

## 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 August 26, 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 September 30, 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.**

### Third and Final Publication

08-32361

#### PREMISES "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements about to be erected thereon, situate in **Upper Gwynedd Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan, Charter Oaks, made by Plum & Associates, dated 7/27/93, last revised 12/22/93 and recorded in Plan Book A-54, Page 392, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Charter Oaks Drive (54 feet wide), a corner of this and Lot No. 20 on said plan; thence extending from said point of beginning and along Southeasterly side of Charter Oaks Drive, aforesaid, North 36 degrees, 04 minutes, 00 seconds East, 128.07 feet to a point, a corner of Lot No. 19-A on said plan; thence extending along the same, and along lands now or late of Tyson, South 53 degrees, 56 minutes, 04 seconds East, 179.96 feet to a point on the Northwesterly side of Hillside Avenue (not open); thence extending along the same, South 36 degrees, 04 minutes, 24 seconds West, 128.05 feet to a point, a corner of Lot No. 20, aforesaid; thence extending along the same, North 53 degrees, 55 minutes, 36 seconds West, 179.98 feet to the first mentioned point and place of beginning.

BEING Lot No. 19 on said plan.

#### PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan, Charter Oaks, made by Plum & Associates, dated 7/27/1993 last revised 12/22/1993 and recorded in Plan Book A-54, Page 392, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Charter Oaks Drive (54 feet wide), a corner of this and Lot No. 19 on said plan; thence extending from said point of beginning and along the Southeasterly side of Charter Oaks Drive, aforesaid, North 36 degrees, 04 minutes, 00 seconds East, 71.74 feet to a point on the Southwesterly side of Gwynedd Avenue (50 feet wide) (not open); thence extending along the same, South 43 degrees, 12 minutes, 00 seconds East, 55.95 feet to a point, a corner of lands now or late of Tyson; thence extending along the same, South 36 degrees, 02 minutes, 18 seconds West, 61.36 feet to a point in line of Lot No. 19 aforesaid; thence extending along the same, North 53 degrees, 56 minutes, 04 seconds West, 54.96 feet to the first mentioned point and place of beginning.

BEING Lot No. 19A on said plan.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Stephen J. Marengo and Joan R. Marengo, h/w, by Deed from Andrew J. Audet and Leslie M. Audet, h/w, dated 11/04/1996, recorded 12/12/1996 in Book 5170, Page 1659.

Parcel Numbers: "A" 56-00-01115-08-9 and "B" 56-00-01115-10-7.

Location of property: 1039 Charter Oaks Drive, Lansdale, PA 19446-5386.

The improvements thereon are: "A" Residential property; "B" Residential vacant land.

Seized and taken in execution as the property of **Stephen J. Marengo, Joan R. Marengo and The United States of America c/o The United States Attorney for the Eastern District of Pennsylvania** at the suit of JP Morgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC. Debt: \$329,098.68.

**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.

09-04842

ALL THAT CERTAIN tract, situate in **Upper Moreland Township**, in the property known, named and identified in the Declaration Plan referred to below as 1006 York Road Condominium of Pennsylvania, which has hereafter been submitted to the provision of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Philadelphia Department of Records of a Declaration dated January 5, 1979 and recorded on January 5, 1979 in Deed Book 4376, Page 469 and Declaration Plan dated December 12, 1978 and recorded on January 5, 1979 in Condominium Plan Book 6, Page 38 and a Code of Regulations dated December 12, 1978 and recorded on January 5, 1979 in Deed Book 4376, Page 496, being described as such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in a such Declaration).

BEING the same premises which Ruth Keeley, n/b/m Ruth Davalos, by Deed dated 06/14/06, recorded 07/28/08 in the Office of the Recorder of Deeds in and for Montgomery County, in Deed Book 05610, Page 363, granted and conveyed unto Ruth Davalos.

Parcel Number: 59-00-19661-31-4.

Location of property: 1006 North York Road, Condominium 25, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ruth A. Davalos a/k/a Ruth A. Keeley** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-7. Debt: \$92,598.81.

**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.

09-27354

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of "Weatherlea" Phase I, for Realen Homes, by Bursich Associates, Inc., Consulting Engineers, dated April 7, 1989, last revised November 16, 1989, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-51, Page 428, as follows, to wit:

BEGINNING at a point on the Westerly side of Shetland Way (50.00 feet wide), at a corner of Lot Number 11, as shown on said plan and which point is measured the 5 following courses and distances from a point of curve on the Northwesterly side of Morgan Lane (50.00 feet wide), viz: (1) leaving the said Northwesterly side of Morgan Lane on the arc of a curve, curving to the left, having a radius of 25.00 feet, the arc distance of 39.27 feet to a point of tangent on the Southwesterly side of Shetland Way, aforesaid; (2) thence extending North 20 degrees, 53 minutes, 41 seconds West, along the said Southwesterly side of Shetland Way, the distance of 90.40 feet to a point of curve on the same; (3) thence extending Northwestwardly along the said side of Shetland Way, on the arc of a curve, curving to the left, having a radius of 325.00 feet, the arc distance of 352.09 feet to a point of tangent on the same; (4) thence extending North 82 degrees, 57 minutes, 56 seconds West, along the said Southwesterly side of Shetland Way, the distance of 100.00 feet to a point of curve on the same; and (5) thence extending in a Northwestwardly to Northwardly direction, partly along the said Southwesterly side of Shetland Way and also now along the said Westerly side of Shetland Way, on the arc of a curve, curving to the right, having a radius of 289.68 feet, the arc distance of 388.28 feet to the point of beginning; thence extending from said point of beginning South 83 degrees 50 minutes 02 seconds West, along Lot Number 11, aforesaid, the distance of 312.88 feet to a point, a corner; thence extending North 15 degrees, 32 minutes, 09 seconds East, crossing into storm drainage easement #1 (of variable widths), as shown on said plan, the distance of 248.73 feet to a point, a corner of Lot Number 9, as shown on said plan; thence extending South 72 degrees, 05 minutes, 08 seconds East, along Lot Number 9 and also being within the bed of the aforesaid easement, the distance of 270.76 feet to a point on the said Westerly side of Shetland Way; thence extending along the said side of Shetland Way, the 2 following courses and distances, viz: (1) extending South 17 degrees, 54 minutes, 52 seconds West, the distance of 2.66 feet to a point of curve; and (2) thence extending Southwardly on the arc of a curve, curving to the left, having a radius of 289.68 feet, the arc distance of 121.75 feet to the first mentioned point and place of beginning.

BEING Lot Number 10, as shown on the above mentioned plan.

UNDER AND SUBJECT TO Agreements of Record.

