 feet to the side of a twenty feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Ricci Johnson and Ada Jane Johnson, husband and wife, as Tenants by the Entirety by Deed dated 08/10/2005, given by James H. Thompson, Jr., Executor of the Estate of Virginia G. Branch, Deceased and James Howard Thompson, Jr., also known as James H. Thompson, Jr., Individually, recorded 08/18/2005 in Book 5567, Page 552.

Parcel Number: 39-00-05062-00-2.

Location of property: 1043 Wissahickon Avenue, Blue Bell, PA 19422-1030.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ricci Johnson and Ada Jane Johnson a/k/a Ada J. Johnson** at the suit of Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset Backed Certificates, Series 2006-1. Debt: \$223,570.67.

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.

15-11128

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, Montgomery County, Pennsylvania described according to a plan of lots made for John Settember by Alfred C. Young Registered Professional Engineer dated February 18, 1959 and revised April 1, 1959 which plan is recorded at Norristown in Plan Book B-4, Page 139, as follows:

BEGINNING at a point on the Northwesterly side of Southampton Avenue (50 feet wide) at the distance of 1186.74 feet Northeastwardly from the Northeastly side of Flourtown Avenue (50 feet wide).

CONTAINING in front or breadth on the said side of Southampton Avenue 34.00 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Southampton Avenue 170.00 feet.

BEING the same premises which Anthony L. Greco and Marie R. Greco, husband and wife, as Trustee Under the Greco Living Trust and Individually, by Deed dated February 4, 2003 and recorded March 13, 2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5449, Page 1464, granted and conveyed unto Samuel Dauphin and Marie Marlene Dauphin, Tenants by the Entirety.

Parcel Number: 52-00-16099-00-4.

Location of property: 1019 Southampton Avenue, Wyndmoor, PA 19038.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Marie Marlene Dauphin and Samuel Dauphin** at the suit of Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2003-3, Asset-Backed Certificates, Series 2003-3, c/o Ocwen Loan Servicing LLC. Debt: \$260,523.67.

M. Troy Freedman, 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.

15-12912

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 according to a Subdivision Plan for 1331, 1333, 1335, 1337 Astor Street, 6th Ward, Norristown, Pennsylvania, Contractor & Owner, Jasper DiSanto, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book B-4, Page 82, as follows, to wit:

BEGINNING at a point of intersection of the Northwesterly side of Astor Street (66 feet wide) and the Northeasterly side of Poplar Street (50 feet wide-unopened); thence extending from said point of beginning North 49 degrees, 08 minutes West along the said Northeasterly side of Poplar Street the distance of 90.9 feet to a point a corner; thence extending North 41 degrees, 00 minutes East the distance of 25.00 feet to a point a corner of 1333 Astor Street as shown on said plan; thence extending South 49 degrees, 08 minutes East along 1333 Astor Street and also for a portion of the distance extending through the party wall, as shown on said plan, the distance of 90.9 feet to a point on the said Northwesterly side of Astor Street; thence extending South 41 degrees, 00 minutes West along the said side of Astor Street the distance of 25.00 feet to the first mentioned point of intersection and place of beginning.

BEING the same premises which Ruth Ann DiSanto, by Deed dated February 23, 2007 and recorded March 19, 2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5639, Page 1891, granted and conveyed unto Apollo Scott, as Sole Owner.

Parcel Number: 13-00-03553-00-7.

Location of property: 1331 Astor Street, Unit 2, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Apollo Scott** at the suit of Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2003-3, Asset-Backed Certificates, Series 2003-3, c/o Ocwen Loan Servicing LLC. Debt: \$179,222.72.

M. Troy Freedman, 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.

15-13045

PARCEL 'A'

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, or about to be erected, situate in **Lansdale Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to 'Amended Plan, Hidden Haven' made by Herbert H. Metz Registered Engineers, Lansdale, Pennsylvania on 2/10/1966 and last revised 4/7/1966, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hillside Drive (50 feet wide) which point is at the distance of 280.75 feet from a point of tangent, which point of tangent is at the distance of 31.42 feet measured on the arc of a circle curving to the left having a radius of 20 feet from a point of curve on the Southwesterly side of Salem Drive (50 feet wide); thence extending from said point of beginning along Lot #11 on said plan South 44 degrees, 01 minute, 30 seconds East, 154 feet to a point, a corner of Lot #17 on said plan; thence extending along the rear of Lot #17 South 45 degrees, 58 minutes, 30 seconds West, crossing the Northeasterly side of a 15 foot wide drainage easement 110 feet to a point in line of land of Dr. Robert Dreisbach, et ux.; thence extending along the same North 44 degrees, 01 minute, 30 seconds West, 154 feet to a point, a corner; thence extending North 45 degrees, 58 minutes, 30 seconds East, 6.70 feet to a point of curve in the Southwesterly and Southeasterly bed of a cul-de-sac at the Southwestern terminus of Hillside Drive, aforesaid; thence extending along said cul-de-sac on the arc of a circle curving to the left having a radius of 50 feet, the arc distance of 95.34 feet to a point of reverse curve; thence extending on the arc of a circle curving to the right having a radius of 22 feet, the arc distance of 18.91 feet to a point; thence extending still along Southeasterly side of Hillside Drive North 45 degrees, 58 minutes, 30 seconds East, 5.46 feet to the first mentioned point and place of beginning.

PARCEL 'B'

ALL THAT CERTAIN lot or piece of ground, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a surveyor plan by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania dated 2/10/1966 and last revised 4/16/1970, as follows, to wit:

BEGINNING at a point on the Southeast side of Hillside Drive (50 feet wide) in line of present land of William G. and Margaret I. Leister, said beginning point being located from a point on the Southwest side of Salem Drive (50 feet wide) the following 2 courses and distances, to wit: (1) by a street corner curve line curving to the left in a Southwestwardly direction, with a radius of 20 feet, an arc distance of 31.42 feet to a point of tangency on the Southeast side line of Hillside Drive aforesaid; (2) along the said Southeast side line of Hillside Drive, South 45 degrees, 58 minutes, 30 seconds West, 286.21 feet to the aforesaid point and place of beginning; thence extending along line of present land of William G. and Margaret I. Leister, aforesaid, the following 2 courses and distances, to wit: (1) by a curved line curving to the left in a Southwardly direction, with a radius of 22 feet, an arc distance of 18.91 feet to a point of reverse curvature; (2) by a curved line curving to the right in a Southwestwardly direction with a radius of 50 feet, an arc distance of 95.34 feet to a point on the aforesaid Southeast side line of Hillside Drive aforesaid; thence extending along line of the aforesaid Hillside Drive (50 feet wide), projected as finally laid out and constructed, North 45 degrees, 58 minutes, 30 seconds East, 97.84 feet to the point and place beginning thereon.

TITLE TO SAID PREMISES IS VESTED IN Dale M. Murphy given by Dale M. Murphy and John Atkinson dated March 14, 2003 Recorded: April 4, 2003 in Book/Page or Instrument #5452/0439.

Parcel Number: 11-00-08068-00-3.

Location of property: 547 Hillside Drive a/k/a 547 Hillside Avenue, Lansdale, PA 19446-2937.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dale M. Murphy** at the suit of U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS11. Debt: \$302,906.44.

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.

15-13121

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Montgomery Crossing Phase I, prepared for the Cutler Group, Inc. by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated July 1, 1989 and last revised February 7, 1995 said plan recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania in Plan Book A-55, Page 318, described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Savory Lane which point is measured along the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 28.59 feet from a point of curve on the Southwesterly side of Regency Drive; thence extending from said beginning point along the said Southeasterly side of said Savory Lane the two next following courses and distances, viz: (1) South 42 degrees, 24 minutes, 05 seconds West, 42.10 feet to a point of curve; and (2) along the arc of a circle curving to the right having a radius of 225.00 feet the arc distance of 43.97 feet to a point, a corner of this premises and Lot No. 96; thence extending along the same South 34 degrees, 39 minutes, 58 seconds East, 126.00 feet to a point, a corner this premises and Lot No. 96 on the rear line of Lot No. 129; thence extending partly along the same North 74 degrees, 57 minutes, 50 seconds East, 54.62 feet to a point, a corner of this premises and Lot No. 98; thence extending along the same North 18 degrees, 34 minutes, 418 seconds East, 125.7 feet to a point, a corner of this premises and said Lot No. 98 on the Southwesterly side of Regency Drive aforesaid; thence extending along the same the two next following courses and distances, viz: (1) along the arc of a circle curving to the right having a radius of 300.00 feet the arc distance of 82.41 feet to a point of reserves curve; and (2) along the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 28.59 feet to the first mentioned point and place of beginning.

BEING Lot No. 97 on the above mentioned plan.

BEING the same premises which The Cutler Group, Inc., a Pennsylvania corporation by Deed dated 9/11/1997 and recorded 9/24/1997 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5200, Page 1755 granted and conveyed unto William D. Beverly and Valerie Beverly.

Parcel Number: 46-00-03287-19-5.

Location of property: 124 Savory Lane, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Valerie Beverly and William D. Beverly** at the suit of Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-7N, U.S. Bank National Association, as Trustee. Debt: \$482,285.98.

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.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on December 15, 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 October 5, 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' COURT ON THE MORNING OF THE AUDIT AFTER 9:30 a.m.

1. ALLEN-NEWETT, ALISSA - Abington - September 1 - Anthony Newett, Admr.
2. BEVAN, DAVID C. - September 2 - Stated by Alfred Rauch, Jr., Trustee. **FBO Victoria T. Munsell, n/k/a Victoria Bevan.** T/W
3. CHIODO, NIEVE - Ambler - August 26 - Kimberly M. Csencsitz, Extr.
4. DROSEY, MARIE F. - Upper Moreland - August 27 - Charles H. Jones, Jr., Extr.
5. GAGE, EBONY - Settlor - September 2 - Wilmington Trust Retirement and Institutional Services Company d/b/a The Advisory Trust Company of Delaware, Trustee. **SPECIAL NEEDS TRUST.** T/D
6. GIBBS, BENJAMIN - September 2 - Stated by Benjamin Gibbs Heilman and Wesley M. Heilman, III, Successor Trustees. T/W
7. GIBBS, BERTHAPANCOAST - September 2 - Stated by Benjamin Gibbs Heilman, Continuing Trustee and Wesley M. Heilman, III, Successor Trustee. T/W
8. MCLAUGHLIN, CHRISTOPHER G. - Settlor - September 2 - Restated by Michael W. Kwasnik, Withdrawing Trustee. **SPECIAL NEEDS TRUST.** T/D
9. NISSEN, III, J. PETER - Lower Gwynedd - August 28 - Douglas L. Matz and Lindley M. Cowperthwait, Jr., Adms. C.T.A.
11. NISSEN, III, J. PETER - Settlor - August 28 - Stated by Douglas L. Matz, Trustee. T/D
12. RETTER, EILEEN - Whitpain - September 1 - Alan G. Retter, Extr.
13. SELLERS, EVA G. - Limerick - August 24 - Elizabeth Sellers Fischer, Extr.
14. SNITOW, MELVIN W. - Lower Merion - August 5 - Sandra A. Snitow, Extr.
15. STRUTHERS, ROBERT L. - Franconia - September 2 - Ralph A. Hunsberger, Extr.

RELISTED ACCOUNTS

1. DELUCA, CECILIA M. - Springfield - July 2 - Justin J. McCarthy, Admr., DBN-CTA for the period 8/17/2010 to 12/31/2013.
2. MA, SHI-HON - Whitemarsh - September 12 - Zhen-Mei Wang and Thomas T. Hsu, Successor Co-Extrs.
3. WOLF, ELLA C. - May 5 - Stated by Craig Banet, Trustee. T/W

D. Bruce Hanes, Esquire
Register of Wills &
Clerk of the Orphans' Court

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 15-24279

NOTICE IS HEREBY GIVEN that on September 2, 2015, the Petition of AnnMarie Katherine Brostowicz was filed in the above named Court, praying for a Decree to change her name to ANNMARIE KATHERINE ABRAMS.

The Court has fixed October 28, 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. 2015-24947

NOTICE IS HEREBY GIVEN that on September 14, 2015, the Petition of Hannah Michaela Figa was filed in the above named Court, praying for a Decree to change the name to HARLOW BUCHBINDER FIGA.

The Court has fixed November 4, 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. 2015-15597

NOTICE IS HEREBY GIVEN that on July 8, 2015, the Petition of Marielle Swaren was filed in the above named Court, praying for a Decree to change her name to MARIELLE SHEILA GEERLING.

The Court has fixed November 25, 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.

Edward J. Fabick, Esquire
522 Swede Street
Norristown, PA 19401

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2015-22285

NOTICE IS HEREBY GIVEN that on September 21, 2015, the Petition of Nakea Love Lumpkin, a minor, was filed in the above named Court, praying for a Decree to change the name to NAKEA LOVE.

The Court has fixed November 4, 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. 2015-25334

NOTICE IS HEREBY GIVEN that on September 18, 2015, the Petition of Nancy Ann Tucker was filed in the above named Court, praying for a Decree to change her name to AVA ELIZABETH TUCKER.

The Court has fixed November 4, 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. 2015-24710

NOTICE IS HEREBY GIVEN that on September 10, 2015, the Petition of Rory Mallach was filed in the above named Court, praying for a Decree to change his name to ROGER MALLACH.

The Court has fixed November 4, 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.

Erica Briant, Esquire
625 Swede Street
Norristown, PA 19401

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2015-24881

NOTICE IS HEREBY GIVEN that on September 11, 2015, the Petition of Sarah Metzler, on behalf of minor child, Ivy Love Davies was filed in the above named Court, praying for a Decree to change her name to IVY LOVE MÉTZLER.

The Court has fixed November 4, 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.

Daniel I. Sager, Esquire
43 High Street
Pottstown, PA 19464

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2015-25093

NOTICE IS HEREBY GIVEN that on September 15, 2015, the Petition of Yusra Al Deek, on behalf of minor child, Amara Salem H., was filed in the above named Court, praying for a Decree to change the name to AMARA SALEM HAMAD NASSER ALSHUAIBI.

The Court has fixed November 4, 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.

C.J. Lyford, Esquire
632 Germantown Avenue
Lafayette Hill, PA 19444

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.

455Duffy, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Lewis Goodman, Esquire
Rubin, Glickman, Steinberg and Gifford
2605 North Broad Street
P.O. Box 1277
Lansdale, PA 19446

CorrHealth Management, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Francis X. Clark, Esquire
700 American Avenue, Suite 204
P.O. Box 62166
King of Prussia, PA 19406

GEN4 Realty Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

James D. Scheffey, Esquire
1129 E. High Street
P.O. Box 776
Pottstown, PA 19464-0776

Key Capital Mortgage, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

The Red Camp, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Lewis Goodman, Esquire
Rubin, Glickman, Steinberg and Gifford
2605 North Broad Street
P.O. Box 1277
Lansdale, PA 19446

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

ALEXANDER, ARTHUR HARRY, dec'd.

Late of Cheltenham Township.
 Executrix: ELAINE ALEXANDER,
 7848 Spring Avenue,
 Elkins Park, PA 19027.

CLARK, ELEANOR M., dec'd.

Late of Upper Moreland Township.
 Executor: RAYMOND L. CLARK, JR.,
 c/o John G. Younglove, Esquire,
 25 West Moreland Avenue,
 Hatboro, PA 19040.
 ATTORNEY: JOHN G. YOUNGLOVE,
 25 West Moreland Avenue,
 Hatboro, PA 19040

CLYMER, ESTHER L. also known as ESTHER LOUISE CLYMER, dec'd.

Late of Borough of Pennsburg.
 Executor: PAUL R. CLYMER,
 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

CONROY, NORMA F., dec'd.

Late of Abington Township.
 Executor: MAUREEN A. JAWORSKI,
 c/o Laura M. Mercuri, Esquire,
 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 104 N. York Road,
 Hatboro, PA 19040

CRIST, FRED E., dec'd.

Late of Upper Hanover Township.
 Executor: THEODORE HARRISON,
 105 Keystone Drive,
 Telford, PA 18969.
 ATTORNEY: JEFFREY K. LANDIS,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street,
 P.O. Box 64769,
 Souderton, PA 18964

DRAKE, PEGGY C. FAVINGER, dec'd.

Late of Borough of Pottstown.
 Executor: SCOTT F. BREIDENBACH, ESQUIRE.
 ATTORNEY: SCOTT F. BREIDENBACH,
 BREIDENBACH ASSOCIATES LAW OFFICES,
 2158 Sunnyside Avenue,
 Pottstown, PA 19464

EASTERDAY, ELIZABETH, dec'd.

Late of Whitpain Township.
 Co-Executrices: SALLIE A. STRAYER AND
 ELIZABETH J. HOLDEN,
 c/o William H. Bradbury, III, Esquire,
 1250 Germantown Pike, Suite 300,
 Plymouth Meeting, PA 19462-2444.
 ATTORNEY: WILLIAM H. BRADBURY, III,
 1250 Germantown Pike, Suite 300,
 Plymouth Meeting, PA 19462-2444

FISHER, FRANCES WIRT also known as FRANCES W. FISHER and FRANCES FISHER, dec'd.

Late of Lower Gwynedd Township.
 Administratrix: SUSAN F. YAROCH,
 c/o 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: JEFFREY A. KROBERGER,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

FRY, DEBORAH L. also known as DEBORAH LYNN (McMENAMIN) FRY and DEBORAH L. BECKER, dec'd.

Late of West Pottsgrove Township.
 Administratrix DBN: AMANDA M. KITA,
 c/o George M. Riter, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: GEORGE M. RITER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

GARDNER, MARK FRANKLIN, dec'd.

Late of Cheltenham Township.
 Administrator: GEOFFREY GARDNER,
 410 Pinecrest Road,
 Norristown, PA 19403.

GARR, FLORENCE T., dec'd.

Late of Borough of Lansdale.
 Executrix: KATHLEEN T. HELF,
 RR4 Box 447,
 Westfield, PA 16950.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street, P.O. Box 64769,
 Souderton, PA 18964

GEYER, ROSALIE V. also known as ROSE GEYER and ROSALIE GEYER, dec'd.

Late of Borough of North Wales.
 Administratrix: KAREN N. RADER,
 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

HAZEL, ARTHUR DALE, dec'd.

Late of Borough of Lansdale.
 Administratrix: LINDA L. HAZEL,
 1039 Nash Avenue,
 Lansdale, PA 19446.

HEFFENTREYER, HELEN ESREY also known as**HELEN E. HEFFENTREYER, dec'd.**

Late of Borough of Conshohocken.
 Executrix: ELAINE H. EARL,
 700 Salem Way,
 Lansdale, PA 19446.

IACOVINO, JOSEPH DAVID also known as**JOSEPH D. IACOVINO, dec'd.**

Late of Borough of Norristown.
 Administrator: MICHAEL F. ROGERS,
 510 Township Line Road, Suite 150,
 Blue Bell, PA 19422.
 ATTORNEY: MICHAEL F. ROGERS,
 SALVO, ROGERS & ELINSKI,
 510 Township Line Road, Suite 150,
 Blue Bell, PA 19422

KESTER, CAROL A., dec'd.

Late of Towamencin Township.
 Administrator: D. BRIAN KESTER,
 1250 Bethlehem Pike, Suite S #359,
 Hatfield, PA 19440.

MacCLEARY, PATRICIA L., dec'd.

Late of Lower Merion Township.
 Administrator CTA: MARC L. DAVIDSON,
 290 King of Prussia Road, Suite 110,
 Radnor, PA 19087.
 ATTORNEY: MARC L. DAVIDSON,
 LAW OFFICES OF MARC L. DAVIDSON, LLC,
 290 King of Prussia Road, Suite 100,
 Radnor, PA 19087

McHUGH, ROSEMARY B., dec'd.

Late of Abington Township.
 Executor: PAUL F. McHUGH, JR.,
 17 Fern Road,
 Turnersville, NJ 08012.
 ATTORNEY: MICHAEL S. CONNOR,
 LAW OFFICES OF MICHAEL S. CONNOR, ESQ.,
 644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444

McTAMENY, DEBORAH A., dec'd.

Late of Whitmarsh Township.
 Administrator: KEVIN McTAMENY,
 c/o Mark J. Davis, Esquire,
 644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444.
 ATTORNEY: MARK J. DAVIS,
 LAW OFFICES OF MICHAEL S. CONNOR, ESQ.,
 644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444

MELLON, SHIRLEY, dec'd.

Late of Abington Township.
 Executrix: DEBRAH A. MELLON-BECHTEL,
 c/o David J. Ackerman, Esquire,
 1608 Walnut Street, Suite 900,
 Philadelphia, PA 19103.
 ATTORNEY: DAVID J. ACKERMAN,
 DIAMOND, POLSKY & BAUER, P.C.,
 1608 Walnut Street, Suite 900,
 Philadelphia, PA 19103

MUTO, FREDERICK V., dec'd.

Late of Upper Moreland Township.
 Executrix: PATIENCE A. MUTO,
 1709 Juniper Avenue,
 Hatboro, PA 19040.

MUZINA, JACQUELINE A., dec'd.

Late of Lower Gwynedd Township.
 Executor: DAWN RECORD.
 ATTORNEY: CARY B. FLEISHER,
 NARDUCCI, MOORE, FLEISHER, ROEBERG &
 WOLFE, LLP,
 589 Skippack Pike, Suite 300,
 Blue Bell, PA 19422

PRINCE, ELAINE ADAMS also known as**ELAINE A. PRINCE,
ELAINE PRINCE and
ELAINE MARGARET PRINCE, dec'd.**

Late of East Norriton Township.
 Administrator CTA: LAWRENCE A. PRINCE,
 c/o Thomas G. Wolpert, Esquire,
 527 Main Street,
 Royersford, PA 19468.
 ATTORNEY: THOMAS G. WOLPERT,
 WOLPERT SCHREIBER P.C.,
 527 Main Street,
 Royersford, PA 19468

REUSS, RICHARD L.W. also known as**DICK REUSS, dec'd.**

Late of Lower Merion Township.
 Executrix: HILARY B. WAGNER,
 332 North Main Street,
 Doylestown, PA 18901.
 ATTORNEY: JOSEPH H. WAGNER,
 332 North Main Street,
 Doylestown, PA 18901

ROOSA, ROBERT A., dec'd.

Late of Upper Merion Township.
 Executrix: JOANNE L. ROOSA,
 c/o John B. Whalen, Jr., Esquire,
 1199 Heyward Road,
 Wayne, PA 19087.
 ATTORNEY: JOHN B. WHALEN, JR.,
 1199 Heyward Road,
 Wayne, PA 19087

SAMKAVITZ, SANDRA G. also known as**SANDRA GOODWIN SAMKAVITZ, dec'd.**

Late of Upper Dublin Township.
 Executor: ROBERT J. REILLEY, JR.,
 144 E. DeKalb Street, Suite 300,
 King of Prussia, PA 19406.
 ATTORNEY: ROBERT J. REILLEY, JR.,
 PIZONKA, REILLEY, BELLO & McGRORY, P.C.,
 144 E. DeKalb Pike, Suite 300,
 King of Prussia, PA 19406,
 610-992-1300

SCHAEFER, MARY E., dec'd.

Late of Montgomery Township.
 Executrix: DEBORAH SCHAEFER,
 438 Nottingham Lane,
 Collegeville, PA 19426.

SMITH, SUSAN L., dec'd.

Late of Borough of Pottstown.
 Executrix: LINSEY R. BRAUNSBURG,
 278 N. York Street,
 Pottstown, PA 19464.
 ATTORNEY: JAMES D. SCHEFFEY,
 1129 East High Street,
 P.O. Box 776,
 Pottstown, PA 19464-0776

STOCKBOWER, ASAKO also known as**ASAKO SHIKAMA, dec'd.**

Late of Upper Gwynedd Township.
 Executor: THOMAS M. COONEY,
 3 Eves Drive, Suite 300,
 Marlton, NJ 08053.

THOMPSON, MARVIN L., dec'd.

Late of East Norriton Township.
 Administratrix: GWENDOLYN R. THOMPSON,
 c/o Renata T. Pabisz, Esquire,
 2410 Bristol Road,
 Bensalem, PA 19020.
 ATTORNEY: RENATA T. PABISZ,
 DORIAN, GOLDSTEIN, WISNIEWSKI &
 ORCHINIK, P.C.,
 Neshaminy Valley Commons,
 2410 Bristol Road,
 Bensalem, PA 19020

VOGEL, DARA ANN, dec'd.

Late of Lower Merion Township.
 Executrix: CHRISTINA VOGEL,
 13148 Madonna Lane,
 Fairfax, VA 22033.

WHITE, JOHN M., dec'd.

Late of Lower Pottsgrove Township.
 Executrix: MARIA M. YERGER,
 c/o Jodi L. Griffiths, Esquire,
 1495 Alan Wood Road, Suite 7,
 Conshohocken, PA 19428.

Second Publication**BAUMANN, MYRTLE ANNE, dec'd.**

Late of Abington Township.
 Executrix: ANNE P. DOWLING,
 164 Kentucky Avenue,
 Mays Landing, NJ 08330.

BRADER, ROBERT K., dec'd.

Late of Towamencin Township.
 Executor: LEE W. BRADER,
 655 Drinnon Way,
 Lansdale, PA 19446.
 ATTORNEY: GERALD F. GLACKIN,
 2031 N. Broad Street, Suite 137,
 P.O. Box 58,
 Lansdale, PA 19446

CAHILL, THOMAS JOHN, dec'd.

Late of Cheltenham Township.
 Executrix: ARLENE LISHINSKY,
 8233 Forrest Avenue,
 Elkins Park, PA 19027.

CAPASSO, SYLVIA, dec'd.

Late of Skippack Township.
 Executrix: DEBORAH BOWE,
 2 Shirley Lane,
 Lititz, PA 17543.

COHEN, HARRY, dec'd.

Late of Borough of Jenkintown.
 Executrix: RUTH FINEMAN,
 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

CONVER, JANICE LaRUE also known as

JANICE CONVER, dec'd.
 Late of Borough of Pottstown.
 Executrix: DEANNA BARNDT,
 c/o Jessica R. Grater, Esquire,
 Wolf, Baldwin & Assoc.,
 P.O. Box 444,
 Pottstown, PA 19464.

ERDREICH, STANLEY R., dec'd.

Late of Borough of Hatboro.
 Executrix: FELICE ERDREICH,
 8567 Bustleton Avenue,
 Philadelphia, PA 19152.
 ATTORNEY: ROBERT L. MERCADANTE,
 408 Fawn Hill Lane,
 Penn Valley, PA 19072

FERRICK, MARY D., dec'd.

Late of Cheltenham Township.
 Executrix: MARY LOU THACKRAY,
 c/o Barbara Flacker, Esquire,
 2000 Market Street, 20th Floor,
 Philadelphia, PA 19103-3222.
 ATTORNEY: BARBARA FLACKER,
 FOX ROTHSCHILD LLP,
 2000 Market Street, 20th Floor,
 Philadelphia, PA 19103-3222

HIBBS, ANNE W., dec'd.

Late of Upper Merion Township.
 Executor: ROBERT L. HIBBS,
 11106 Valley Forge Circle,
 King of Prussia, PA 19406.

HONERT, MELISSA G., dec'd.

Late of Montgomery County, PA.
 Co-Executors: JAMES RAUSA AND
 DOUGLAS LAMZ,
 c/o Michael E. Eisenberg, Esquire,
 2935 Byberry Road, Suite 107,
 Hatboro, PA 19040.
 ATTORNEY: MICHAEL E. EISENBERG,
 2935 Byberry Road, Suite 107,
 Hatboro, PA 19040

JOHNSON, DIANNE YVONNE also known as

DIANNE WARREN, dec'd.
 Late of Borough of Norristown.
 Administratrix: DeANNE BUTCHER,
 106 Garden View Drive,
 Thorndale, PA 19372.

KNAUER, ELEANOR M. also known as

ELEANOR B. KNAUER, dec'd.
 Late of Skippack Township.
 Executrix: DIANE C. GOGLIA,
 4308 Meadowridge Lane,
 Collegeville, PA 19426.

MAGARITY, NANCY A., dec'd.

Late of Whitmarsh Township.
 Co-Executrices: JOAN NOLEN AND
 NANCY SIEFERT.
 ATTORNEY: DENNIS WOODY,
 110 West Front Street,
 Media, PA 19063,
 610-566-8770

McBETH, BERNADETTE, dec'd.

Late of Borough of North Wales.
 Co-Executors: DAVID CHARLES BIRD AND
 KATHLEEN F. ODEA,
 c/o James J. Ruggiero, Jr.,
 Ruggiero Law Offices LLC,
 16 Industrial Blvd., Suite 211,
 Paoli, PA 19301-1609,
 610-889-0288

McCANN, CATHERINE E. also known as

CATHERINE McCANN, dec'd.
 Late of Lower Gwynedd Township.
 Executors: GLENN RODGERS AND
 KATHLEEN RODGERS,
 c/o Stephanie A. Henrick, Esquire,
 40 E. Airy Street,
 P.O. Box 671,
 Norristown, PA 19404-0671.
 ATTORNEY: STEPHANIE A. HENRICK,
 HIGH SWARTZ LLP,
 40 E. Airy Street,
 P.O. Box 671,
 Norristown, PA 19404-0671

MULLIN, BARBARA ANN also known as

BARBARA A. MULLIN and BARBARA MULLIN, dec'd.
 Late of Lower Providence Township.
 Executor: THOMAS M. MULLIN,
 c/o Donohue, McKee & Mattson, LTD.,
 1100 W. Township Line Road,
 Havertown, PA 19083.
 ATTORNEY: CHARLES E. McKEE,
 DONOHUE, McKEE & MATTSON, LTD.,
 1100 W. Township Line Road,
 Havertown, PA 19083

PELTZMAN, CHARLES also known as**CAL PELTZMAN, dec'd.**

Late of Lower Merion Township.
 Executors: LEE J. PELTZMAN,
 1850 M. St., N.W.,
 Washington, DC 20036,
 ANDREA PELTZMAN KASPER,
 100 N. Ormond Avenue,
 Havertown, PA 19083-5013,
 SUSAN W. PELTZMAN,
 9 Wiltshire Road,
 Wynnewood, PA 19096.
 ATTORNEY: GUY F. MATTHEWS,
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,
 SLOANE, MATTHEWS & AUSLANDER, P.C.,
 344 W. Front Street,
 Media, PA 19063

RATHMELL, VIRGINIA KIRKPATRICK, dec'd.

Late of Borough of Lansdale.
 Executors: ANN AMELIA BENEVENTO AND
 JAMES PHILLIP RATHMELL,
 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

SCHENCK, RICHARD S., dec'd.

Late of Borough of Pottstown.
 Administrator: STEPHEN H. KALIS,
 P.O. Box 673,
 Exton, PA 19341.
 ATTORNEY: STEPHEN H. KALIS,
 FOX ROTHSCHILD, LLP,
 P.O. Box 673,
 Exton, PA 19341

SCHOTLAND, DONALD L., dec'd.

Late of Lower Merion Township.
 Executors: ESTHERINA SHEMS SCHOTLAND,
 1310 Wyngate Road,
 Wynnewood, PA 19096,
 RONALD A. SHEMS,
 301 Paddy Hill Road,
 Moretown, VT 05660.
 ATTORNEY: CHRISTOPHER H. GADSDEN,
 GADSDEN, SCHNEIDER & WOODWARD, LLP,
 201 King of Prussia Road, Suite 100,
 Radnor, PA 19087-5152

SUMMERS, HUBERT, dec'd.

Late of Lower Merion Township.
 Administrator: STEVEN G. SUMMERS,
 c/o Adam S. Bernick, Esquire,
 2047 Locust Street,
 Philadelphia, PA 19103.
 ATTORNEY: ADAM S. BERNICK,
 2047 Locust Street,
 Philadelphia, PA 19103

WAPLES, JANE KAERCHER also known as

**JANE K. WAPLES,
 JANE KLEWER WAPLES and
 JANE WAPLES, dec'd.**

Late of Lower Gwynedd Township.
 Executors: DEBORAH A. MYERS AND
 BERNARD F. SIERGIEJ,
 140 East Butler Avenue,
 P.O. Box 387,
 Ambler, PA 19002-0387.
 ATTORNEY: BERNARD F. SIERGIEJ,
 140 East Butler Avenue,
 P.O. Box 387,
 Ambler, PA 19002-0387

WEHRLE, WILLIAM, dec'd.