Parcel Number: 61-00-04731-21-2.

Location of property: 109 Shetland Way, Collegeville, PA 19426.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Werner R. Koller and Carol D. Koller** at the suit of Vist Bank f/k/a Madison Bank, a Division of Leesport Bank. Debt: \$160,752.49, together with interest at the Wall Street Journal Prime Rate from August 12, 2009 to present.

**Charles N. Schurr, Jr.**, Attorney. I.D. #74813

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

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

10-02162

PREMISES "A"

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a plan thereof made by Sydney B. Barnes, Registered Engineer on November 5, 1953, as follows, viz:

BEGINNING at a point on the center line of Warminster Road at the distance of 1237.75 feet Northeastwardly from the center line of York Road; thence extending along the center line of Warminster Road North 68 degrees, 12 minutes, 48 seconds East, a distance of 92.38 feet to a point; thence extending South 50 degrees, 52 minutes, 12 seconds East, a distance of 240.61 feet to a point; thence extending South 39 degrees, 07 minutes, 48 seconds West, a distance of 120 feet to a point; thence extending North 50 degrees, 52 minutes, 12 seconds West, a distance of 36.22 feet to a point; thence extending North 34 degrees, 50 minutes, 14 seconds West, a distance of 94.07 feet to a point; thence extending North 46 degrees, 05 minutes, 16 seconds West, a distance of 159.43 feet to a point on the center line of Warminster Road the first mentioned point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania and described according to a plan thereof made by Barnes & McLaughlin, Civil Engineers dated May 19, 1955.

BEGINNING at a point on the title line in the bed of Warminster Road at the distance of 1330.129 feet measured along said title line through the bed of Warminster Road from York Road; thence from said beginning point and extending along the title line through the bed of Warminster Road the next 2 following courses and distances: (1) North 68 degrees, 12 minutes, 48 seconds East, 26.79 feet to a point, an angle; (2) North 55 degrees, 45 minutes, 48 seconds East, 529.38 feet to a point, a corner of Lot No. 5; thence extending South 41 degrees, 58 minutes, 12 seconds East, crossing the Southeastly side of Warminster Road and extending along line of Lot No. 5 on said plan 273.00 feet to a point; thence extending South 23 degrees, 24 minutes, 40 seconds West, 157.80 feet to a point, a corner of Lot No. 3; thence extending along the said Lot No. 3 North 50 degrees 52 minutes 12 seconds West 100.03 feet to a point; thence extending North 39 degrees 07 minutes 48 seconds East 120.00 feet to a point; thence extending North 50 degrees 52 minutes 12 seconds West recrossing the Southeastly side of Warminster Road 240.71 feet to a point in the title line in the bed of said Warminster Road the first mentioned point and place of beginning.

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

EXCEPTING AND RESERVING thereout and therefrom:

ALL THAT CERTAIN lot of piece of ground, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a survey and plan thereof made February 21, 1957 and last revised November 11, 1960 by Russell S. Lyman, Registered Engineer and Surveyor of Huntingdon Valley, Pennsylvania, as follows, to wit:

BEGINNING at a point in the center line of Warminster Road (45 feet wide, formerly, 33.00 feet wide, widened 8.50 feet on the Southeastly side and 3.50 feet on the Northwestly side), said point being 1379.577 feet Northeastly from a point formed by the intersection of the center line of aforesaid Warminster Road; thence from the first mentioned point and place of beginning and extending along the center line of said Warminster Road North 55 degrees, 45 minutes, 48 seconds East, 30.28 feet to a point; thence crossing over the Southeastly side of said Warminster Road South 41 degrees, 58 minutes, 12 seconds East, 273.00 feet to a point in the Northwestly line of land now or late of John Jensen; thence along same South 23 degrees, 24 minutes, 40 seconds West, 33.00 feet to a point; thence a new line cutting through the land now or late of John J. Quigg of which this was a part North 41 degrees, 58 minutes, 12 seconds West, 290.83 feet, recrossing the Southeastly side of aforesaid Warminster Road to a point in the center line thereof the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bonnie Lynn MacDonald by Deed from Bonnie Lynn Geddes MacDonald and John R. MacDonald, dated October 31, 2003 and recorded November 25, 2003 in Deed Book 05488, Page 0604. Parcel Numbers: 59-00-17920-00-3 and 59-00-17923-00-9.

Location of property: 529-531 South Warminster Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bonnie Lynn MacDonald** at the suit of U.S. Bank National Association, as Trustee, for the Benefit of Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates, Series 2007-AHL2. Debt: \$657,271.00.

**Joseph I. Foley**, 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.

10-16621

ALL THAT CERTAIN brick house and three contiguous lots or pieces of land, situate on the West side of Main Street, in **Pennsburg Borough**, County of Montgomery, and Commonwealth of Pennsylvania, being designated as House No. 543 Main Street, Pennsburg, PA bounded and described, as follows, to wit:

LOT #1 on which the greater part of the house is erected, begins at a cut in the Westerly curb line of Main Street at the line of the hereinafter described lot; thence along said curb line South 17 -1/2 degrees, East 15 feet, 3 inches to another cut in said curb line; thence along land of late Herbert Kneule and now or late of Sallie Derr and through the middle of the partition wall of this house and the said Sallie Derr's house South 72-1/2 degrees, West 126 feet more or less to a stake a corner in the Easterly line of the West side alley; thence along said alley North 17-1/2 degrees, West 15 feet, 3 inches to an iron pin a corner in line of the hereinafter described Lot No. 2; thence along the same North 72-1/2 degrees, East 126 feet more or less to the place of beginning.

LOT #2 on which a small part of the house is erected beginning at a cut in the Western curb line of said Main Street in the line of Lot No. 2 hereinafter described; thence along said curb line South 17-1/2 degrees, East, 2 feet to a cut in said curb line in the line of the hereinbefore described Lot No. 1; thence along the same South 72-1/2 degrees, West 126 feet more or less to an iron pin a corner in the Easterly line of the West side alley; thence along said alley North 17-1/2 degrees, West 2 feet to an iron pin a corner in line of Lot No. 2; thence along the same North 72-1/2 degrees, East 126 feet more or less to the place of beginning.

LOT #3 BEGINNING at a cut in the Western line of said Main Street at the line now or late of Elias S. Mensch's land; thence along said curb line South 17-1/2 degrees, East 2 feet to another cut in said curb line in the line of Lot No. 2; thence along the same South 72-1/2 degrees, West 126 feet more or less to an iron pin a corner in the Easterly line of the West side alley; thence along the same North 17-1/2 degrees, West 2 feet to an iron pin, a corner; thence along the said Elias S. Mensch's land North 72-1/2 degrees, East 126 feet more or less to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert S. Landis and Mary A. Landis, h/w, by Deed from Kimberly M. Ruth, n/k/a Kimberly Ruth and Christopher Ruth, dated 10/15/2004, recorded 10/18/2004 in Book 5529, Page 1307, Instrument Number 2004203938.

Parcel Number: 15-00-01483-00-5.

Location of property: 543 Main Street, Pennsburg, PA 18073-1503.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert S. Landis and Mary A. Landis** at the suit of Wells Fargo Bank, N.A. Debt: \$147,572.37.

**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.

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10-17705

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a map of survey of property of Charles Edwin Thomas made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, dated February 21, 1940 and last revised March 28, 1958, as follows, to wit: BEGINNING at a point in the center line of Croton Road at the distance of two hundred eight-five and fifty-nine one-hundredths feet, measured South fifty-nine degrees, fourteen minutes West, along the center line of Croton Road from its intersection with the center line of Fletcher Road; thence along the center line of Croton Road, South fifty-nine degrees, fourteen minutes West, one hundred seventy-five feet to a point; thence by land now or late of Charles Edwin Thomas, South fourteen degrees, twenty-eight minutes East, three hundred twelve and thirty-one one-hundredths feet to a point; thence by land now or late of Martin's Dam Swimming Club, North fifty-nine degrees, fourteen minutes East, one hundred sixty and seventy-three one-hundredths feet to a point; thence by land now or late of Thomas A. Cappelli and Mary L., his wife, North twelve degrees, nine minutes West, three hundred sixteen and forty-six one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Deborah S. Alexaki by Deed from Geoffrey L. Rose and Kathleen M. Cover, Trustees dated 11/28/2006 recorded 01/23/2007 in Deed Book 5632, Page 1718.

Parcel Number: 58-00-05512-00-1.

Location of property: 1033 Croton Road, Wayne, PA 19087.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Deborah S. Alexaki** at the suit of U.S. Bank, N.A., as Trustee for the Registered Holders of CSMC Asset-Backed Trust 2007-NC1 OSI, CSMC Asset-Backed Pass-Through Certificates, Series 2007-NC1 OSI. Debt: \$426,935.68.

**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.

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10-30900

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

BEGINNING at a point on the Northerly side of Walnut Street, which point is measured along the said side of Walnut Street (to be opened 66' wide), the distance of sixty-two and nine one-hundredths feet from the intersection of the Northeasterly side of Fornance Street and the Northerly side of Walnut Street; thence leaving the said Walnut Street North thirty-four degrees, fifty minutes West, eighty-six and sixty-nine one-hundredths feet to a point; thence North fifty-five degrees, twenty-five minutes East, thirty and seventy-six one-hundredths feet to a point; thence thirty-four degrees, fifty minutes East, eighty-six and sixty-nine one-hundredths feet to a point on the Northerly side of Walnut Street; thence along the said side of Walnut Street South fifty-five degrees, twenty-five minutes West, thirty and seventy-six one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Joseph Altieri and Margaret Jean Stifnell and Lucille Toth and Augustus M. Altieri by Deed dated 06/30/1998 and recorded 02/04/1999 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Volume 5258, Page 1109 granted and conveyed unto Gregory S. Kohler.

Parcel Number: 13-00-37708-00-7.

Location of property: 1405 Walnut Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Gregory S. Kohler** at the suit of Astoria Bank. Debt: \$137,202.86.

**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.

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10-36900

ALL THAT CERTAIN parcel of land located on the Southwesterly side of Buchert Road (ultimate r/w 64 feet) and on the Northerly side of Jane Lane (52 feet wide), situated in **New Hanover Township**, Montgomery County, Pennsylvania and being Lot No. 2, described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania, Plan No. 985- 2C dated April 17, 1979 as last revised. Bounded on the North by Lot No. 1 of said plan, on the East by Buchert Road, on the South by Jane Lane, and on the West by Lot 15 of the said plan being more fully described, as follows:

BEGINNING at a point on the Southwesterly side of Buchert Road, a corner of this and Lot No. 1 of the said plan being located North 41 degrees, 16 minutes, 04 seconds West, 131.61 feet from the point of a curve on the Northwesterly side of Jane Lane (52 feet wide); thence from the point of beginning, continuing along the Southeasterly side of Buchert Road, South 41 degrees, 10 minutes, 04 seconds East, 131.81 feet to a point of curve; thence along a line curving to the right along Jane Lane, having a radius of 8.00 feet, an arc distance of 12.46 feet, and a chord distance and bearing of South 3 degrees, 21 minutes, 58 seconds West, 11.24 feet to a point of tangent on the Northerly side of Jane Lane; thence still along Jane Lane, South 48 degrees, West 181.15 feet to a point, a corner of this and Lot No. 15 of the said plan; thence along Lot No. 15, leaving Jane Lane, North 42 degrees, West 139.50 feet to a point, a corner of this and Lot No. 1 of the said plan; thence along Lot No. 1, North 48 degrees, East 190.83 feet to the point of beginning.

Parcel Number: 47-00-00765-50-2.

Location of property: 2549 Jane Lane, Gilbertsville, PA, 19525.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jack C. Frey, III, Lecia Frey, husband and wife and United States of America** at the suit of U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, 2006-BNC3. Debt: \$270,528.11.

**Tia Dinh**, 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.

11-06721

ALL THAT CERTAIN lot or piece of ground, situate in Elkins Park in **Cheltenham Township**, County of Montgomery and State of Pennsylvania and described according to a survey and plan thereof made by William T. Muldrew, Civil Engineer, January 14, 1924, as follows, to wit:

BEGINNING at a point formed by the intersection of the Northwesterly side of Ogontz Avenue (50 feet wide) with the Westerly side of St. James Place (40 feet wide); thence extending along the Westerly side of St. James Place North 7 degrees, 17 minutes, 50 seconds West, 97.78 feet to a point; thence still along the said Westerly side of St. James Place on the arc of a circle curving to the left with a radius of 421.16 feet the arc distance of 57.19 feet to Lot 113 on said plan; thence by Lot 113 South 70 degrees, 46 minutes West, 70 feet to Lot 111 on said plan; thence by said Lot 111 South 12 degrees, 15 minutes, 35 seconds East, 144.20 feet to the Northwesterly side of Ogontz Avenue; and thence along the Northeasterly side of Ogontz Avenue on the arc of a circle curving to the right with a radius of 1234.62 feet the arc distance of 60 feet to the place of beginning.

AND Ogontz Avenue is now known as Brookside Road.

Parcel Number: 31-00-03793-00-1.