Late of Whitpain Township.
 Executrix: LINDA A. MOFFETT,
 c/o Anne Louise Griffin, Esquire,
 460 Norristown Road, Suite 110,
 Blue Bell, PA 19422.
 ATTORNEY: ANNE LOUISE GRIFFIN,
 WISLER PEARLSTINE, LLP,
 460 Norristown Road, Suite 110,
 Blue Bell, PA 19422

WEIS, MARK SHANE, dec'd.

Late of Towamencin Township.
 Executor: DEREK WEIS,
 73 Lee Road,
 Audubon, PA 19403.

Third and Final Publication**ALBITZ, LEONARD W. also known as****LEONARD ALBITZ, dec'd.**

Late of Douglass Township.
 Co-Executors: BRUCE D. ALBITZ AND
 BETSY J. BILSKI,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 East Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: NICOLE C. MANLEY,
 E. KENNETH NYCE LAW OFFICE,
 105 East Philadelphia Avenue,
 Boyertown, PA 19512

ALLEN, CAROL O. also known as**CAROL OLSTROM ALLEN, dec'd.**

Late of Lower Merion Township.
 Executor: JONATHAN O. ALLEN,
 c/o Paul C. Heintz, Esquire,
 One Penn Center, 19th Fl.,
 1617 JFK Blvd.,
 Philadelphia, PA 19103.
 ATTORNEY: PAUL C. HEINTZ,
 OBERMAYER, REBMANN, MAXWELL &
 HIPPEL, LLP,
 One Penn Center, 19th Fl.,
 1617 JFK Blvd.,
 Philadelphia, PA 19103

ASBURY, JOSEPH B. also known as**JOSEPH ASBURY, dec'd.**

Late of Limerick Township.
 Co-Executors: CYNTHIA D. YAECKEL,
 2423 New Hanover Square Road,
 Gilbertsville, PA 19525,
 CLINTON S. ASBURY,
 51 Dewsbury Lane,
 Quakertown, PA 18951.
 ATTORNEY: NICOLAS F. METER,
 MAUGER & METER,
 240 King Street,
 P.O. Box 698,
 Pottstown, PA 19464

BERCHOLC, JASON GABRIEL, dec'd.

Late of Abington Township.
 Administrator: SARA RUTH BERCHOLC,
 104 Chatham Court,
 Maple Glen, PA 19002.
 ATTORNEY: CHRISTOPHER P. FIORE,
 FIORE & BARBER, LLC,
 418 Main Street, Suite 100,
 Harleysville, PA 19438

BITTNER, WARREN T., dec'd.

Late of Worcester Township.
 Executrix: SUSAN J. TITZE,
 1206 N. Bend Court,
 Lansdale, PA 19446.
 ATTORNEY: IRA P. SMADES,
 802 Dickinson Court,
 Limerick, PA 19468

BOSTOCK, CLAIRE CAMPBELL also known as

CLAIRE C. BOSTOCK, dec'd.
 Late of Bryn Athyn Township.
 Executor: PETER D. BOSTOCK,
 c/o Bruce A. Nicholson, Esquire,
 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: BRUCE A. NICHOLSON,
 104 N. York Road,
 Hatboro, PA 19040

BRADY, JEAN M., dec'd.

Late of Whitpain Township.
 Executrix: BARBARA B. EVERIST,
 131 Hedgerow Way,
 Lansdale, PA 19446.
 ATTORNEY: DAVID A. MEGAY,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 East High Street,
 Pottstown, PA 19464-5426

BROWNHOLTZ, MARY G., dec'd.

Late of Upper Moreland Township.
 Executor: MICHAEL C. BROWNHOLTZ,
 523 Evans Circle,
 Willow Grove, PA 19090.

BUTLER, BARBARA F. also known as

BARBARA BURNS, dec'd.
 Late of Borough of Hatboro.
 Executor: EILEEN T. RACKOVER,
 557 Franklin Way,
 West Chester, PA 19380.

CARRE, ELIZABETH ROSE also known as

ELIZABETH R. CARRE, dec'd.
 Late of Upper Gwynedd Township.
 Executrix: LINDA D. HEASLEY,
 224 Alden Avenue,
 Morrisville, PA 19067.
 ATTORNEY: STEPHEN P. TAYLOR,
 KAPLIN, STEWART, MELOFF, REITER &
 STEIN, P.C.,
 910 Harvest Drive,
 P.O. Box 3037,
 Blue Bell, PA 19422

CLAIR, HENRY S. also known as

HENRY CLAIR, dec'd.
 Late of Lower Gwynedd Township.
 Executrix: ELAINE E. CLAIR,
 c/o Diane K. Foxman, Esquire,
 890 Ashbourne Way,
 Schwenksville, PA 19473.
 ATTORNEY: DIANE K. FOXMAN,
 890 Ashbourne Way,
 Schwenksville, PA 19473

COYLE, BRIAN J. also known as

**BRIAN COYLE and
 BRIAN JOHN COYLE, dec'd.**
 Late of Borough of Rockledge.
 Executrix: BARBARA C. HILSEE,
 c/o Embery, Outtersen & Fuges, Esquires,
 300 Huntingdon Pike,
 Rockledge, PA 19046.
 ATTORNEYS: EMBERY, OUTTERSON & FUGES,
 300 Huntingdon Pike,
 Rockledge, PA 19046

DOOLEY, WILLIAM J. also known as

WILLIAM J. DOOLEY, JR., dec'd.
 Late of Borough of Lansdale.
 Executrix: MARIE F. KENT,
 1431 Parsons Lane,
 Lower Gwynedd, PA 19002.
 ATTORNEY: JOHN F. KENT,
 1617 JFK Blvd., Ste. 1140,
 Philadelphia, PA 19103

ELGART, BEVERLY E., dec'd.

Late of Upper Merion Township.
 Co-Executors: LINDA ELGART AND
 STEVEN JACK ELGART,
 c/o Linda Elgart,
 532 Crooked Lane,
 King of Prussia, PA 19406.

EVANS, ALAN CRAIG also known as

ALAN T. CRAIG EVANS, dec'd.
 Late of West Pottsgrove Township.
 Administratrix: TANIA L. HRIPTO,
 91 Oak Glen Drive,
 Pequea, PA 17565.

FETTEROLF, LORRAINE B., dec'd.

Late of Upper Gwynedd Township.
 Executor: CRAIG MILLER,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

GEMMILL, ALISON A., dec'd.

Late of Limerick Township.
 Administrator: WILLIAM GEMMILL,
 2886 Nichols Canyon Road,
 Los Angeles, CA 90046.
 ATTORNEY: JASON B. MARTIN,
 725 Skippack Pike, Suite 337,
 Blue Bell, PA 19422

HARLEY, EDWARD THOMAS also known as

EDWARD T. HARLEY, dec'd.
 Late of Upper Merion Township.
 Executrix: LINDA ANN HARLEY,
 c/o Benjamin S. Ohrenstein, Esquire,
 354 W. Lancaster Avenue, Suite 105,
 Haverford, PA 19041.
 ATTORNEY: BENJAMIN S. OHRENSTEIN,
 354 W. Lancaster Avenue, Suite 105,
 Haverford, PA 19041

HECHMER, LAWRENCE J. also known as

**LAWRENCE JOSEPH HECHMER,
 LARRY J. HECHMER and
 LARRY HECHMER, dec'd.**
 Late of Borough of Conshohocken.
 Executrices: TERESA H. ANZALONE AND
 ANN H. WILSON,
 c/o Rudolph L. Celli, Jr., Esquire,
 130 W. Lancaster Avenue, Suite 201,
 Wayne, PA 19087.
 ATTORNEY: RUDOLPH L. CELLI, JR.,
 CELLI & ASSOCIATES,
 130 W. Lancaster Avenue, Suite 201,
 Wayne, PA 19087

HORROX, THERESA ANN also known as**THERESA HORROX and
THERESA HORRAX, dec'd.**

Late of Borough of Pennsburg.
 Administratrix: ELEANORE ROSSI,
 46 Jeanette Street,
 Mocanaqua, PA 18655.
 ATTORNEY: MARK C. CLEMM,
 CLEMM AND ASSOCIATES, LLC,
 527 Plymouth Road, Suite 414
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JANISCHEK, ROBERT G. also known as**ROBERT G. JANISCHEK, SR., dec'd.**

Late of Borough of Conshohocken.
 Executrix: JOAN WILLIAMS,
 19 West 6th Avenue,
 Pine Hill, NJ 08021.
 ATTORNEY: TIMOTHY E. HORN,
 BROWN & CONNERY, LLP,
 360 Haddon Avenue,
 Westmont, NJ 08108

JANISCHEK, ROBERT G. also known as**ROBERT G. JANISCHEK, JR., dec'd.**

Late of Borough of Conshohocken.
 Administratrix: JOAN WILLIAMS,
 19 West 6th Avenue,
 Pine Hill, NJ 08021.
 ATTORNEY: TIMOTHY E. HORN,
 BROWN & CONNERY, LLP,
 360 Haddon Avenue,
 Westmont, NJ 08108

JOHNSTON, ROBERT J., dec'd.

Late of Springfield Township.
 Executors: WILLIAM A. JOHNSTON AND
 ROBERT M. JOHNSTON,
 c/o Rodman M. Rosenberger, Esquire,
 One Summit Street,
 Philadelphia, PA 19118.
 ATTORNEY: RODMAN M. ROSENBERGER,
 BARBER, SHARPE & ROSENBERGER,
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KAUFMANN, ADELE also known as**ADELE J. KAUFMANN, dec'd.**

Late of Abington Township.
 Executor: JACK S. KAUFMANN,
 c/o Maury B. Reiter, Esquire,
 Union Meeting Corp. Center,
 910 Harvest Drive,
 Blue Bell, PA 19422.
 ATTORNEY: MAURY B. REITER,
 KAPLIN, STEWART, MELOFF, REITER &
 STEIN, P.C.,
 Union Meeting Corp. Center,
 910 Harvest Drive,
 Blue Bell, PA 19422

KOSSEY, THOMAS EUGENE also known as**THOMAS E. KOSSEY and
THOMAS KOSSEY, dec'd.**

Late of Upper Merion Township.
 Executrix: MARGARET L. GALBAN,
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KRUG, MARJORIE, dec'd.

Late of Upper Gwynedd Township.
 Executors: MELVIN E. KRUG AND
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LAMBERTON, MARTHA M., dec'd.

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 Jenkintown, PA 19046.
 ATTORNEY: RANDAL J. McDOWELL,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046

LINDQUIST, ROBERT P. also known as**ROBERT LINDQUIST, dec'd.**

Late of Oreland Township.
 Executrix: LORETTA LINDQUIST,
 c/o 28 W. Airy Street,
 Norristown, PA 19401.
 ATTORNEY: MICHAEL C. SHIELDS,
 28 West Airy Street,
 Norristown, PA 19401

LOHSE, ELEANOR MARIE, dec'd.

Late of Borough of Lansdale.
 Co-Executrices: MEGAN A. DIEHL AND
 MICHELE L. TOWNSEND,
 c/o King Laird, P.C.,
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 Trappe, PA 19426.
 ATTORNEY: ANDREW C. LAIRD,
 KING LAIRD, P.C.,
 360 West Main Street,
 Trappe, PA 19426

LONG, BERTHA HARDING, dec'd.

Late of Borough of Trappe.
 Executor: THOMAS E. LONG,
 140 Graterford Road,
 Schwenksville, PA 19473.

MARANO JR., VINCENT G., dec'd.

Late of Lower Merion Township.
 Executrix: MARIAN W. VALLLOTTON,
 c/o Judson H. Shutt, Esquire,
 167 Conestoga Road, Suite A,
 Wayne, PA 19087.
 ATTORNEY: JUDSON H. SHUTT,
 167 Conestoga Road, Suite A,
 Wayne, PA 19087

**MASON, SAMUEL O. also known as
SAM MASON, dec'd.**

Late of Borough of Pottstown.
 Executrix: DARLENE RAMSEY,
 c/o John B. Zonarich, Esquire,
 17 S. Second Street, 6th Floor,
 Harrisburg, PA 17101-2039.
 ATTORNEY: JOHN B. ZONARICH,
 SKARLATOS ZONARICH LLC,
 17 S. Second Street, 6th Floor,
 Harrisburg, PA 17101-2039

McCOURT, ANN also known as**ANNA McCOURT, dec'd.**

Late of Franconia Township.

Co-Executors: JANICE PETERSON,

7528 Pheasant Drive,

Coopersburg, PA 18036,

JAN YUNGER,

6181 Kellers Church Road,

P.O. Box 188,

Pipersville, PA 18947.

PACKER SR., WILLIAM B. also known as**WILLIAM B. PACKER, dec'd.**

Late of Whitmarsh Township.

Executor: WILLIAM B. PACKER, JR.,

c/o Stephen T. Elinski, Esquire,

510 Township Line Road, Suite 150,

Blue Bell, PA 19422.

ATTORNEY: STEPHEN T. ELINSKI,

SALVO ROGERS & ELINSKI,

510 Township Line Road, Suite 150,

Blue Bell, PA 19422

PAWELEC, JOAN K. also known as**JOAN PAWELEC, dec'd.**

Late of Borough of Norristown.

Administrator: EDMUND S. PAWELEC,

123 South Broad Street, Suite 2102,

Philadelphia, PA 19109-1090.

ATTORNEY: EUGENE H. GILLIN,

123 South Broad Street, Suite 2102,

Philadelphia, PA 19109-1090

RICHART, NANCY L., dec'd.

Late of Borough of Lansdale.

Executrices: HOLLY RICHART FISHER,

358 Coddington Way,

Harleysville, PA 19438.

KIMBERLY R. MILLIRON,

979 Weikel Road,

Lansdale, PA 19446.

ATTORNEY: DOROTHY K. WEIK,

BRICKER, LANDIS, HUNSBERGER &

GINGRICH, LLP,

114 East Broad Street,

P.O. Box 64769,

Souderton, PA 18964

RIVARD, KENNETH P., dec'd.

Late of East Norriton Township.

Executor: KENNETH M. RIVARD,

c/o Sarah M. Ford, Esquire,

585 Skippack Pike, Suite 100,

Blue Bell, PA 19422.

ATTORNEY: SARAH M. FORD,

FORD & BUCKMAN, P.C.,

Office Court at Blue Bell, P.C.,

585 Skippack Pike, Suite 100,

Blue Bell, PA 19422

ROBINSON, DOROTHY H. also known as**DOROTHY HUSK ROBINSON, dec'd.**

Late of Whitpain Township.

Administratrix: MARY E. PODLOGAR,

608 W. Main Street,

Lansdale, PA 19446.

ATTORNEY: MARY E. PODLOGAR,

MONTCO ELDER LAW,

608 W. Main Street,

Lansdale, PA 19446

SANDO, NANCY E., dec'd.

Late of Lower Merion Township.

Executrix: NANCIE S. POMPONIO,

203 Brentwood Road,

Havertown, PA 19083.

ATTORNEY: GUY F. MATTHEWS,

ECKELL, SPARKS, LEVY, AUERBACH,

MONTE,

SLOANE, MATTHEWS & AUSLANDER, P.C.,

344 W. Front Street,

Media, PA 19063

SCHUMAN SR., ROBERT P. also known as**ROBERT P. SCHUMAN, dec'd.**

Late of Lower Moreland Township.

Executor: ROBERT P. SCHUMAN, JR.,

c/o Joseph A. Bellinghieri, Esquire,

17 W. Miner Street,

West Chester, PA 19382.

ATTORNEY: JOSEPH A. BELLINGHERI,

MacELREE HARVEY, LTD.,

17 W. Miner Street,

West Chester, PA 19382

SCOTT, DAVID G., dec'd.

Late of Upper Dublin Township.

Executor: ROBERT F. SCOTT,

155 Maple Avenue,

Willow Grove, PA 19090.

ATTORNEY: ROBERT C. GERHARD, III,

GERHARD & GERHARD,

222 South Easton Road, Suite 104,

Glenside, PA 19038,

215-885-6785

SHANZER, NORMA, dec'd.

Late of Horsham Township.

Executors: BRUCH W. SHANZER AND

SUSAN I. ANMUTH,

c/o George M. Riter, Esquire,

400 Maryland Drive,

P.O. Box 7544,

Fort Washington, PA 19034-7544.

ATTORNEY: GEORGE M. RITER,

TIMONEY KNOX, LLP,

400 Maryland Drive,

P.O. Box 7544,

Fort Washington, PA 19034-7544

SHELLEY, ELIZABETH V., dec'd.