Location of property: 8324 Brookside Road, a/k/a 8324 Brookside Avenue, Elkins Park, PA 19027.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jack R. Stewart and Danielle Stewart a/k/a Danielle M. Stewart, as Tenants by the Entirety** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Home Mortgage, Inc. Debt: \$180,355.22.

**Denise Carlon**, 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.

11-19365

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, described according to a plan of subdivision, prepared for DeLuca Enterprises, Inc., (Mallard Pond), made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated 05/30/1986 and last revised 11/17/1986 and recorded in Plan Book A-48, Page 255, described, as follows:

BEGINNING at a point of reverse curve on the Southwesterly side of Mallard Drive West (50 feet wide), which point is measured on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 37.54 feet from a point of curve on the Southeasterly side of Rose Twig Lane (50 feet wide); thence extending from said point of beginning and along Mallard Drive West on the arc of a circle curving to the left having a radius of 700.00 feet the arc distance of 89.91 feet to a corner of Lot 18 on said plan; thence extending from Mallard Drive West and along Lot 18 on said plan, South 19 degrees, 24 minutes, 07 seconds West, 198.23 feet to a corner of Lot 16 on said plan; thence along the same North 70 degrees, 45 minutes, 20 seconds West, 140.00 feet to a point of curve on the Southeasterly side of Rose Twig Lane; thence along the same the following three courses and distances: (1) on the arc of a circle curving to the right having radius of 800.00 feet the arc distance of 25.00 feet to a point of tangent; (2) North 27 degrees, 09 minutes. 02 seconds East, 153.80 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 37.54 feet to a point of reverse curve on the Southwesterly side of Mallard Drive West being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN: Yi Woong Kim and Bu Soon Kim, h/w, as Tenants by the Entireties, by Deed from Yi Woong Kim and Bu Soon Kim, h/w and Won B. Kim, a married man, dated 12/29/2010, recorded 01/24/2011 in Book 5791, Page 1795.

Parcel Number: 46-00-03234-50-9.

Location of property: 200 Mallard Drive East, North Wales, PA 19454-1192.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Yi Woong Kim and Bu Soon Kim** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. Debt: \$359,722.16.

**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.

11-27473

ALL THAT CERTAIN lot of land with the message and garage thereon erected, situate in **Plymouth Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the Northwesterly margin of the Turnpike dividing the Township of Plymouth and Whitemarsh, in the Village of Cold Point, a corner of this and land now or late of the Estate of Caroline Lysinger; thence by said Lysinger's Land, North sixty-one degrees, thirty-three minutes West, one hundred sixty-three feet and fifty-five one-hundredths feet to a point in land now or late of the Casburn Estate; thence by the same, North forty-two degrees, East one hundred twenty-four feet and four-tenths feet to a point in the Southwesterly side of a thirty feet wide street, laid out by the Casburn Estate for the use of this and other adjoining lots; thence by the said margin of said street, South fifty-two degrees, fifty minutes East, one hundred sixty feet to the Northwesterly margin of the Turnpike Road aforesaid; thence by said side of said road, South forty-two degrees, West one hundred feet to the place of beginning.

BEING the same premises which David Vassallo, widower granted and conveyed to Alfred B. Burkey and Judith E. Burkey, husband and wife, by Deed dated December 31, 1992, and recorded in the Office of the Montgomery County Recorder of Deeds on January 8, 1993, in Deed Book Volume 5030, at Page 757.

Parcel Number: 49-00-01276-00-7.

Location of property: 2418 Butler Pike, Plymouth Township, County of Montgomery, PA.

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

Seized and taken in execution as the property of **Alfred B. Burkey and Judith E. Burkey** at the suit of AMC Financial Holdings, Inc. Debt: \$152,944.07.

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

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

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

11-31871

ALL THAT CERTAIN brick message or tenement and lot or piece of ground upon which the same is erected, situate on the South side of Beech Street, between Washington and Warren Streets, being known as No. 520 Beech Street in **Pottstown Borough**, County of Montgomery and Commonwealth of PA, bounded and described, as follows, to wit:

BEGINNING at a point, a corner of this and land of Norris and Stella Ottinger, distant Westwardly 467- 1/2 feet from the Southwest corner of Beech and Warren Streets; thence Southwardly and parallel with Washington Street, 149 feet, 9 inches to an alley; thence Eastwardly along said alley 22-1/2 feet to a point, a corner of this and other land of said Ingham; thence Northwardly along said other land of Ingham 149 feet, more or less, to the South side of Beech Street, passing in part of said course and distance through the middle of the partition wall of this and the property immediately adjoining on the East, belonging to said Ingham; thence along said South side of Beech Street Westwardly 22-1/2 feet to the place of beginning.

Parcel Number: 16-00-00948-00-8.

Location of property: 520 Beech Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Joseph Simon Corra and Kristy Corra** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,458.49.

**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.

11-35173

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a land development Plan-Phase I Final Plan of "Ridgewood Communities", made by Medveczsky Associates, Ltd., dated 08/15/2003 and last revised on 10/15/2004 and recorded In Plan Book 25, Pages 192 to 200, as follows, to wit:

BEING known as Lot No. 49 on the above mentioned plan.

BEING the same premises which Ridgewood partnership, a PA Limited Partnership by Deed dated 11/13/2007 and recorded 11/26/2007 in the County of Montgomery in Deed Book 5673, Page 156, conveyed unto Ralph Piergrossi and Janet Wielosik, as Joint Tenants With Right of Survivorship, in fee.

Parcel Number: 61-00-03169-55-5.

Location of property: 20 Aubrey Court, Royersford, PA 19468.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Ralph Piergrossi, Rosanne Piergrossi and Janet Wielosik** at the suit of Linwood C. Gerber (Successor in Interest to Infinity Home Mortgage Company, Inc.). Debt: \$346,762.58.

**David M. D'Orlando**, 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.

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12-03189

ALL THAT CERTAIN lot or piece of land, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Will D. Hiltner in December of 1951, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Whitehall Road at the distance of 449.45 feet Southwestwardly from the point of intersection of the said side of Whitehall Road with the Southwesterly side of Ridge Pike (50 feet wide); thence along land of A. Warren Swartz South 45°, 25' East, 168.67 feet to a point in line of land of J. Donald Roberts et ux.; thence along land of Roberts and land of Harry P. Buckley et ux. South 44°, 47', 30" West, 80 feet to a point a corner of other land of George Custer, et ux.; thence along the same North 45°, 25' West, 168.03 feet to a point on the Southeasterly side of Whitehall Road, aforesaid; and thence along the said side thereof North 44°, 50" East, 80 feet to the place of beginning.