Late of Horsham Township.

Executors: FRANK X. SHELLEY, III AND

ALAN R. SHELLEY,

c/o Gilbert P. High, Jr., Esquire,

40 E. Airy Street, P.O. Box 671,

Norristown, PA 19404-0671.

ATTORNEY: GILBERT P. HIGH, JR.,

HIGH SWARTZ, LLP,

40 E. Airy Street, P.O. Box 671,

Norristown, PA 19404-0671

UNGRADY, JOSEPH MICHAEL also known as**JOSEPH M. UNGRADY and****JOSEPH UNGRADY, dec'd.**

Late of Perkiomen Township.

Executrix: MYRA KAY UNGRADY,

c/o David W. Conver, Esquire,

1800 Pennbrook Parkway, Suite 200,

Lansdale, PA 19446.

ATTORNEY: DAVID W. CONVER,

DISCHELL, BARTLE & DOOLEY, PC,

1800 Pennbrook Parkway, Suite 200,

Lansdale, PA 19446

WECKERLY, ALICE M., dec'd.

Late of Upper Merion Township.
 Executrix: MARGARET M. BOLOGNESE,
 P.O. Box 33,
 Perkiomenville, PA 18074.

WESSEL, HENRY, dec'd.

Late of Lower Gwynedd Township.
 Executors: THOMAS MAYER AND
 ALAN S. CARPAL,
 c/o Bernice J. Koplin, Esquire,
 123 S. Broad Street, Suite 2170,
 Philadelphia, PA 19109-1029.
 ATTORNEY: BERNICE J. KOPLIN,
 SCHACHTEL, GERSTLEY, LEVINE &
 KOPLIN, P.C.,
 123 S. Broad Street, Suite 2170,
 Philadelphia, PA 19109-1029

**WHICKER, THERESE A. also known as
THERESE WHICKER and
TERRY WHICKER, dec'd.**

Late of Cheltenham Township.
 Executrix: COLLEEN JONES,
 304 Garden Road,
 Oreland, PA 19075.

FICTITIOUS NAME

Notice is Hereby Given pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style or designation of

American Way Supply Company with its principal place of business at 34 W. 4th Street, Fl. 2, Lansdale, PA 19446.

The name and address of the person owning or interested in said business is: Kelly A. DiBetta, 34 W. 4th Street, Fl. 2, Lansdale, PA 19446.

The application was filed on August 30, 2015.

MVB Mortgage of PA with its principal place of business at 4035 Ridge Top Road, Suite 100, Fairfax, VA 22030.

The name and address of the person owning or interested in said business is: Potomac Mortgage Group, Inc., 4035 Ridge Top Road, Suite 100, Fairfax, VA 22030.

The application was filed on June 11, 2014.

LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization was filed on August 10, 2015, with the Pennsylvania Department of State for **McCann Hardwood Floors LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

Gavin R. Laboski, Esquire

245 West Broad Street
 Quakertown, PA 18951

PROFESSIONAL CORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on September 10, 2015, for a professional corporation to be organized under the Business Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Keystone OMFS PC**

SALE OF REAL ESTATE**REAL ESTATE**

Thursday, October 22, 2015 at 11:00 am.

**U.S. Marshal's Service, 2110 U. S. Courthouse,
 601 Market Street, Philadelphia PA 19106**

**IN THE U.S. DISTRICT COURT FOR
THE EASTERN DISTRICT OF PA**

TD Bank, N.A. et al. v. BNB Properties, LLC, et al.

Civil Action No. 2:14-CV-00136

Municipality: **Borough of Bridgeport**

County and State: **Montgomery County, Commonwealth of Pennsylvania**

Street and Street Number: **204-212 West Fourth Street,
 Bridgeport, PA 19405**

Montgomery County Tax Parcels: **02-00-02604-00-4,
 02-00-02608-00-9**

By Writ of Execution dated August 25, 2015 and Order entered October 3, 2014 by Hon. Edward G. Smith, of the U.S. District Court for the Eastern District of Pennsylvania: Judgment entered in favor of the Plaintiff, TD Bank, N.A. successor by merger with Commerce Bank/ Pennsylvania, N.A. and against the Defendants, BNB Properties LLC and Jocelyn Properties Inc. in the amount of \$790,286.03, plus post judgment interest through the date of the marshal's sale, plus costs.

Subject to any open taxes, water/sewer, municipal or tax liens that may become due. Please check with Borough of Bridgeport for any amounts due.

10% of the bid due at the time of sale by money order, attorney's check or certified check; balance due 10 days after Court confirmation. Other terms and conditions to be announced at sale.

Schedule of Distribution will be filed by Plaintiff's attorney within 30 days after sale.

For more information contact Nola R. Bencze, Esq. at (609) 987-6800.

**STATEMENT OF OWNERSHIP,
MANAGEMENT, and Circulation**

(All Periodicals Publications Except Requester Publications)

FILED SEPTEMBER 24, 2015 Statement of
Ownership, Management and
Circulation (Required by 39 U.S.C. 3685)

**1. Title of Publication: Montgomery County
Law Reporter.**

2. Publication No. 3610-8000.

3. Date of Filing: Filed September 24, 2015.

4. Frequency of Issue: Weekly

5. Number of Issues: 52

6. Annual Subscription Price: \$120.00.

**7. Complete Mailing Address of Known Office
of Publication:** 100 West Airy Street, Norristown,
PA 19401.

**8. Complete Mailing Address of Headquarters or
General Business Offices of Publishers:**

100 W. Airy Street, Norristown, PA 19401.

**9. Full Names and Complete Mailing Addresses of
Publisher, Editor and Managing Editor:**

Publisher: Montgomery County Law Reporter,
100 West Airy Street, Norristown, PA 19401

Editor: Melissa K. Nagata, Esq., 510 Swede St.,
Norristown, PA 19401

Managing Editor: George E. Cardenas, 100 West
Airy Street, Norristown, PA 19401

10. Owner: Montgomery Bar Association,
100 West Airy Street, Norristown, PA 19401.

**11. Known bondholders, mortgagees, and other
security holders owning or holding 1 percent or more of
total amount of bonds, mortgages or other securities:**
None.

**12. The purpose, function and nonprofit status of
this organization and the exempt status for
Federal Income Tax purposes have not changed during
preceding 12 months.**

13. Publication Title: Montgomery County Law
Reporter.

14. Issue Date for Circulation Data Below:
September 16, 2015.

15. Extent and nature of circulation: Periodical

	Average No. copies Each Issue During Preceding 12 months	No. Copies of Single Issue Published Nearest to Filing Date
a. Total No. of copies (Net Press Run)	1,200	1,150
b. Paid circulation:		
(1) Paid/requested Outside- County Mailed Subscriptions 1,111		1,079
(2) Paid/requested In-County Paid Subscriptions	0	0
c. Total Paid Distribution	1,111	1,079
d. Free or Nominal Rate Distribution (By mail and Outside the Mail)		
(1) Free or Nominal Rate Outside-County Copies included on PS Form 3541.	59	59

e. Total Free or Nominal Rate	59	59
f. Total Distribution	1,170	1,138
g. Copies not Distributed:	20	12
h. Total	1,190	1,150
i. Percentage Paid	94.95%	94.81%

16. Electronic Copy Circulation		
a. Paid Electronic Copies	940	939
b. Total Paid Print Copies+Paid Electronic Copies	2,051	2,018
c. Total Print Distribution + Paid Electronic Copies	2,110	2,077
d. Percent Paid (Both Print & Electronic Copies)	97.20%	97.15%

I certify that 50% of all my distributed copies (electronic and print) are paid above a nominal price.

**17. Publication of Statement of Ownership
required. Will be printed October 1, 2015.**

**18. Signature and Title of Editor, Publisher,
Business Manager, or Owner:**

George E. Cardenas, Publication Manager

Date: September 24, 2015

I certify that all information on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).

PS Form 3526, Rev. July 2014.

TRUST NOTICES

First Publication

**LESTER V. WARE TRUST
UNDER TRUST AGREEMENT
DATED FEBRUARY 9, 2005**

**LESTER V. WARE, DECEASED
Late of Limerick Township
Montgomery County, PA**

All persons having claims or demands against THE LESTER V. WARE TRUST under trust agreement dated February 9, 2005, LESTER V. WARE, deceased, are requested to make known the same, and all persons indebted to the trust or the decedent to make payment without delay to:

The Successor Trustee:

Hedy L. Kubarek, Trustee
c/o Mullaney Law Offices
598 Main Street, P.O. Box 24
Red Hill, PA 18076-0024

or to her Attorney:

Christopher P. Mullaney, Esquire
Mullaney Law Offices
598 Main Street, P.O. Box 24
Red Hill, PA 18076-0024

**THE BAUMAN FAMILY TRUST
UNDER TRUST AGREEMENT
DATED MAY 3, 2004**

**LINWOOD C. BAUMAN, DECEASED
Late of Pennsburg Borough
Montgomery County, PA**

All persons having claims or demands against THE BAUMAN FAMILY TRUST under trust agreement dated May 3, 2004, LINWOOD C. BAUMAN, deceased, are requested to make known the same, and all persons indebted to the trust or the decedent to make payment without delay to:

The Successor Trustees:

Barbara A. Boyer, Co-Trustee
Susan L. Gilbert, Co-Trustee
c/o Mullaney Law Offices
598 Main Street, P.O. Box 24
Red Hill, PA 18076-0024

or to their attorney:

Christopher P. Mullaney, Esquire
Mullaney Law Offices
598 Main Street, P.O. Box 24
Red Hill, PA 18076-0024

Second Publication

**THE MARY M. SCHLABIG
REVOCABLE LIVING
TRUST AGREEMENT DTD. 3/19/2007**

**Mary M. Schlabig, Deceased
Late of Hatboro Borough,
Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Thomas Schlabig
515 E. 7th St., Apt. 5T
Brooklyn, NY 11218

Or to his Atty.: Joseph J. Witiw
1140-B York Rd.
Warminster, PA 18974-2072

Third and Final Publication

MARY ANN LILICK TRUST DATED 9/1/98

Notice is hereby given of the administration of the Mary Ann Lilick Trust dated 9/1/98. Settlor, late of Conshohocken, Montgomery County, PA died 4/14/15.

All persons having claims against the decedent are requested to make known the same, and all persons indebted to the decedent are required to make payment without delay to:

Donna Reinhart, **Trustee**
c/o William S. Ravenell, Esquire
166 Allendale Road
King of Prussia, PA 19406

EXECUTIONS ISSUED

Week Ending September 22, 2015

**The Defendant's Name Appears
First in Capital Letters**

BELLITTI, PHYLLIS: UNIVEST BANK & TRSUT CO, GRNSH. - Citibank Na; 201400718; WRIT/EXEC.
BENNER, DANIEL: PNC BANK, GRNSH. - Asset Acceptance, LLC; 201226251; \$6,785.65.
CHOI, MIKE - Bank Of America N A; 201306307; ORDER/565,649.74.
CHON, IN - The Bank Of New York Mellon; 201510975.
COOKE, ELLEN: THOMAS - Jpmorgan Chase Bank National Association; 201328144.
CUSTER, LYNNE: DIAMOND CREDIT UNION, GRNSH. - Citibank Na; 201404340; WRIT/EXEC.
ECKROTE, STEPHANIE: WELLS FARGO BANK, GRNSH. - Target National Bank, et al.; 200935281; WRIT/EXEC.
FORRESTER, SHELLEY: PNC BANK, GRNSH. - Springleaf Financial Services; 201525258; \$3,354.90.
HO, STEVE: PNC BANK, GRNSH. - Asset Acceptance, LLC; 201215151; \$2,730.05.
JERNIGAN, CHRISTOPHER: KRISTEN - Bank Of America Na; 201321168; 265,047.86.
KARPIAK, MARGIE: PNC BANK, GRNSH. - Asset Acceptance, LLC; 201222186; \$1,913.09.
KARROS, DOROTHY: WELLS FARGO BANK, GRNSH. - Claims Recovery Systems, et al.; 201129806; WRIT/EXEC.
KAZMIERCZAK, NANCY - Susquehanna Bank; 201513100.
KEYSER, DONNA: JASON - Jp Morgan Chase Bank National Association, et al.; 201513566.
KIM, SIMON - Hsbc Bank Usa National Association; 201420048; ORDER IN REM/243,054.29.
KINDIJ, BORIS: INDIJ. NINA K.: KINDIJ, NINA - Citimortgage, Inc.; 201205511; AMEND IN REM/145,371.01.
KROK, MICHELLE - Wells Fargo Bank Na; 201506788.
LAROSSE, CARLENE - Citimortgage, Inc.; 201515290; \$69,870.61.
LASSO, JASON: MARISSA: JASON, ET AL. - Wells Fargo Bank Na, et al.; 201037752; \$237,739.33.
LEE, JEA - Bank Of New York Mellon Trust Company Na, et al.; 200920647; AMEND ORDER/359,390.81.
LEWIS-RUCKER, TAMARA: BENJAMIN, TAMARA: RUCKER, MARLON: TD BANK. GRNSH. - Vernacchio, Michael, et al.; 201524101; \$5,386.60.
LONDON, HOWARD: WELLS FARGO, GRNSH. - Asset Acceptance, LLC; 201224866; \$28,052.58.
MASON, MAUREEN: MAUREEN: TYRONE - Hsbc Bank Usa National Association, et al.; 201430059.
MIMS, BARBARA: FREEDOM CREDIT UNION, GRNSH. - Asset Acceptance, LLC; 201312520; \$2,340.01.
MONAGHAN, THOMAS - Wells Fargo Bank Na; 201330411; \$224,390.77.
MUHAMMAD, JAMILA: WELLS FARGO, GRNSH. - The Car Sage Companies, LLC; 201525143; \$3,984.75.

- MULLEN, KATHLEEN: PENN LIBERTY BANK, GRNSH. - Gambone, Matthew; 201525317; WRIT/EXEC.
- PAYNE, WILLIAM: WELLS FARGO BANK, GRNSH. - Lvnv Funding, LLC; 201019271; \$9,515.61.
- PENDELTON, KAREN: CITIZENS BANK, GRNSH. - Asset Acceptance, LLC; 201333145; \$7,741.19.
- PEOPLES, LEIGH: WOODFOREST NATIONAL BANK, GRNSH. - North Star Capital Acquisition, LLC; 201124305; \$1,068.00.
- PICKERSGILL, TOBY: MALONEY, MEGAN - Citibank; 201506337.
- QUIRPLE, DONNA: M & T BANK, GRNSH. - Cach, LLC; 201103378; \$3,586.66.
- REFRACTORY DEPOT, INC.: FIRST NIAGRA BANK, GRNSH. - Artech Technologies, Inc.; 201512985.
- REIS, STEVEN: NICOLE: UNITED STATES OF AMERICA, ET AL. - Lasalle Bank National Association; 201001822; STRIKE/VACATE.
- ROBERTS, SHEILA - Us Bank Na; 201512872.
- SCHNEEWEIS, LORRIE: NANCY: NANCY, ET AL. - Santander Bank Na; 201511904; \$71,446.80.
- SHEARER, ROBERT: WELLS FARGO BANK, GRNSH. - Asset Acceptance, LLC; 201326329; WRIT/EXEC.
- SKILTON, SEAN: FIRST NIAGRA BANK, GRNSH. - Asset Acceptance, LLC; 201327705; WRIT/EXEC.
- STAMM, KYLE: POLICE & FIRE FEDERAL CREDIT UNION, GRNSH. - Arrow Financial Services, LLC; 201007925; \$5,772.85.
- TORRES LOPEZ, JOSE: TORRES, TINA MARIE - Jpmorgan Chase Bank National Association; 201509353.
- WEBB, EVELYN: EVELYN - Christiana Trust, et al.; 201515428; \$118,101.80.
- WHITAKER, KIM - Deer Run At Limerick Hoa; 201427583; WRIT/EXEC.
- WOODS, BARBARA: UNITED STATES OF AMERICA - Deutsche Bank National Trust Company; 201422671.
- ZAMESKA, CHRISTOPHE: PNC BANK, GRNSH. - Cavv Of Co, LLC; 200703086; WRIT/EXEC.
- ANGELUCCI, MARK - Schnarrs, David; 201525130; Judgment fr. District Justice; \$2,544.89.
- BARBER, CYNTHIA - Midland Funding Llc; 201524880; Judgment fr. District Justice; \$1324.63.
- BEALE, CHRISTOPHER - Class A Realty Corp; 201524893; Judgment fr. District Justice; \$1176.95.
- BENEDICTUS, JORN - Midland Funding Llc; 201524684; Judgment fr. District Justice; \$1951.40.
- BIGGERS, YOLANDA: SATTERWHITE, ERIC - Class A Realty Corp; 201524894; Judgment fr. District Justice; \$3643.30.
- BLUE DOT - Complete Packaging; 201525128; Judgment fr. District Justice; \$3874.43.
- CAMAROU, VIRTEKA - Drexel University; 201524683; Certification of Judgment; \$32,679.31.
- CARTER, BRIAN: MARTINEZ, DIANE - Carroll, Michael; 201525061; Judgment fr. District Justice; \$1501.25.
- CLINKSALES, TERRAZ - Class A Realty Corp For Restoration Realty; 201524895; Judgment fr. District Justice; \$3140.80.
- CONNEN, JACQUELYN: MICHAEL: JAM UTILITIES AND EXCAVATING LLC - Pennsy Supply Inc; 201524709; Judgment fr. District Justice; \$6768.83.
- COPPA, ANTHONY - Discover Bank; 201524570; Judgment fr. District Justice; \$2,712.74.
- DECKER, THOMAS: LYNNE - Autovest Llc; 201524914; Certification of Judgment; \$10552.39.
- DIEHL, LISA: WILLIAMS, CORNELL - Class A Realty Corp; 201524898; Judgment fr. District Justice; \$3,066.90.
- DISIRO, VINCENT - Tanitsky, Aaron; 201524592; Judgment fr. District Justice; \$1129.75.
- DOPKIN, LISA - Midland Funding; 201524884; Judgment fr. District Justice; \$978.84.
- ENGRO, ELEANOR - Class A Realty; 201524861; Judgment fr. District Justice; \$2060.85.
- FRIEL, JASON - Discover Bank; 201524566; Judgment fr. District Justice; \$7,400.83.
- GINDHART, JOSEPH - Boyko, Stephen; 201524634; Judgment fr. District Justice; \$1452.95.
- HADDAD PLUMBING: HADDAD, CHRIS - Liberty Personnel Services; 201524502; Judgment fr. District Justice; \$6,156.50.
- HARTMAN, GERALD - Drexel University; 201524706; Certification of Judgment; \$20,588.38.
- HASHMI, MUHAMMAD - Midland Funding Llc; 201524941; Judgment fr. District Justice; \$1154.32.
- HECKROTH, BOBBI - Midland Funding Llc; 201524933; Judgment fr. District Justice; \$1161.52.
- JOHNSON, THOMAS - Absolute Resolutions Vi Llc; 201524923; Judgment fr. District Justice; \$1,339.18.
- JONES, CAROLINE - Boyertown Area School District; 201525081; Certification of Judgment; \$5121.27.
- KENNEDY, TRACY - Covenant Bank; 201524854; Certification of Judgment; \$619,222.65.
- LAGUDA, CATERINA: TONY LA GUDA TAILORS - Wells Fargo Capital; 201524931; Judgment fr. District Justice; \$10,592.10.
- LAMLIN-REILLY, KRISTA - Kalwat, Joshua; 201524887; Judgment fr. District Justice; \$6,817.70.
- LOCKHART, ARIELLE - Class A Realty; 201524904; Judgment fr. District Justice; \$2198.80.
- LONG, ANDREA - Class A Realty Corp; 201524859; Judgment fr. District Justice; \$1113.65.

JUDGMENTS AND LIENS ENTERED

Week Ending September 22, 2015

**The Defendant's Name Appears
First in Capital Letters**

- 1133 BLACK ROCK ROAD LLC: BRANDYWINE SENIOR LINING AT UPPER PROVIDENCE LLC: BRANDYWINE SENIOR TENANT LLC - Tec Electrical Contracting Inc; 201524536; Mechanics Lien Claim; \$489,487.47.
- ABATE, ROBERT - Midland Funding Llc; 201524920; Judgment fr. District Justice; \$959.72.
- ALBURGER, BRIAN - Discover Bank; 201524578; Judgment fr. District Justice; \$1,394.44.
- ALLSTATE PROPERTY CASUALTY INSURANCE COMPANY - Taggart, Carol; 201524593; Judgment fr. District Justice; \$WRIT/EXEC.
- ANDREWS, JOHN - Class A Realty Corp; 201524865; Judgment fr. District Justice; \$1969.35.
- ANGELO, ALFRED - Midland Funding Llc; 201524680; Judgment fr. District Justice; \$3,932.69.

MEST, CHRISTOPHER - Midland Funding Llc;
201524708; Judgment fr. District Justice; \$2,654.53.
MILANO, GUISEPPE - Boyertown Area School District;
201525094; Certification of Judgment; \$5973.02.
MOWBRAY, NICOLE - Discover Bank; 201524569;
Judgment fr. District Justice; \$5921.32.
MYERS, THERESA - Midland Funding Llc; 201524929;
Judgment fr. District Justice; \$2347.19.
NINETEEN GP LLC - Covenant Bank; 201524847;
Certification of Judgment; \$619,222.65.
OBRIEN, SHANNON - Discover Bank; 201524540;
Judgment fr. District Justice; \$3123.76.
OSEI-BOAKYE, MICHAEL - Midland Funding Llc;
201524936; Judgment fr. District Justice; \$2689.37.
PAWLING, KEVIN - Midland Funding Llc;
201524567; Judgment fr. District Justice; \$1558.82.
RADATTI, JEANNIE - Midland Funding Llc;
201524707; Judgment fr. District Justice; \$3,599.26.
REITNOUR, KATHRYN - Discover Bank;
201524571; Judgment fr. District Justice; \$2,154.38.
ROTONDO, MARIO - Univest Bank And Trust Co;
201524441; Complaint In Confession of Judgment;
\$4,008,191.82.
RW GLOBAL SECURITY LLC - Univest National Bank
And Trust Co; 201524447; Complaint In Confession
of Judgment; \$4,008,191.82.
SCHAFFER, KATHLEEN - Discover Bank;
201524966; Judgment fr. District Justice; \$6298.06.
SHERBERT, CHRISTINE - Covenant Bank;
201524860; Certification of Judgment; \$619,222.65.
SPILLANE, JOHN: KATHERINE - Boyertown Area
School District; 201525084; Certification of
Judgment; \$4834.29.
STEAD, HOWARD - Discover Bank; 201524568;
Judgment fr. District Justice; \$1,857.12.
SZLACHTA, MICHAEL: JODIE - Natural Energy
Solutions Llc; 201525065; Mechanics Lien Claim;
\$31097.74.
TUSCANELLOS LLC: CUCULINO, ANGELO:
CZOP, JOHN - Cape Bank; 201524491;
Foreign Judgment; \$285,606.61.
VAUGHN, ANGEL - Class A Realty Corp; 201524864;
Judgment fr. District Justice; \$5030.79.
WARD, LYDIA - Discover Bank; 201524539;
Judgment fr. District Justice; \$3612.13.
WATTS, THOMAS - Advantage Assets II Inc;
201525083; Certification of Judgment; \$1,772.59.
WEINHOLTZ, HELEN - Midland Funding Llc;
201524882; Judgment fr. District Justice; \$1751.10.
WEIRICH, STEPHEN - Univest National Bank And
Trust Co; 201524430; Complaint In Confession of
Judgment; \$4,008,191.82.
WEIRICH, STEVEN: MARGARET - Univest
Bank And Trust Co; 201524399; Complaint In
Confession of Judgment; \$317,192.36.
WEISS, MARIA: WILLIAM - Ford Motor
Credit Company; 201524986; Judgment fr. District
Justice; \$4457.44.
YUCHA, DANIEL: BENDER, MEGAN -
Williamsburg Commons Condominium Association;
201524660; Judgment fr. District Justice; \$3180.00.

**ABINGTON TWP. -
entered municipal claims against:**

Brodzinski, Darryl: Cedeno Thomas, Francena;
201525090; \$682.56.

Brodzinski, Darryl: Cedeno Thomas, Francena;
201525099; \$722.13.
Deutsche Bank National Trust Co; 201524961; \$354.50.
Franklin American Mortgage Company; 201524954;
\$254.50.
Jackson, Daenette; 201524963; \$299.50.
Smith, Karen; 201525091; \$940.37.
Stone, Karen; 201524955; \$299.50.
Sweeney, Lori; 201524956; \$269.50.

**CHELTENHAM TWP. -
entered municipal claims against:**

Newton, Gene: Maeonia; 201525079; \$1734.61.

**CHELTENHAM TWP. SCHOOL DIST. -
entered municipal claims against:**

Baker, Miriam; 201525075; \$9593.63.
Ingram, Kevin; 201525066; \$538.50.
Newton, Gene: Maeonia; 201525077; \$7658.78.
Spriddle, Essie; 201525078; \$566.63.

**LOWER FREDERICK TWP. -
entered municipal claims against:**

Anderson, Richard: Gail; 201525039; \$216.50.
Armstrong, Thomas; 201525005; \$216.50.
Bartelt, Christina: Kelly, Todd; 201525035; \$216.50.
Benditt, Beth; 201525033; \$216.50.
Berryman, John: Patarcity, Mary; 201525014; \$216.50.
Boyer, Steven: Wendy; 201525059; \$216.50.
Bradbury, John: Jessica; 201525008; \$216.50.
Camburn, Renee; 201524991; \$216.50.
Capaldi, Frederick: Adams, Holly; 201525060;
\$216.50.
Chelecki, Edward: Cielecki, Deborah; 201524992;
\$216.50.
Cook, Richard: Theresa; 201525010; \$216.50.
Cooper, Glen: Dianna; 201525043; \$216.50.
Domine, Kip: Cynthia; 201525042; \$216.50.
Estus, Cynthia; 201525029; \$216.50.
Foley, Tim: Mary; 201525021; \$216.50.
Frederick, David: Elizabeth; 201524996; \$216.50.
Furman, Gregory; 201525051; \$216.50.
Gamon, Thomas: Kori; 201525004; \$216.50.
Garges, Christopher: Bealer, Karieann; 201525023;
\$216.50.
George, Sandra; 201525053; \$216.50.
Gilronan, Susan; 201525056; \$216.50.
Graham, Thomas; 201525038; \$216.50.
Gupta, Roht; 201525019; \$216.50.
Hackett, Lisa: Jason; 201525007; \$216.50.
Hartman, Joseph: Pamela; 201525058; \$216.50.
Heitz, David; 201524989; \$359.00.
Heitz, David; 201524998; \$216.50.
Heitz, Howard; 201524993; \$216.50.
Johnson, Diane: Guiton, Mary; 201525031; \$216.50.
Kolb, Jason: Amy; 201525054; \$216.50.
Kraemer, Wayne: Dolores; 201525003; \$216.50.
Krieg, Jeremy: Kristin; 201525012; \$216.50.
Landes, Larry; 201525027; \$216.50.
Lojewski, Christine; 201525028; \$216.50.
Maglifiore, Carmela; 201525026; \$216.50.
Mallo, Martin: Juliann; 201525041; \$216.50.
Matakovich, Christine; 201525055; \$216.50.
Moore, Gary; 201525017; \$216.50.
Murphy, Joseph; 201525030; \$216.50.
Pasqueal, Mary: Mary; 201525057; \$216.50.

Petrucelli, Michael: Lincavage, Jennifer; 201525040; \$216.50.
 Quinn, Gerard: Christine; 201525044; \$216.50.
 Ramez, Joseph; 201525018; \$216.50.
 Rios, David: Hiedi; 201525034; \$216.50.
 Roberts, Paul; 201525045; \$216.50.
 Rodrigo, Edward; 201525006; \$216.50.
 Rodriguez, Alejandro; 201525046; \$216.50.
 Rose, Tammy: Banks, Patricia; 201524994; \$216.50.
 Schaffer, John: Samantha; 201525032; \$216.50.
 Schlesman, Geoffrey: J; 201524995; \$216.50.
 Schneidering, Joseph; 201524990; \$359.00.
 Sell, Lee: Echols, Lauren; 201525022; \$216.50.
 Seton, Paul: Bettie; 201524997; \$216.50.
 Soda, Joe; 201525011; \$216.50.
 Sproat, James: Linda; 201525016; \$216.50.
 Stewart, Steven; 201525052; \$216.50.
 Wilson, Rachel: Duffy, Gregory; 201525047; \$216.50.
 Withers, Carol; 201525009; \$216.50.
 Woods, Yaneaka; 201525020; \$216.50.
 Zander, Brian; 201525015; \$216.50.

**LOWER MORELAND TWP. AUTH. -
 entered municipal claims against:**

Egoul, Roman: Elena; 201524915; \$6681.28.

**LOWER MORELAND TWP. SCHOOL DIST. -
 entered municipal claims against:**

Nadev, Jonathan: Emily; 201525036; \$31438.76.

**LOWER POTTS GROVE TWP. -
 entered municipal claims against:**

Kennedy, Paul: Lalena; 201524924; \$862.41.
 Lanyon, Betty; 201525037; \$806.13.
 Skapnit, James; 201524939; \$630.33.

**LOWER POTTS GROVE TWP. AUTH. -
 entered municipal claims against:**

Felldin, Debra; 201524788; \$796.64.

**PENNA. DEPT. OF REV. -
 entered claims against:**

Acosta, David; 201562061; \$1,147.66.
 All About Glass Inc; 201561940; \$8698.36.
 Allied Mortgage Group Inc; 201562130; \$136,609.98.
 Asher & Company Ltd; 201562122; \$2,116.19.
 Baxter, Donald: Cain-Baxter, L.; 201562056; \$4,930.30.
 Bcp-Pch; 201562119; \$3,564.27.
 Bellitti, Phyllis; 201562100; \$1,539.97.
 Broderick, William; 201561862; \$15524.17.
 Castillo Trucking Inc; 201562136; \$2,476.94.
 Catanici, Marius: Bugar, Erica; 201562042; \$329.10.
 Cemi Automotive Inc; 201562124; \$929.89.
 Chambers, Allyson; 201562053; \$14,229.04.
 Classic Kitchens & Bath Inc; 201562110; \$4,301.00.
 Clean Earth Of Philadelphia Llc; 201562128; \$1,290.89.
 Copies Now Inc; 201562085; \$632.92.
 Damerjian, Robert: Santarpio, Melody; 201562046; \$13,824.56.
 Denari Diner Inc; 201562082; \$621.93.
 Dinardo, Gina; 201562058; \$825.35.
 Donofrio, Michael; 201562044; \$74,584.52.
 E3 Technical Solutions Llc; 201562111; \$1,058.51.
 Eberl, Peter; 201562060; \$12,693.60.
 Ebron, Crystale; 201561861; \$1659.52.
 El Tahreer Llc; 201562107; \$7,211.70.

Flex Equity Investments Llc; 201562109; \$2,620.85.
 Gallo, Joseph; 201562093; \$861.69.
 Grant, Tanya; 201562037; \$1,389.46.
 Imperiale, Kimberley; 201562048; \$3,995.95.
 Katz Bennett Levin Neurology Associ; 201562035; \$707.07.
 Kuhfuss, William; 201562066; \$2035.59.
 Lee, Jea: Hyun; 201562036; \$1,603.65.
 Lees At Northtowne Inc; 201561973; \$2,659.32.
 Main St Marble 7 Granite Distributo; 201562086; \$2716.24.
 Maizel, Robert: Bard, Lynda; 201562047; \$9,279.89.
 Metz, David; 201562102; \$1007.61.
 Mitchell, Dorian: Lisa; 201562043; \$756.90.
 Mitchell, Jaret; 201562094; \$767.28.
 Mobile Hut Pa Llc; 201562105; \$2548.42.
 Morreale, Gabrielle; 201562064; \$1,026.41.
 Pellathy, Gregory; 201562041; \$226,170.81.
 Pure Pro Llc; 201562034; \$2,662.43.
 Ribar Inc; 201562121; \$5,330.99.
 Skyline Health Care Llc; 201562113; \$1,033.75.
 Spc Cleaning Services Llc; 201562112; \$6,458.77.
 Taqueria Chavinda Inc; 201562083; \$844.29.
 Teambow Consulting Llc; 201562131; \$938.30.
 Transcriptionnet Inc; 201562129; \$645.40.
 Williamsons Inc; 201562134; \$674.28.