Parcel Number: 63-00-09241-00-2.

Location of property: 30 South Whitehall Road, Eagleville, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen M. Mieczkowski** at the suit of Citizens Bank of Pennsylvania. Debt: \$221,365.63.

**Gregory Javardian**, Attorney. I.D. #55669

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

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

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12-05385

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and state of Pennsylvania, bounded and described in accordance with a plan thereof made by Reeder, Magarity and Bryant, Professional Engineers of Upper Darby, Pennsylvania, on July 26, 1951, for the Curtis-Bailey Company, as follows, viz:

BEGINNING at a point on the Northwest side of Delft Lane (50 feet wide) measured along same the two following courses and distances from its intersection with the Northeast side of Spring Lane (50 feet wide) (both lines produced): (1) North 41 degrees, 52 minutes East, 214.85 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 450 feet the arc distance of 57.61 feet to the point and place of beginning; thence extending from said beginning point North 55 degrees, 28 minutes, 6 seconds West, 122.32 feet to a point; thence extending North 41 degrees, 52 minutes East, 15.33 feet to a point, an angle; thence extending North 21 degrees, 55 minutes East, 60.54 feet to a point; thence extending South 68 degrees, 5 minutes East, 125 feet to a point on the Northwest side of Delft Lane; thence extending along same South 21 degrees, 55 minutes West, 3.38 feet to a point of curve; thence extending still along same on the arc of a circle curving to the right having a radius of 450 feet the arc distance of 99.08 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul G. Knox and Donna M. Knox, his wife, by Deed from Bernadette Schneider, dated 08/31/1999, recorded 09/20/1999 in Book 5288, Page 1694.

Parcel Number: 59-00-04879-00-3.

Location of property: 618 Delft Lane, Hatboro, PA 19040-4504.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul G. Knox and Donna M. Knox** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc. Debt: \$202,536.21.

**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.

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12-05642

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of Norriton Woods, made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania on 12/18/1964 and revised on 6/23/1966 which plan is recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-9, Page 76, as follows, to wit:

BEGINNING at a point on the Southwesterly side of East Hayes Road (50 feet wide) as shown on said plan, which point is at the arc distance of 31.42 feet measured along the arc of a curve, curving to the right having a radius of 20 feet from a point of curve on the Southeasterly side of Eisenhower Drive (50 feet wide) as shown on said plan; thence extending from said beginning point and along the said side of East Hayes Road, South 44 degrees, 7 minutes,

30 seconds East, distance of 113 feet to a point; thence extending South 45 degrees, 52 minutes, 30 seconds West (erroneously given in prior deed as South 45 degrees, 52 minutes, 30 seconds East) the distance of 152 feet to a point; thence extending North 44 degrees, 7 minutes, 30 seconds West, the distance of 133 feet to a point on the Southeasterly side of Eisenhower Drive, aforesaid; thence extending along said side of Eisenhower Drive, North 45 degrees, 52 minutes, 30 seconds East, the distance of 132 feet to a point of curve; thence extending along the arc of a curve 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 known and designated as Lot 167 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jason McFarland a/k/a Jason R. McFarland by Warranty Deed given by Edward A. Rozecki and Marlene Rozecki dated 11/23/2005 and recorded 1/6/2006 in Book 5585, Page 2563.

Parcel Number: 33-00-04168-00-2.

Location of property: 3259 Hayes Road a/k/a 3259 East Hayes Road, Norristown, PA 19403-4050.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason McFarland a/k/a Jason R. McFarland** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-81, Mortgage Pass-Through Certificates, Series 2005-81. Debt: \$497,474.58.

**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.

#### 12-13522

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Subdivision Plan by Brooke Road Associates, Phase II, by Conver and Smith Engineering, Inc., Spring City, Pennsylvania dated 7/20/1993 and last revised 1/16/1997, and recorded at Norristown, Pennsylvania in Plan Book A-56, Page 450 and 451, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Glen Eagles Drive (50 feet wide) a corner of Lot 30 on said plan; thence from said beginning point along line of Lot 30, North 79 degrees, 46 minutes, 31 seconds East crossing a drainage easement and partly through the bed of wetlands 194.44 feet to a point in line of lot 28 as shown on said plan; thence partly through the bed of wetlands and along line of Lot 28 South 10 degrees, 13 minutes, 29 seconds East, 75 feet to a point a corner of Lot 32 on said plan; thence along line of Lot 32, South 79 degrees, 46 minutes, 31 seconds West, 194.44 feet to a point on the Northeasterly side of Glen Eagles Drive; thence along the Northeasterly side of Glen Eagles Drive North 10 degrees, 13 minutes, 29 seconds West recrossing said drainage easement 75 feet to a point a corner of Lot 30, the first mentioned point and place of beginning.

BEING Lot 31 as shown on said plan.

Parcel Number: 42-00-01329-43-8.

Location of property: 1904 Glen Eagles Drive, Pottstown, PA 19464-2575.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Ryan Christian** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2007-2 Trust, Home Equity Asset-Backed Certificates, Series 2007-2. Debt: \$213,659.93.

**Denise Carlon**, 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.

#### 12-18107

ALL THAT CERTAIN brick and stone dwelling and lot or piece of ground upon which the same is erected in the **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the West side of Franklin Street 71 feet, 5-3/4 inches South of Chestnut Street; thence Westerly through the division of a brick and stone house 156 feet, 4-5/8 inches to an eight foot wide alley; thence Northerly 19 feet, 8 inches to other property of the aforesaid Edna Lees Mills Merrick; thence Easterly by the same 156 feet, 2-7/8 inches to Franklin Street; thence Southerly by the same 19 feet, 6 inches to the place of beginning.

Parcel Number: 16-00-10404-00-2.

Location of property: 75 North Franklin Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Daniel Velez** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,303.76.