**PENNA. UNEMP. COMP. FUND -
 entered claims against:**

Art 270 Inc; 201562143; \$1662.22.
 Axjdc Inc: Biellos Auto Parts; 201562155; \$7638.18.
 Bare Feet Shoes Of Pa Inc; 201562146; \$16661.02.
 Basf Corporation; 201562137; \$501170.60.
 Boccellas Service Center Inc; 201562144; \$930.70.
 Bully Maintenance Llc; 201562161; \$859.96.
 Bux-Mont Truck Service Inc; 201562141; \$1236.61.
 Charles P Elliott Pc; 201562152; \$2129.92.
 Cima Painting Incorporated; 201562154; \$15352.04.
 Ck Radcliff & Sons Inc; 201562142; \$1114.58.
 Communications Network & Video Services Group Llc; 201562145; \$611.37.
 Gijw Builder Inc; 201562157; \$9238.22.
 Kevin Babington Llc; 201562160; \$2289.89.
 Limerick Golf Club Estates Inc; 201562139; \$725.25.
 Mac Medical Gases Inc; 201562151; \$2347.58.
 Mccloskeys Paint Contractors; 201562156; \$1748.07.
 Miranda, Peangelo: Liberty Tax Services; 201562140; \$3454.69.
 North East Scuba Supply Inc; 201562158; \$643.58.
 Not Just Sandwiches 2 Llc; 201562138; \$1415.15.
 Osborne Associates Inc: Generations Salon Services; 201562148; \$3995.05.
 Pride Group Inc: Pride Garden; 201562147; \$3083.29.
 Rite Pizza Inc: Fresca Pizza; 201562153; \$1637.30.
 Sringari Worldwide Inc; 201562159; \$644.10.
 Victory Fire Protection; 201562150; \$73821.84.

**POTTSTOWN BORO. AUTH. -
 entered municipal claims against:**

Krok, Michelle; 201524728; \$665.61.
 Penny, Gregory: Sheetz, Erin: Robert; 201524787; \$1079.05.

**POTTSTOWN BORO. -
 entered municipal claims against:**

Allen, Abraham: Geraldine; 201524729; \$615.61.
 Miller, Michael; 201524786; \$633.45.

**POTTSTOWN SCHOOL DIST. -
entered municipal claims against:**

Allen, Abraham; Geraldine; 201524789; \$3092.66.
Hoopes, Ralston; 201524790; \$3158.30.

**SOUDERTON AREA SCHOOL DIST. -
entered municipal claims against:**

Borge, Gil; Elaine; 201524795; \$4503.86.

**SOUDERTON BORO. -
entered municipal claims against:**

Elsner, Erik; Amy; 201524798; \$1250.98.

**UNITED STATES INTERNAL REV. -
entered claims against:**

Alm Network Ltd Llc; 201570685; \$23171.33.
American Waste Digest Corporation; 201570668;
\$16,962.43.
Borkowski, Edward; 201570669; \$70,290.18.
Bryant, Roslyn; 201570683; \$18631.51.
Burns, Shawn; 201570671; \$664,124.37.
Collisson, Louis; Cristine; 201570665; \$34,012.86.
David Chandler Sole Mbr Llc; Chandler, David;
201570670; \$96,712.16.
Davis, William; 201570676; \$31090.38.
Dougherty, Jane; 201570679; \$226762.11.
Ferreira, Angelo; Marsha; 201570662; \$13174.52.
Ferra, John; 201570678; \$49483.84.
Form Tech Construction Services Inc; 201570684;
\$6090.86.
Frank Duff Electric Service Inc; 201570682; \$17423.09.
Golden-Glo Carpet Cleaners Inc; 201570681; \$1755.00.
Howard, Franklin; 201570667; \$23,434.11.
Kauffman, Paul; 201570664; \$16,525.58.
Mccoy, Patricia; 201570677; \$67195.15.
Mirarchi Brothers Inc; 201570673; \$445,679.81.
Mobile Hut Pa Llc; Gulati, Sejal; 201570680; \$24496.01.
Patel, Pritam; Padma; 201570674; \$86,882.75.
Pezola, James; Pezzolla, Judith; 201570663; \$26,892.88.
Pham, Khoi; 201570666; \$29,451.71.
Power, Robert; 201570686; \$10378.63.
Rees Companies Inc; 201570672; \$51,851.02.
Victory Fire Protection Inc; Victory Fire Protection;
201570675; \$3,050.91.

**UPPER DUBLIN SCHOOL DIST. -
entered municipal claims against:**

Patel, Jignesh; Jaya; Jayantilal; 201524921; \$5439.50.

**UPPER MONTGOMERY JOINT AUTH. -
entered municipal claims against:**

Cook, John; 201524605; \$1671.46.
Cwikla, Christopher; Clarisse; 201524604; \$1611.75.

**UPPER MORELAND TWP/HATBORO BORO.
JOINT SEWER AUTH. -
entered municipal claims against:**

Chandler, Barbara; 201525132; \$501.09.
Cirino, Michael; 201525131; \$493.07.
Karow, Stephen; Meredith; 201525133; \$395.39.
Mackelvey, Charles; Margaret; 201525134; \$487.98.
Martin, Ronny; 201525135; \$290.38.
Murphy, Russell; Helen; 201525136; \$299.07.
Renaissance Trust; 201525080; \$1554.36.
Segal, Helene; 201525137; \$245.78.
Stefaniuk, Jesse; Dana; 201525138; \$724.22.

**UPPER PERKIOMEN SCHOOL DIST. -
entered municipal claims against:**

Fv And Es Llc; 201525049; \$5629.06.
Lamble, Deborah; 201525050; \$2664.50.

**UPPER POTTS GROVE TWP. -
entered municipal claims against:**

Antonio, Johanna; Chadwick; 201524919; \$882.63.
Pasternak, Arlene; 201525067; \$882.63.
Turner, Theodore; Chavarin, Rafael; Turner
Revocable Living Trust, Et.Al.; 201524396;
\$866.13.

**WEST NORRITON TWP. -
entered municipal claims against:**

Clark, Linda; 201524974; \$562.59.
Cooney, John; 201524973; \$1588.06.

**WISSAHICKON SCHOOL DIST. -
entered municipal claims against:**

Bollard, Richard; Christopher; 201525098; \$3467.10.

LETTERS OF ADMINISTRATION

Granted Week Ending September 22, 2015

**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

BERGNERS, EGON - Montgomery Township;
Rucinski, Svetlana, 604 Shearer Street
North Wales, PA 19454.
CAPIE, MICHAEL J. - Hatboro Borough;
Capie, Gerald R., 9 Forsythia Drive
North Levittown, PA 19056.
CONNELL, IRMGARD K. - Hatboro Borough;
Weber, Franz X., 9 Cypress Run
Bluffton, SC 29909.
DAVIES, MARK W. - Worcester Township;
Davies, Kimberly A., 2957 Defford Road
Worcester, PA 19490.
DEAN, ARTHARINE - Norristown Borough;
Dean, Derrick T., 207 Willowbrook Drive
Norristown, PA 19403.
FISHER, FRANCES W. - Lower Gwynedd Township;
Yaroch, Susan F., 608 Morris Road
E. Greenville, PA 18041.
HAGGERTY, JOSEPH C., JR. - Upper Dublin Township;
Haggerty, Kathleen M., 132 Culpepper Drive
Blue Bell, PA 19422.
KSIAZEK, KATHLEEN D. - Whitpain Township;
Ksiazek, David, 705 Wyndrise Drive
Blue Bell, PA 19422; Ksiazek, Stephen J.,
1744T Falcon Drive Bethlehem, PA 18017.
LAWSON, MICHAEL T. - Abington Township;
Lawson, Michelle I., 316 Tulpehocken Avenue
Elkins Park, PA 19027-1639.
LEITH, DONAL B. - Plymouth Township;
Shea, Christine N., 431 Houston Road
Ambler, PA 19002.
MACCLEARY, PATRICIA L. - Lower Merion Township;
Davidson, Marc L., 290 King Of Prussia Road
Radnor, PA 19087.
MAZZAMUTO, ROSALBA M. - Limerick Township;
Mazzamuto, Vincenzo A., 51 Heffner Road
Royersford, PA 19468.

ONEILL, MARION - Springfield Township;
Lanoco, Nancy, 6064 Ridge Avenue
Phila, PA 19128.
SHELLS, CAROLYN V. - East Norriton Township;
Kee, Nadine A., 1207 Willow Street
Norristown, PA 19401.
STRAUSSER, CLARA L. - Montgomery Township;
Landis, Robert M., 1111 Vilsmeier Road
Lansdale, PA 19446.
SUMMERS, HUBERT - Lower Merion Township;
Summers, Steven G., 11 Schiller Avenue
Penn Valley, PA 19072.
SWANK, DEBRA A. - Hatboro Borough;
Swank, Tiffany, 772 Willow Street
Southampton, PA 18966.
WALKER, CHARLES J., JR. - Hatfield Borough;
Dimascio, Sallie A., 533 Creekside Drive
Brookhaven, PA 19015.

SUITS BROUGHT

Week Ending September 22, 2015

**The Defendant's Name Appears
First in Capital Letters**

ALBERTO, RICARDO - Portfolio Recovery
Associates Llc; 201524873; Civil Action;
Polas, Robert N., Jr.
ALGEO, MEGAN - Portfolio Recovery Associates Llc;
201524721; Civil Action; Polas, Robert N., Jr.
ALLISON, TRINA - Portfolio Recovery Associates Llc;
201524587; Civil Action; Brown, Carrie A.
AMERICAN INDEPENDENT INSURANCE
COMPANY - Guerrier, Medelia; 201524982;
Defendants Appeal from District Justice;
Baldino, Gerald B., Jr.
ANDERS, JAMES - Portfolio Recovery Associates Llc;
201524874; Civil Action; Polas, Robert N., Jr.
ANDERSON, TRACY - Portfolio Recovery
Associates Llc; 201524875; Civil Action;
Polas, Robert N., Jr.
BAILEY, LATANYA - Portfolio Recovery Associates Llc;
201524724; Civil Action; Polas, Robert N., Jr.
BAKER, MELINDA: OCCUPANTS -
Us Bank National Association; 201524326;
Complaint in Ejectment; Wapner, Peter.
BANK OF AMERICA NA - Sergio, Joseph; 201524542;
Petition.
BAPTISTE, CHRISTOPHE - Portfolio Recovery
Associates Llc; 201524726; Civil Action;
Polas, Robert N., Jr.
BLACKEN, ALETA - Portfolio Recovery Associates Llc;
201524623; Civil Action; Brown, Carrie A.
BLACKSHIRE, JOHN - Miller, Wallis; 201524906;
Defendants Appeal from District Justice.
BLAND, CHRISTOPHER: JONES, REGINA -
Ginyard, Roberta; 201524987; Complaint for
Custody/Visitation.
BOWMAN, NIKESHA - Portfolio Recovery
Associates Llc; 201524614; Civil Action;
Brown, Carrie A.
BRENDEL, WENDY - New Century Financial
Services Inc; 201524868; Civil Action;
Gulko, Ralph.
BROWN, DIANA - Portfolio Recovery Associates Llc;
201524927; Civil Action; Polas, Robert N., Jr.
BURMESTER, JEFFREY: KRISTIE -
Mutual Benefit Group; 201524910; Civil Action;
Melamed, Elizabeth.
BURRELL, STEPHANIE - Herforth, Mary Clare;
201524541; Civil Action; Frommer, John W.
CALLAWAY, ALICIA - Scott, Mark; 201524564;
Defendants Appeal from District Justice.
CHEX SYSTEMS INC - Backers, Gilbert;
201524612; Civil Action; Piontek, Vicki.
CHEX SYSTEMS INC - Brown, Gordon;
201524615; Civil Action; Piontek, Vicki.
CIOLKO, EDWARD - Reali, Sean; 201524690;
Civil Action; Allen, W. Austin II.
CLEMENS, ROBERT - Portfolio Recovery
Associates Llc; 201524814; Civil Action;
Polas, Robert N., Jr.
COLEMAN, WILLIAM - Portfolio Recovery
Associates Llc; 201524577; Civil Action;
Polas, Robert N., Jr.
COOPER, CHRISTINE: CROUNSE, RICHARD -
Cooper, Cynthia; 201524836; Complaint for
Custody/Visitation.
COREY, DONALD - Erisman, Otis; 201525024;
Civil Action; Jenkins, Arthur L., Jr.
CRUZ, MORIS: SANTIAGO, GLADYS -
Rivera, Nieves; 201523653; Complaint for Custody/
Visitation; Gonzalez Ferrandez, Stephanie A.
DANNUNZIO, CHARLES - Seng, Melanie;
201524953; Complaint for Custody/Visitation.
DEVEBER, MARTHA - Portfolio Recovery
Associates Llc; 201524825; Civil Action;
Polas, Robert N., Jr.
DUNHAM, NICOL: NICOL - Branch Banking And
Trust Company; 201524516; Complaint In
Mortgage Foreclosure; Wapner, Peter.
DUNLAP, JUSTIN - Portfolio Recovery Associates Llc;
201524610; Civil Action; Brown, Carrie A.
ESTATE OF SAMUEL RINEHART:
COLLAZO, GAIL: LEONARDO, ET.AL. -
Wells Fargo Bank; 201524579; Complaint In
Mortgage Foreclosure; Wapner, Peter.
ETTENGER, MEGAN - Portfolio Recovery
Associates Llc; 201524805; Civil Action;
Polas, Robert N., Jr.
FARKAS, MARIE - Discover Bank; 201524870;
Civil Action; Cawley, Jonathan Paul.
FELDER, LATOYA - Jones, Alfred; 201524136;
Complaint for Custody/Visitation.
FORD, TIMOTHY: ANNE - Citimortgage Inc;
201524490; Complaint In Mortgage Foreclosure;
Wapner, Peter.
FOX, STEPHEN: SYMPHONY LASER SPAS LLC -
R-7 Investments Llc; 201525096; Civil Action;
Gau, David P.
FRONK, KATIE: RICE, MICHAEL - Rice, Valerie;
201523789; Complaint for Custody/Visitation.
GARCIA, JESSICA - Portfolio Recovery Associates Llc;
201524588; Civil Action; Brown, Carrie A.
GARON, DANIEL - Portfolio Recovery Associates Llc;
201524625; Civil Action; Brown, Carrie A.
GARSIDE, TABETHIA - Portfolio Recovery
Associates Llc; 201524574; Civil Action;
Polas, Robert N., Jr.
GEICO INSURANCE CO: ROBBS TOWING CO -
Sokolow, Jay; 201524734; Plaintiffs Appeal from
District Justice.