**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.

#### 12-18505

ALL THAT CERTAIN lot or piece of ground, with the building 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, Gwynedd Downs, made by George B. Stanbridge Associates of 110 East Walnut Street, North Wales, Pennsylvania, dated October 13, 1984 and last revised April 6, 1985, as follows, to wit:



BEGINNING at a point on the Northeasterly side of Gosling Drive (fifty-four feet wide), said point of beginning being measured four (4) following courses and distances from a point of curve from the Southwesterly side of Moyers Boulevard (fifty-four feet wide); thence (1) leaving the aforesaid Moyers Boulevard on the arc of a circle curving to the right having a radius of ten feet the arc distance of fifteen and twenty-one one-hundredths feet to a point of tangent on the aforesaid Northerly side of Gosling Drive; thence (2) extending along the same South seventy-nine degrees, thirteen minutes, fifty-one seconds West, two hundred fifteen and fifty-eight one-hundredths feet to a point of curve on same; thence (3) extending along the same on the arc of a circle curving to the right having a radius of ninety-eight feet the arc distance of one hundred twenty-nine and forty-six one-hundredths feet to a point of tangent on same; thence (4) extending along the same, North twenty-five degrees, five minutes West, two hundred sixty-two and sixty-five one-hundredths feet to the point of beginning; thence extending from said point of beginning along the aforesaid Northeasterly side of Gosling Drive, North twenty-five degrees, five minutes West, one hundred fifty-eight and forty-two one-hundredths feet to a point a corner of Lot No. 17 as shown on the above mentioned plan; thence extending along the aforesaid lot, North sixty-four degrees fifty-five minutes East, two hundred twenty feet to a point a corner of part of Lot Number 23 as shown on the above mentioned plan; thence extending along part of the aforesaid lot and along part of Lot Number 22, South thirty-two degrees sixteen minutes, forty-three seconds East, one hundred fifty-nine and sixty-nine one-hundredths feet to a point a corner of Lot Number 19 as shown on the above mentioned plan; thence extending along the aforesaid lot, South sixty-four degrees, fifty-five minutes West, two hundred forty feet to the aforesaid Northeasterly side of Gosling Drive to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Carol Roberts a/k/a Carol C. Roberts by Deed from Clement Associates, a General Partnership, dated October 29, 1985 and recorded November 4, 1985 in Deed Book 4783, Page 1004.

Parcel Number: 56-00-03149-40-4.

Location of property: 337 Gosling Drive, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carol Roberts a/k/a Carol C. Roberts** at the suit of Federal National Mortgage Association. Debt: \$507,385.95.

**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.

12-20457

ALL THAT CERTAIN message and tract of land together with the dwelling now thereon erected, situate in **Upper Hanover Township**, County of Montgomery, Commonwealth of Pennsylvania, designated as Lot #12 on a Plan of Lots called "West Forty" dated February 19, 1973, with the latest revision on January 29, 1974, by George H. Nevells, Surveyor, bounded and described, as follows, to wit:

BEGINNING at a point on the Westerly side of Lantern Lane (50 feet wide) a corner of Lot #11; said place of beginning being North 47 degrees, 00 minutes, 40 seconds West along the Westerly side of Lantern Lane 468.02 feet from a point of curve, having a radius of 25 feet at its intersection with the Northerly side of Silo Lane; thence along Lot #11 South 50 degrees, 10 minutes, 41 seconds West the distance of 250.30 feet to a point a corner in line of lands of Ronald T. Smith; thence along said lands North 33 degrees, 01 minutes, 50 seconds West the distance of 275 feet to an iron pin a corner of lands of Larry J. Wentz; thence along said lands North 34 degrees, 39 minutes, 50 seconds East the distance of 183.80 feet to a point, a corner in the Westerly side of Lantern Lane; thence along the same South 47 degrees, 00 minutes, 40 seconds East the distance of 324.78 feet to the place of beginning.

TOGETHER with a permanent and perpetual right-of-way over all roads to be used in common with the grantor, which shall be binding and extending to their and each of their personal representatives, heirs, successors and assigns, other lot owners, occupiers and guests which roads are more particularly shown on a final plan of subdivision entitled "West Forty" as prepared by George R. Nevells, Surveyor, dated February 19, 1973, revised May 4, 1973, and recorded in Plan Book A-22 at Page 30, incorporated herein by reference and which roads are designated, as follows: Surrey Lane, Silo Lane, Lantern Lane and Old Barn Road, and which roads are further intended to be dedicated to Upper Hanover Township providing ingress, egress and regress to Fruitville Road as public roads.

Parcel Number: 57-00-02123-00-7.

Location of property: 2125 Lantern Lane, East Greenville, PA 18041.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Angela C. Sole, as Surviving Tenant With Right of Survivorship, Clarence A. Nester and Christopher D. Sole a/k/a Christopher Sole**, at the suit of Wells Fargo Bank, N.A. Debt: \$197,514.44.

**Tia Dinh**, 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.

12-21758

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 plan of "Elmwood Townhouses" dated May 17, 1985 and last revised on July 15, 1985 by John T. Aston, Registered Surveyor, as follows, to wit:

BEGINNING at a point on the Southerly side of Elm Street (66 feet wide) at a corner of Lot 6 as shown on said plan; thence extending along the same 49 degrees, 13 minutes East, 30 feet to a point a corner of Lot 8; thence extending along Lot 8 South 64 degrees, 41 minutes, 13 seconds West, 146.65 feet to a point a corner of Lot 9 as shown on said plan; thence extending along Lot 9 South 49 degrees, 13 minutes West, 23.78 feet to a point a corner of Lot 6 as shown on said plan; thence extending along Lot 6 North 162 degrees, 26 minutes, 13 seconds East, 144.24 feet to the first mentioned point and place of beginning.

CONTAINING in area 3,605 square feet.

BEING Lot No. 7 as shown on said plan.

Parcel Number: 13-00-10921-10-9.

Location of property: 1302 West Elm Street, Norristown, PA 19401-3612.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Patrick A. Palermo, Jr. and Kimberly A. Palermo, as Tenants by the Entirety** at the suit of U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2006-1, Mortgage Pass-Through Certificates, Series 2006-1. Debt: \$173,396.85.

**Tia Dinh**, 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.

12-22558

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania.

BEGINNING at a point on the Southeasterly side of Beecher Avenue at the distance of 245 feet, 2 5/8 inches Southeastwardly from the Southeasterly side of Ryers Avenue.

CONTAINING in front or breadth on the said Beecher Avenue 25 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to said Beecher Avenue 149 feet, 11 13/16 inches.

BEING known as #130 Beecher Avenue.

BEING the same premises which Cynthia Ann Leszcynski by Deed dated 5/23/1998 and recorded 6/22/1998 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5230, Page 567 granted and conveyed unto Linda A. Filimon.

Parcel Number: 31-11-02020-00-1.

Location of property: 130 Beecher Avenue, Cheltenham, PA 19012.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Linda A. Filimon** at the suit of Newlands Asset Holding Trust Care of U.S. Bank Trust National Association. Debt: \$219,714.62.

**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.

12-32055

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate on the Southwest corner of Charlotte and West Streets, in the said **Pottstown Borough**, extending in length or depth Westwardly of that width 140 feet more or less to a certain alley.

BEING the same premises which Jason F. Keenan, by Indenture dated 3/31/2005 and recorded 6/28/2005 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5559, Page 2878, granted and conveyed unto Alan S. Rochlin and Heidi A. Rochlin, Husband and Wife, Tenants by Entirety.

Parcel Number: 16-00-03948-00-5.

Location of property: 477 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Heidi A. Rochlin and Alan S. Rochlin** at the suit of Nationstar Mortgage, LLC. Debt: \$213,795.24.

**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.

13-00260

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

BEGINNING at a point on the Southeasterly side of Arch Street in the middle of the partition wall between this and a house lately described by Harry Heyser, at a distance of 15 feet more or less Southwestwardly from Moore Street; thence by said Heyser's line, at right angles to said Arch Street and through the middle of the partition wall aforesaid, Southeastwardly 91 feet to an alley 3 feet wide, and along the Northwestly side thereof, Southwestwardly 15 feet to a point a corner of this and land of Guest and Grater; thence by the same, parallel with the first line, and through the middle of the partition wall between this and the adjoining house, Northwestwardly 91 feet to Arch Street aforesaid and along the Southeasterly side thereof, Northwestwardly 15 feet to the place of beginning.

BEING the same premises which Marion A. Lowery (a/k/a Marion Lowery) single person, by Deed dated June 25, 2002 and recorded August 21, 2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5420, Page 2155, granted and conveyed unto Marion A. Lowery, Trustee of the Marion A. Lowery Revocable Living Trust Agreement Dated 06/25/2002.

Parcel Number: 13-00-01528-00-7.

Location of property: 522 Arch Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Marsha Lowery, Administratrix of the Estate of Marion Lowery and Marsha Lowery, Administratrix of the Estate of Marion Lowery, Trustee of the Marion A. Lowery Revocable Living Trust** at the suit of Ocwen Loan Servicing, LLC. Debt: \$108,556.67.

**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.

13-02220

ALL THOSE TWO CERTAIN lots or pieces of ground, hereditaments and appurtenances, being known as Lots No. 159 and No. 160 on a Certain Plan of Lots known as Willow Grove Heights, of which copies are duly filed in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 350, Page 500, situate in **Abington Township**, County of Montgomery, and Commonwealth of Pennsylvania, described as follows, to wit:

SITUATE on the Southeasterly side of Arnold Avenue at the distance of 470.01 feet Southwestwardly from said Old Welsh Road.

CONTAINING together in front or breadth on the said Arnold Avenue, 50 feet and extending in length or depth Southeastwardly, 125 feet.

BEING known as Lots No. 159 and No. 160 on said plan.

Parcel Number: 30-00-02344-00-2.

Location of property: 1727 Arnold Avenue, Willow Grove, PA 19090-4503.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Felix Williams, as Sole Owner** at the suit of Wells Fargo Bank, N.A. Debt: \$227,989.03.

**Ashleigh L. Marin**, Attorney.

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

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

13-04589

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania and described according to a plan and survey thereof made by George B. Mebus, Registered Engineer of Glenside, Pennsylvania, on the 20th day of December, A.D., 1940, as follows, to wit:

BEGINNING at a point of tangent of a radius corner (having a radius of 10 feet) formerly by the intersection of the Northeasterly side of Marvin Road (40 feet wide) and the Southeasterly side of Cedar Road (40 feet wide); thence extending South 47 degrees, 10 minutes East along the said Northeasterly side of Marvin Road, 130 feet to a point; thence extending North 42 degrees, 50 minutes East, 150 feet to a point; thence extending North 47 degrees, 10 minutes East, 140 feet to a point on the said Southeasterly side of Cedar Road; thence extending along the said Southeasterly side of Cedar Road, South 42 degrees, 50 minutes West, 140 feet to a point of curve; thence on a line curving to the left with a radius of 10 feet the arc distance of 15.71 feet to the Northeasterly side of Marvin road, the point and place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, aforesaid and described according to a plan and survey thereof made by George B. Mebus, Registered Engineer of Glenside, Pennsylvania, on the 20th day of December, A.D. 1940, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Marvin Road (40 feet wide) at the distance of 130 feet Southeastwardly from the point of tangent of a radius corner (having a radius of 10 feet) formed by the intersection on the Northeasterly side of Marvin Road and the Southeasterly side of Cedar Road (40 feet wide); thence extending South 47 degrees, 10 minutes East along the said Northeasterly side of Marvin Road 85 feet to a point; thence extending North 42 degrees, 50 minutes East, 150 feet to a point; thence extending North 47 degrees, 10 minutes West, 85 feet to a point; thence extending South 42 degrees, 50 minutes West, 150 feet to a point on the Northeasterly side of Marvin Road, the point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Robert M. Greenbaum and Amy Blum by Deed from Miles H. Shore and Joan E. Shore dated 10/16/2006 and recorded 11/09/2006 in the Montgomery County Recorder of Deeds in Book 5624, Page 01005.

Parcel Number: 31-00-04409-00-6.

Location of property: 8301 Cedar Road, Elkins Park, PA 19027.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Robert M. Greenbaum and Amy Blum** at the suit of U.S. Bank, National Association as Trustee for RFMSI 2007-SA1. Debt: \$528,277.17.

**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.

13-06184

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Plan of Subdivision '805 Glenside Avenue' made for KNR Builders, LLC by Phutski Land Surveying, Oreland Pennsylvania, dated 4/1/2004 and last revised 1/5/2005 and recorded in Plan Book 25, Page 45 bounded and described, as follows, to wit:

BEGINNING at a point of intersection of the Northeastly side of Glenside Avenue (36.5 feet wide) and the Northwestly side of North Avenue (40 feet wide); thence extending along Glenside Avenue North 46 degrees, 33 minutes West, 50.56 feet to a point a corner of Lot No. 2 on the above plan; thence extending along said Lot No. 2 North 44 degrees, 22 minutes East, 151.15 feet to a point in line of lands now or late of Vincent B. and Margaret M. Johnston; thence extending along said lands South 45 degrees, 38 minutes East, 50.56 feet to a point on the aforesaid side of North Avenue; thence extending along North Avenue South 44 degrees, 2 minutes West, 150.34 feet to the point of intersection of Glenside Avenue and North Avenue aforesaid the first mentioned point and place of beginning. BEING Lot No. 1.

TITLE TO SAID PREMISES IS VESTED IN Josh P. Rivkin and Loretta Rivkin, h/w, by Deed from KNR Builders, LLC, dated 06/27/2005, recorded 07/19/2005 in Book 5562, Page 2335.

Parcel Number: 31-00-11665-00-4.

Location of property: 805 East Glenside Avenue, Wyncote, PA 19095-1220.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Josh P. Rivkin a/k/a Josh Rivkin and Loretta Rivkin a/k/a Loretta A. Rivkin** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, Successor in Interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II, Inc., Bear Stearns Alt-A Trust Mortgage Pass-Through Certificates, Series 2005-8. Debt: \$322,208.92.