- GIAMO, GABRIELA - Giamo, Michael; 201525156; Complaint Divorce.
- GIORDANO, MARINA - Giordano, John; 201524369; Complaint for Custody/Visitation.
- GOOD, WILLIAM - Portfolio Recovery Associates Llc; 201524731; Civil Action; Polas, Robert N., Jr.
- GUNDEL, MICHELLE - Capital One Bank Usa Na; 201525068; Civil Action; Ratchford, Michael F.
- HALOTA, JOHN - Portfolio Recovery Associates Llc; 201524580; Civil Action; Polas, Robert N., Jr.
- HAMILTON, MELISSA - Portfolio Recovery Associates Llc; 201524751; Civil Action; Polas, Robert N., Jr.
- HAMSON, JOHN - Portfolio Recovery Associates Llc; 201524757; Civil Action; Polas, Robert N., Jr.
- HARBACH, MICHAEL: ESTATE OF MICHAEL A HARBACH: HARBACH, MARCUS, ET.AL. - Santander Bank Na; 201524687; Complaint Civil Action; Wapner, Peter.
- HARKIN, DONALD: SMITH, LUCINDA - Mullock, Edward; 201524529; Civil Action; Gottlieb, Michael P.
- HEMPHILL, MARTIN - Portfolio Recovery Associates Llc; 201524809; Civil Action; Polas, Robert N., Jr.
- HOLLINS, MICHAEL - Portfolio Recovery Associates Llc; 201524762; Civil Action; Polas, Robert N., Jr.
- HOLMES, KHARY - Portfolio Recovery Associates Llc; 201524515; Civil Action; Polas, Robert N., Jr.
- HUFFORD, KIMBERLY - Norris Hills Apartments; 201525069; Defendants Appeal from District Justice.
- IMS, MARIA - Portfolio Recovery Associates Llc; 201524572; Civil Action; Polas, Robert N., Jr.
- JEAN, JAMES - Portfolio Recovery Associates Llc; 201524811; Civil Action; Polas, Robert N., Jr.
- JOHNSON, PRENNIS - Spence, Laretta; 201524713; Complaint for Custody/Visitation; Pauker, Lawrence.
- JOVEL, ALBA - Diaz, Jose; 201523624; Complaint for Custody/Visitation.
- KADY, KEVIN - Ventrulli-Kady, Farren; 201525146; Complaint Divorce; Snyder, Nathan.
- KELLER, EVAR - Portfolio Recovery Associates Llc; 201524922; Civil Action; Brown, Carrie A.
- KENNEDY, DENISE - Portfolio Recovery Associates Llc; 201524930; Civil Action; Polas, Robert N., Jr.
- KIRK, TONI: MCMILLAN, RONALD - Kirk, Michelle; 201524730; Complaint for Custody/Visitation.
- KU, JAE - Kim, Sul; 201524886; Complaint Divorce; Lentz-Mcmahon, Erin C.
- LAMB, MICHAEL - Sherman, Tracey; 201524079; Complaint for Custody/Visitation.
- LOGUE, COREY - Lockard, Christine; 201524970; Complaint for Custody/Visitation; Lubon, Janet K.
- LOUFIK, DUY - Portfolio Recovery Associates Llc; 201524896; Civil Action; Brown, Carrie A.
- MACKANICH, DEBI - Portfolio Recovery Associates Llc; 201524517; Civil Action; Polas, Robert N., Jr.
- MAGEE, KATE: BECHTA, DAVID - Lockard, Cathy; 201524454; Complaint for Custody/Visitation.
- MARTIN, CHANEL - Leibensperger, Isaiah; 201524900; Complaint for Custody/Visitation.
- MAITAI, STEPHEN - Portfolio Recovery Associates Llc; 201524513; Civil Action; Polas, Robert N., Jr.
- MAYBERRY, TANYA - Portfolio Recovery Associates Llc; 201524932; Civil Action; Polas, Robert N., Jr.
- MCMULLEN, CHRISTOPHER - Brancaloni, Ashleigh; 201523399; Complaint for Custody/Visitation.
- MCVAY, JENNIFER - Gerwick, Glenn; 201524765; Complaint Divorce; Lentz-Mcmahon, Erin C.
- MELNICK, JAMES - Melnick, Patrice; 201524609; Complaint Divorce; Fox, Leon H., Jr.
- MICHIE, JENNIFER - Michie, David; 201524871; Complaint Divorce.
- MILLER, SARAH - Portfolio Recovery Associates Llc; 201524917; Civil Action; Brown, Carrie A.
- MILLS, QUEEN - Portfolio Recovery Associates Llc; 201524897; Civil Action; Brown, Carrie A.
- MIRABELLA INVESTMENT PROPERTIES LP: BOARD OF ASSESSMENT APPEALS OF MONTGOMERY COUNTY - Upper Merion Area School District; 201524703; Appeal Board of Assessment Govt; Szczesny, Loren D.
- MONTERROSA, JOSE - Delcid, Nolvia; 201523656; Complaint for Custody/Visitation; Gonzalez Ferrandez, Stephanie A.
- MONTGOMERY CHEMICALS LLC - Direct Energy Business Marketing Llc; 201524913; Civil Action; Nieman, Timothy J.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT - Newtown Square Real Estate Properties Lp; 201525072; Appeal from Board of Assessment; Obrien, Joseph P.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT - Fulmor Heights Home Ownership Association Inc; 201524783; Appeal from Board of Assessment; Ganz, Joshua S.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT - Rogers, Lance; 201524835; Appeal from Board of Assessment; Rogers, Lance.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS: HATFIELD TOWNSHIP: MONTGOMERY COUNTY SOLICITORS OFFICE, ET.AL. - United Tire Colmar Holdings Llc; 201524565; Appeal from Board of Assessment; Fiorillo, John K.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS: LIMERICK TOWNSHIP: MONTGOMERY COUNTY, ET.AL. - Bgn Assoc Llc; 201525082; Appeal from Board of Assessment; Hoegen, Francis J.
- MOYER, AARON - Portfolio Recovery Associates Llc; 201524508; Civil Action; Polas, Robert N., Jr.
- NEWMARK, SHERRIL - Bank Of America Na; 201524978; Civil Action; Lashin, Arthur.
- NGUYEN, RISA - Portfolio Recovery Associates Llc; 201524911; Civil Action; Brown, Carrie A.
- OLEYKOWSKI, CHERYL - Portfolio Recovery Associates Llc; 201524499; Civil Action; Polas, Robert N., Jr.
- OLIVER, RENA: TIMOTHY: RENAISSANCE TRUST OF HATBORO - Lsf9 Master Participation Trust; 201524845; Complaint In Mortgage Foreclosure; Mccaffery, Sarah.
- OLSON, KATE - Seeds, James; 201525002; Civil Action; Cavanaugh, Mark C.
- OREILLY, BRIAN: COBRYSH INC - Jpmorgan Chase Bank National Association; 201524843; Complaint In Mortgage Foreclosure; Osborne, Bradley J.
- ORME, ALISTER - Orme, Cynthia; 201524844; Complaint Divorce.
- PARKS, TAMARA - Portfolio Recovery Associates Llc; 201524903; Civil Action; Brown, Carrie A.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Tskhadaia, Bagrat; 201524546; Appeal from Suspension/Registration/Insp; Sigman, Jeffrey A.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Tskhadaia, Bagrat; 201524553;
Appeal from Suspension/Registration/Insp;
Sigman, Jeffrey A.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Mertens, James; 201524602;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Hairston-El, Derek; 201524976;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA TURNPIKE COMMISSION -
Brown, Nancy; 201524867; Petition; Bass, Herbert.

PURCELL, PATRICK - Portfolio Recovery Associates LLC;
201524495; Civil Action; Polas, Robert N., Jr.

RAJKOWSKI, TRACY - Carr, Richard; 201524957;
Complaint Divorce.

RAKE, CARLA - Portfolio Recovery Associates LLC;
201524557; Civil Action; Polas, Robert N., Jr.

RHOADS AND SINON LLP: DOWLING, DAVID -
Sawyer, David; 201524596; Civil Action; Kane, Alan B.

RICCI, ANTHONY: PERFORMANCE ENGINEERED
SYSTEMS LLC - Michael Nuskey LLC; 201525071;
Defendants Appeal from District Justice.

ROCHE, MARTIN - Portfolio Recovery Associates LLC;
201524901; Civil Action; Brown, Carrie A.

ROTE, STEPHEN - Rote, Tara; 201524984;
Complaint Divorce; Griffis, Jodi L.

ROWLANDS, WARD - Portfolio Recovery Associates LLC;
201524907; Civil Action; Brown, Carrie A.

SALAM, MD - Portfolio Recovery Associates LLC;
201524908; Civil Action; Brown, Carrie A.

SANDERS, MARVIN - Portfolio Recovery
Associates LLC; 201524493; Civil Action;
Polas, Robert N., Jr.

SCHAUM, JAMES: MARGARET - National Collegiate
Student Loan Trust 2005-1; 201525076;
Civil Action; Ratchford, Michael F.

SHARMA, SIDDHARTH - Portfolio Recovery
Associates LLC; 201524934; Civil Action;
Polas, Robert N., Jr.

SHIVERS, HEATHER: ESTATE OF WILLIAM J NEILL:
NEILL, WILLIAM, ET.AL. - Wells Fargo Bank Na;
201524286; Complaint In Mortgage Foreclosure;
Wapner, Peter.

SIM, TAMERA - Portfolio Recovery Associates LLC;
201524581; Civil Action; Polas, Robert N., Jr.

SIMPKINS, RODNEY: ESTATE OF JANICE L BROWN:
HAMILTON, ROSALIE - Wells Fargo Bank Na;
201524487; Complaint In Mortgage Foreclosure;
Wapner, Peter.

SMUGAR, CRAIG: NORTHEAST REVENUE
SERVICE LLC AGENT FOR TAX CLAIM
BUREAU OF - Reuben, James; 201524552; Petition.

SOTACK, DONALD - Portfolio Recovery
Associates LLC; 201524938; Civil Action;
Polas, Robert N., Jr.

THACKER, XARISSE - Portfolio Recovery Associates LLC;
201524940; Civil Action; Polas, Robert N., Jr.

THEES, MELANIE - Thees, James; 201523800;
Complaint for Custody/Visitation.

TUCKER, JASMIN - Portfolio Recovery Associates LLC;
201524492; Civil Action; Polas, Robert N., Jr.

TWYMAN, BELINDA - Twyman, Tonya;
201524448; Complaint for Custody/Visitation.

UHLER, JOEL - Uhler, Linell; 201524942;
Complaint Divorce; Medvesky, Mark M.

UNIVERSAL GROUP SERVICES - Usm Inc; 201524296;
Petition.

VALENCIA, ANDERSON - Castaneda, Leidi; 201525070;
Complaint Divorce.

VALENTEEN, RALPH - Kaminsky, Victoria;
201524016; Complaint for Custody/Visitation.

VAUGHN, BRANDON - Vaughn, Alison; 201524080;
Support/Exceptions.

WALLACE, TYIESHA - Estate Of Richard Grimm;
201524598; Plaintiffs Appeal from District Justice;
Lefevre, Robert H.

WEINBERG, HOPE - Weinberg, Frank; 201524980;
Complaint Divorce; Dougherty, Joseph H.

WHITLEY, JEFF - Whitley, Lisa; 201524855;
Complaint Divorce; Rex, Sharron L.

WILLIAMS, JOAN: ESTATE OF HARDING G
WILLIAMS - Juchniewicz, Lorianne; 201524777;
Civil Action; Durlfosky, Gregg R.

WINFIELD, VAUGHN - Suber, James; 201524872;
Complaint for Custody/Visitation.

YANG, DANIEL - Portfolio Recovery Associates LLC;
201524584; Civil Action; Brown, Carrie A.

YI, CINDY - Wells Fargo Bank Na; 201524846;
Complaint In Mortgage Foreclosure; Wapner, Peter.

ZBIGNIEW, KUKULAK: OCCUPANTS -
New Wave Consulting And Investments 401K Trust;
201524902; Complaint in Ejectment.

WILLS PROBATED

Granted Week Ending September 22, 2015

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

BALABAN, PHYLLIS - Upper Dublin Township;
Green, Rene, 1720 Thornbury Lane
Maple Glen, PA 19002.

BAUR, PHILIP J., JR. - Whitpain Township;
Baur, Paul D., 170 Swedesford Road
Ambler, PA 19002.

BENGIVANGO, MARIE C. - Altmann, Deanna M.,
9 Nathan Drive Plainview, NY 11803;
Buckley, Donna M., 374 Latham Road
Mineola, NY 11501.

BENNER, RAY A. - Franconia Township;
Benner, Dennis A., 4307 Berndt Road
Telford, PA 18969.

BIDDLE, EDWARD - Upper Merion Township;
Biddle, Catharine, 129 Bennoch Road
Orono, ME 04473.

BLANK, RUSSELL N. - Franconia Township;
Hawkins, Beverly B., 625 Melvin Road
Telford, PA 18969.

BRADER, ROBERT K. - Towamencin Township;
Brader, Lee W., 655 Drinnon Way
Lansdale, PA 19446.

CAIRONE, MICHAEL J. - Cheltenham Township;
Cairone, Janet L., 334 Montier Road
Glenside, PA 19038.

CLYMER, ESTHER L. - Pennsburg Borough;
Clymer, Paul R., 596 Main Street
Pennsburg, PA 18073.

COHEN, HARRY - Jenkintown Borough;
Fineman, Ruth, 11563-1 Briarwood Circle
Boynton Beach, FL 33437-1936.

- CONVER, JANICE L. - Pottstown Borough;
Barndt, Deanna, 10 Magnolia Drive
Douglassville, PA 19518.
- COSTELLO, ELIZABETH - Narberth Borough;
Shoffner, Donald W., 216 N. Essex Avenue
Narberth, PA 19072.
- DAWSON, EDITH A. - Abington Township;
White, Glenn S., 32 Spruce Court
Newtown, PA 18940.
- DERFLER, AMY J. - Bridgeport Borough;
Derfler, John, 486 Ford Street
Bridgeport, PA 19405.
- FASY, CATHERINE M. - Lower Gwynedd Township;
Fasy, Gerald J., P.O. Box 13011 Jackson, WY 83002.
- FAUTSCH, CAROL R. - Lower Merion Township;
Connor, John J., 1929 Darby Road
Havertown, PA 19083; Jacobsen, Diane M.,
3N164 Valewood Drive West Chicago, IL 60185-1321.
- FINLEY, DANIEL H. - Upper Merion Township;
Finley, Stacey D., 2965 Briggs Avenue
Bronx, NY 10458.
- FRITZ, MARY P. - East Norriton Township;
Shrifflet, David, 2411 Sentry Court
Norritown, PA 19401.
- GAYDOS, MICHAEL E. III - Upper Gwynedd Township;
Gaydos, Gladys R., 505 Braeburn Terrace
Lansdale, PA 19446.
- GRAMASKI, STANLEY S. - Upper Merion Township;
Dudek, Barbara, 121 Red Rambler Drive
Lafayette Hill, PA 19444.
- GRIMM, HELEN L. - Pottstown Borough;
Grimm, Kevin R., 1477 Heather Place
Pottstown, PA 19464.
- HONERT, MELISSA G. - Upper Moreland Township;
Lamz, Douglas, 11N980 Almora Terrace
Elgin, IL 60124; Rausa, James, 104 Danor Court
Wayne, PA 19087.
- KATZ, ILSA R. - ; Muhlberg, Judy K.,
1637 Badger Lane Cherry Hill, NJ 08003-3621.
- KNAUER, ELEANOR M. - Skippack Township;
Goglia, Diane C., 4308 Meadowridge Lane
Collegeville, PA 19426.
- LAYER, PEGGY A. - Upper Moreland Township;
Layer, James S., 64 Lincoln Avenue
Ivyland, PA 18974; Layer, Walter A.,
237 Jacksonville Road Hatboro, PA 19040.
- LOHSE, ELEANOR M. - Lansdale Borough;
Diehl, Megan A., 24 Maple Avenue Line
Lexington, PA 18932; Townsend, Michele L.,
640 Birchleaf Drive Collegeville, PA 19426.
- MAGARITY, NANCY A. - Whitemarsh Township;
Nolen, Joan, 1845 Windsor Park Lane
Havertown, PA 19083; Siefert, Nancy,
2 Lippincott Avenue Riverton, NJ 08077-1127.
- MAGNANT, MARY JANE - Horsham Township;
Goettner, Constance A., 1427 N Bethlehem Pike
Ambler, PA 19002; Magnant, Robert S.,
23 Oxford Lane Horsham, PA 19044.
- MCCANN, CATHERINE E. - Lower Gwynedd Township;
Rodgers, Glenn, 859 Foxfield Road
Lower Gwynedd, PA 19002; Rodgers, Kathleen,
859 Foxfield Road Lower Gwynedd, PA 19002.
- MCPHERSON, ELIZABETH D. -
Upper Pottsgrove Township; Avans, Sharron D.,
1529 N 9Th Street Reading, PA 19604.
- MEDOFF, HOWARD P. - Jenkintown Borough;
Madoff, Carole L., 200 Summit Ave
Jenkintown, PA 19046.
- MELLON, HILDEGARD S. - Upper Providence Township;
Mellon, John S., 17 Grandview Drive
Royersford, PA 19468.
- MORGAN, JACK - Upper Dublin Township;
Morgan, Dorothy G., 1701 Purdie Lane
Maple Glen, PA 19002.
- MUZINA, JACQUELINE A. - Lower Gwynedd Township;
Record, Dawn, 344 Brooksboro Drive
Webster, NY 14580-9744.
- NUNAN, JAMES J. - Souderton Borough;
Bell, Linda J., 1634 Arrowwood Drive
Easton, PA 18040.
- OSCAR, CATHERINE A. - Montgomery Township;
Oscar, Caitlin S., 111 Clayton Court
North Wales, PA 19454-5.
- ROMBOLA, GIROLAMO - Horsham Township;
Rombola, Alfonso, 9 Woodbridge Circle
Horsham, PA 19044.
- ROSS, DONNA L. - Lower Providence Township;
Horrocks, Joseph W., 135 Crooked Lane
King Of Prussia, PA 19406.
- SCHOTLAND, DONALD L. - Lower Merion Township;
Schotland, Estherina S., 1310 Wyngate Road
Wynnewood, PA 19096; Shems, Ronald A.,
301 Paddy Hill Road Moretown, VT 05660.
- SMITH, ELLIS - Abington Township; Engel, Eli,
905 Laurens Lane Warminster, PA 18974;
Trulby, Karin, 1146 Harriet Road
Huntingdon Valley, PA 19006.
- SPENCER, MARY C. - Upper Dublin Township;
Spencer, Charles J., 508 Crestview Road
Lansdale, PA 19446; Spencer, Thomas G.,
2580 Cold Spring Road Lansdale, PA 19446.
- WENHOLD, BLANCHE J. - Lansdale Borough;
Wenhold, Karen S., 1019 Birch Street
Lansdale, PA 19446; Wenhold, Michael R.,
1742 Sideline Road Quakertown, PA 18951.
- WHITNEY, BESSIE M. - Lower Merion Township;
Whitney, Craig C., 935 Lancaster Avenue
Bryn Mawr, PA 19010.

RETURN DAY LIST

October 13, 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 MCCCH electronic directory for assigned courtroom.

1. Alvarez v. The Galman Group - Motion to Compel (Seq. D) - **S. Fairlie - M. Dankanich.**
2. American Executive Centers, Inc. v. Bolis - Defendants' Motion to Compel Re: Requests for Production (First Set) Directed to Plaintiff (Seq. 18 D) - **S. Reidenbach - E. Hughes.**
3. Andrews v. Pritz - Motion to Compel Deposition (Seq. 31 D) - **R. Bolacker-Feeney - T. Klosinski.**
4. Ann v. Bryn Mawr Hospital - Motion to Compel Plaintiff's Expert Reports (Seq. 72 D) Only Docket #201219049 - **J. Silvestro - R. Britton.**

5. Ann Taylor Retail, Inc. v. Amerishop Suburban, L.P. - Motion to Compel Plaintiff to Answer Discovery (Seq. 42 D) - **J. Barrett - A. Bunker.**
6. Ann Taylor Retail, Inc. v. Amerishop Suburban, L.P. - Motion to Compel Amerishop/Kimco to Answer Discovery (Seq. 43-D) - **J. Barrett - A. Bunker.**
7. Arrowhead Homeowners Association v. Harrison - Motion for Reassessment of Damages (Seq. 36) - **S. Richter.**
8. Balboni v. HP Hood, LLC - Motion to Compel Answers to Discovery (Seq. 11 D) - **M. Strauss - P. Brady.**
9. Bank of America v. Rhoads - Petition for Enforcement of Foreign Judgments (Seq. 2).
10. Bank of America, N.A. v. Conway - Motion to Amend Complaint (Seq. 26) - **R. Cusick - M. Cohen.**
11. Bank of America, N.A. v. Cormman - Motion to Reassess Damages (Seq. 24) - **J. Krohn - J. Bigatel.**
12. Bank of New York Mellon v. Holden - Motion to Withdraw as Counsel (Seq. 81) - **R. Warring - C. Robinson - T. Puleo.**
13. Bank of New York Mellon v. Martin - Motion to Substitute Party Defendants (Seq. 15) - **T. Federman.**
14. Beasley v. Bradley - Petition to Withdraw as Counsel (Seq. 13) - **D. Kuestner - A. Leeds.**
15. Blackwood v. Mest - Motion to Compel Plaintiff's Discovery Responses (Seq. 6 D) - **S. Anyan - J. Godin.**
16. Boone v. Wilkinson - Motion to Compel Discovery Directed to Plaintiff (Seq. 19 D) - **P. Gazan.**
17. Bradford v. Bradford - Petition to Withdraw as Counsel (Seq. 29) - **S. Lang - C. Consolo.**
18. Byram Olinick v. Fiorillo - Motion to Compel Defendant's Responses to Plaintiff's Discovery Requests (Seq. 9 D) - **B. Mayerson - J. Gilman.**
19. Carousel at Pottstown v. Weaver - Motion for Leave to File Amended New Matter (Seq. 31) - **A. Sager - M. Trachtman.**
20. Carousel at Pottstown v. Weaver - Motion to Compel Production of Expert Reports and to Extend Discovery Deadline (Seq. 27 D) - **A. Sager - M. Trachtman.**
21. Cavaliere v. Terry - Motion to Withdraw as Counsel (Seq. 29) - **D. Litman - J. Baldassari.**
22. Chaess v. 920 Matsonford, LLC - Motion for Leave to Join Additional Defendant (Seq. 49) - **R. Teitell - S. Sobocinski.**
23. Colibraro v. Corliss - Motion to Compel Discovery (Seq. 33 D) - **K. Steinberg - D. Bailey - H. Gillespie.**
24. Collins v. Meinzer - Motion to Compel Discovery Responses (Seq. 12 D) - **L. Metzger - M. O'Neill.**
25. Council v. Purnell - Motion to Compel Attendance at Deposition (Seq. 23 D) - **M. Simon - K. Nosari.**
26. Davis v. Jago - Defendants' Motion to Compel Plaintiffs' Answer to Discovery (Seq. 12 D) - **A. Riemenschneider - J. Gilman.**
27. Deer Creek Homeowners Association v. Deer Creek, Inc. - Motion for Protective Order (Seq. 119 D) - **M. Clemm - A. Jenkins.**
28. Deer Creek Homeowners Association v. Deer Creek, Inc. - Motion to Compel Discovery (Seq. 118 D) - **M. Clemm - A. Jenkins.**
29. Diemidio v. Levine - Motion to Compel Answer to Interrogatories Toward Plaintiff (Seq. 5 D) - **O. Walls.**
30. Dusko v. Duna - Motion to Compel Plaintiffs' Discovery Answers (Seq. 7d) - **G. Mullaney - B. Pancio.**
31. Dwayne Wimmer, LLC v. Gradel - Petition for Issuance of Rule to Show Cause Against Defendant for Enforcement of Stip Relating to 6/12/12 Petition - **D. Johnson - M. Scheffer.**
32. Evans v. Evans - Petition to Withdraw as Counsel (Seq. 22) - **C. Lauchmen - R. DeAngelo.**
33. Figueroa v. Southman - Defendant's Motion to Remand to the Arbitration Program (Seq. 16) - **T. Levy - A. Zabicki.**
34. Five Sentry KPG, III v. JK Medequip, Inc. - Defendant's Petition to Strike or Open Confessed Judgment (Seq. 12) - **P. Lesser - J. Kubisiak.**
35. Fluehr v. Fluehr - Petition to Withdraw as Counsel (Seq. 24) - **D. Peters - L. Fox.**
36. Friedman v. Bryn Mawr Hospital - Motion to Strike Certificates of Merit for Failure to Conform to Pa.R.C.P. 1042.3 With Memorandum of Law With Service on 08/20/2015 - **S. Friedman - K. Chandler.**
37. Gaynor v. Sacks - Motion to Compel Deposition of Lynn Yocum and Grant Sanctions Against Robert L. Stauffer, et al. (Seq. 190 D) - **D. Steenson - C. Amentas.**
38. Giudice v. Heiler - Motion to Compel Discovery (Seq. 19 D) - **J. Solnick - K. McNulty.**
39. Gomez-Candy v. Levy - Motion to Compel Deposition (Seq. 30 D) - **R. Krause - C. Munion.**
40. Greenpoint Credit v. Rhoads - Petition for Enforcement of Foreign Judgments (Seq. 2).
41. Guest v. Kondaur Capital Corporation - Motion to Compel Plaintiff's Responses to Interrogatories and Request for Production of Documents (Seq. 23 D) - **K. Kofsky - K. Kavanagh.**
42. Gulisano v. Slobodzian - Motion to Compel Co-Defendant Slobodzian's Discovery (Seq. 12 D) - **D. Ginsburg - M. Boyle.**
43. Gwiazda v. Bozzacco - Defendant's Motion to Remand to Arbitration (Seq. 18) - **M. Greenfield - J. Gilman.**
44. Herman v. Klebanoff - Motion to Dismiss Upon Affidavit of Noninvolvement (Seq. 118) - **J. Manes - R. Pugh.**
45. Hibu, Inc. v. Teet - Plaintiff's Second Motion to Compel Answers to Discovery (Seq. 21 D) - **M. Lessa - J. Lewis - G. Lewis.**
46. Hickey v. Hickey - Petition to Withdraw Appearance (Seq. 20) - **P. Bort - K. Harrison.**
47. Islam v. Patel - Motion to Compel Answer to Discovery (Seq. 6 D) - **E. Frost - S. Stenson.**
48. Keyser v. Orthopedic Surgery and Sports Medicine Group, Inc. - Plaintiff's Motion to Compel the Deposition of a Corporate Designee of Orthopedic Surgery and Sports Medicine Group (Seq. 22d) - **J. Goslee - J. Shusted.**
49. Kim v. Cogan - Motion to Compel Discovery Responses (Seq. 6 D) - **J. Solnick - T. Hartigan.**
50. Kim v. Cohen - Motion to Preclude Economic Damages (Seq. 58) - **R. Birch - M. Casper.**
51. Lapensohn v. Hytha - Motion to Strike Plaintiffs' Objections to Subpoena (Seq. 242-D) Only Docket #201024937 - **C. Haines - W. O'Brien - A. Hinkle - R. Pugh.**
52. Lawless v. Allesoadler - Motion to Compel Answers and Production of Documents (Seq. 15 D) - **M. Greenfield - J. Tenthoff.**
53. Lewis v. Ferrara - Motion of Plaintiff to Compel Answer to His Interrogatories (Seq. 104 D) - **A. Gold - G. Samms.**

54. LSF8 Master Participation Trust v. McFadden - Motion to Set Aside Sheriff's Sale (Seq. 9) - **K. Bates.**
55. LVNV Funding, LLC v. Kenyon - Motion to Compel (Seq. 2 D) - **A. Mege.**
56. Mahoney v. Under Construction Management - Defendant's Motion to Compel Discovery Toward Plaintiffs (Seq. 23 D) - **D. Sherman - D. Dean.**
57. Parke Bank v. Dozier - Defendants' Motion for Leave to File a 2nd Amended Answer With New Matter and Amended Counterclaim to Plaintiff's Complaint (Seq. 61) - **P. Berger.**
58. Parke Bank v. Dozier - Motion to Strike Defendants' Motion for Leave to Amend Motion to Join Additional Co-Counter Defendants (Seq. 66) - **P. Berger.**
59. Parke Bank v. Dozier - Plaintiff's Motion to Strike Defendants' Motion for Leave to File a 2nd Amended Answer With New Matter, et al. (Seq. 68) - **P. Berger.**
60. Pendleton v. Leonhard - Motion to Compel Plaintiff's Appearance at Medical Examination (Seq. 29 D) Only Docket #201405270 - **M. Strauss - H. Cicalese.**
61. Pompa Dorman v. Einstein Medical Center Montgomery - Motion to Compel Answer to Interrogatories and Requests for Production of Documents (Seq. 52 D) - **D. Duffy.**
62. Portfolio Recovery Associates v. Khan - Motion to Compel Discovery (Seq. 16 D) - **M. Scott.**
63. Roberts v. Bruno - Motion to Compel Depositions (Seq. 117 D) - **H. Levin - K. Wright - A. Romanowicz.**
64. Roberts v. Molko - Defendants' Motion to Compel Plaintiffs' IME (Seq. 32 D) - **A. Krantz - J. Gilman.**
65. Rodenbaugh v. Krupp Meyers and Hoffman, Inc. - Motion to Strike Objections (Seq. 56 D) - **J. DeVine - D. White.**
66. Rooker v. Doran - Petition to Withdraw as Counsel (Seq. 11) - **S. Lipschutz - T. Palmer.**
67. Saunders v. Hopes Cookies - Motion to Compel Inspection (Seq. 49 D) - **L. Cramer - L. McLaughlin.**
68. Scott v. Kalick - Motion to Transfer Case from Arbitration to Major Jury Trial (Seq. 6) - **D. Sherman - N. Petro.**
69. Shearer v. Edwards - Motion to Compel Discovery (Seq. 14 D) - **M. Simon - C. Breon.**
70. Sheppard v. Mercy Suburban Hospital - Motion to Compel Plaintiff's Answers to Discovery (Seq. 18 D) - **J. Radmore - E. Hosmer.**
71. Sinclair v. Century Kitchens, Inc. - Defendant Century Kitchens, Inc.'s Motion to Compel Complete Responses to Defendant's Request for Production of Documents (Seq. 9 D) - **M. Greenfield - C. Adams.**
72. Sinclair v. Century Kitchens, Inc. - Defendant Century Kitchens, Inc.'s Motion to Compel Complete Responses to Interrogatories (Seq. 8 D) - **M. Greenfield - C. Adams.**
73. Sprouse v. Keller - Motion to Compel Plaintiff's Discovery Answers (Seq. 18 D) - **C. Altman - B. Pancio.**
74. Stewart v. Steier - Defendant's Motion to Compel Plaintiff Allen Stewart to Produce Signed Authorizations to Obtain Records of Social Security Administration and David Kim (Seq. 27d) - **M. Simon - M. Hamel.**
75. Stewart v. Steier - Defendant's Motion to Compel Plaintiff Jacquelynne Gardner to Produce Signed Authorizations to Obtain Records of Lauren Tucker (Seq. 26d) - **M. Simon - M. Hamel.**
76. Strickland v. Calamia - Motion to Compel Discovery (Seq. 11 D) - **M. Simon - D. Bailey.**
77. Sund v. The Galman Group, LTD. - Motion to Compel Co-Defendant's Discovery (Seq. 19 D) - **M. Greenfield - M. Dankanich.**
78. Sund v. The Galman Group, LTD. - Motion to Compel Plaintiff's Discovery (Seq. 18 D) - **M. Greenfield - M. Dankanich.**
79. Suntrust Mortgage, Inc. v. DiSanto - Petition for Correction of Sheriff's Deed (Seq. 74) - **A. Zuckerman - M. Forbes.**
80. Susquehanna Bank v. Ezeukwu - Motion to Amend Caption (Seq. 2) - **W. Colby.**
81. Susquehanna Bank formerly Susquehanna Bank DV v. Dougherty - Motion to Amend Caption (Seq. 6) - **K. Moonney - J. Fellheimer.**
82. Swartz v. Bucci - Defendant's Motion to Compel Plaintiff's Response to Defendant's Request for Production of Documents (Seq. 25 D) - **S. Semisch.**
83. Swoyer v. Diehl - Petition to Withdraw as Counsel (Seq. 14) - **D. Cheetham.**
84. The Bank of New York Mellon v. Conway - Motion to Set Aside Sheriff's Sale (Seq. 14) - **R. Nalbandian.**
85. The Press of Atlantic City v. Bellamici, LLC - Plaintiff's Motion to Compel (Seq. 16 D) - **M. Lessa - D. Mudrick.**
86. Tinneney v. Long - Petition for Leave to Withdraw as Counsel (Seq. 50).
87. Turner v. 1700 Pine Street Operations, LLC - Motion to Compel Plaintiff's Discovery Responses (Seq. 21 D) - **C. Culleton - R. Dillon.**
88. Volpe v. Volpe - Petition to Withdraw as Counsel (Seq. 157) - **D. Zitomer - M. Testa.**
89. Whiting Sloan v. Murray - Motion to Compel Discovery (Seq. 11 D) - **R. Axelrod - L. Seider.**
90. William Jeanes Memorial Library v. Cicada Architecture/Planning, Inc. - Motion for Leave to File Second Amended Complaint (Seq. 137) - **G. Krueger - A. Fylypovych - F. Brehm.**
91. Williams v. Yanez - Motion to Compel Plaintiff to Produce Expert Reports (Seq. 46-D) - **J. Krawitz - J. Bates.**
92. Zacccone v. Bernstein - Motion to Compel Medical Examination of Plaintiff (Seq. 22 D) - **J. Lukomski - G. Peterson.**
93. Zhang v. Roadcon, Inc. - Motion for Protective as to Redeposition of Steve Rubino (Seq. 44 D) - **R. Mongeluzzi - J. Fowler - F. Buck.**