**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.

13-12983

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

BEGINNING at a point in the center of Limekiln Turnpike (50 feet wide) at the distance of 324.02 feet Southeastwardly from the center of Glenside Avenue (33 feet wide); thence by the same, South 06 degrees, 45 minutes, 30 seconds East, 104.00 feet to a point; thence South 78 degrees, 06 minutes, 52 seconds West, 487.82 feet to a point in line of land now or late of Norristown Trust Company; thence by the same, North 23 degrees, 51 minutes West, 154.41 feet to a point; thence North 83 degrees, 14 minutes, 30 seconds East, 531.25 feet to the place of beginning.

BEING the same premises which Gwynedd Development Corporation, a Pennsylvania Corporation, a Corporation, by Deed dated December 22, 1999 and recorded January 6, 2000 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5302, Page 2231, granted and conveyed unto Gwynedd Development Company, Inc.

Parcel Number: 31-00-17440-00-7.

Location of property: 200 Limekiln Pike, Glenside, PA 19038.

The improvements thereon are: Commercial real estate.

Seized and taken in execution as the property of **Gwynedd Development Company, Inc.** at the suit of U.S. Bank, National Association, as Trustee for the Registered Holders of Credit Suisse Seasoned Loan Trust 2006-1, Home Equity Pass-Through Certificates, Series 2006-1, by its Servicer, Ocwen Loan Servicing, LLC. Debt: \$451,665.83.

**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.

13-13246

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, being Lot No. 16 on a plan of Subdivision No. 2 of Norriton Park, prepared by Donald H. Schurr, Registered Professional Engineer, Norristown, Pennsylvania, dated August 16th, 1955, and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeast side of Dorp Lane, fifty feet wide, at the distance of two hundred thirty feet measured along the Northeast side of Dorp Lane on a course of South fifty degrees, twenty-seven minutes East from the point of tangent of a curve, which last mentioned point is at the distance of thirty-one feet and forty-two one-hundredths of a foot, measured Southwestwardly and Southeastwardly along the arc of a circle curving to the left, having a radius of twenty feet from a point on the Southeast side of Stanbridge Street, forty-five feet wide, said point of beginning being a corner of Lot No. 17 on said plan; thence extending along Lot No. 17, North thirty-nine degrees, thirty-three minutes East, one hundred sixty feet to a point in line of Lot No. 19; thence along Lot No. 19, South fifty degrees, twenty-two minutes East, one hundred forty-seven feet and sixty-three one-hundredths of a foot to a point, a corner; thence extending South twenty-six degrees, twenty-nine minutes West, sixty feet and ninety-six one-hundredths of a foot to a point; thence South sixty-seven degrees, twenty-two minutes, forty-six seconds West, one hundred thirty-six feet and forty-one one-hundredths of a foot to a point on the Northeast side of Dorp Lane aforesaid; thence extending along the Northeast side of Dorp Lane, Northwestwardly on a line curving to the left, having a radius of one hundred seventy-five feet, the arc distance of eighty-five feet to a point; thence continuing along the Northeast side of Dorp Lane, North fifty degrees, twenty-seven minutes West, fifteen feet to the place of beginning.

UNDER AND SUBJECT to building restrictions and conditions therein set forth.

TITLE TO SAID PREMISES IS VESTED IN Nancy Iacovoni and Leslie Iacovoni, by Deed from Wayne E. Klitsch and Barbara A. Miller, h/w, dated 08/17/2012, recorded 08/29/2012 in Book 5846, Page 1798.

Parcel Number: 33-00-02362-00-8.

Location of property: 2722 Dorp Lane, East Norriton, PA 19401-1774.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Leslie Iacovoni and Nancy Iacovoni** at the suit of Wells Fargo Bank, N.A. Debt: \$157,268.08.

**Paul Cressman**, Attorney. I.D. #318079

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

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

13-13851

#### PREMISES A

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, being Lot No. 15 on a plan of lots of DeKalb Terrace and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northwest side of Ivy Lane at the distance of 22.69 feet measured Westwardly along said side of Ivy Lane on the arc of a circle curving to the left, having a radius of 50 feet from a point of tangent of a reverse curve, which point of tangent is 17.45 feet measured Northwestwardly along said side of Ivy Lane on a line curving to the right having a radius of 20 feet from another point of tangent on said side of Ivy Lane, 50 feet wide at this point, which point is at the distance of 76.85 feet measured along said side of Ivy Lane, on a course of South 61 degrees, 45 minutes West from a point of tangent of a curve on said side of Ivy Lane, which last mentioned point is at the distance of 320.70 feet measured Northwestwardly along the arc of a circle curving to the left having a radius of 175 feet from another point of tangent on the Northeast side of Ivy Lane, which last mentioned point is at the distance of 415 feet measured along the Northeast side of Ivy Lane on a course of North 13 degrees, 15 minutes West from the original centerline of DeKalb Pike, said point of beginning being a corner of Lot No. 14 on said plan; thence from said point of beginning along the Northwest side of Ivy Lane Southwestwardly along the arc of a circle curving to the left with a radius of 50 feet the arc distance of 71.99 feet to a point; thence South 61 degrees, 45 minutes West, 7.5 feet to a point on the Northeast side of Holstein Avenue, 40 feet wide, not opened and not dedicated; thence along the Northeast side of Holstein Avenue, North 28 degrees, 15 minutes West, crossing over a proposed road, 40 feet wide, 214.84 feet to a point on the Northwest side of said proposed road in line of land of Rocco Road; thence along said land and along said side of said proposed road, North 76 degrees, 45 minutes East, 72.47 feet to a point a corner of Lot No. 14 aforesaid; thence along said lot and re-crossing said proposed 40 feet wide road, South 28 degrees, 15 minutes East, 176.08 feet to the place of beginning.

BEING known as 152 Ivy Lane, Upper Merion Township, Montgomery County, Pennsylvania.

TAX PARCEL #58-00-11245-00-1.

#### PREMISES B

ALL THAT CERTAIN message and lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery, and State of Pennsylvania, bounded and described according to a recent survey made 2/16/1923, by James Cresson, C.R. as follows, to wit:

BEGINNING at a stone the West corner of Holstein Avenue and Shainline Street; thence along said Shainline Street, South 60 degrees, 30 minutes West, 87.34 feet to a stake on the Northeasterly side of Abrams Road; thence along said side of said Road, North 44 degrees, 17 minutes West, 112.39 feet to a stake a corner of this and other lands of Minnie L. Supplee, widow and C. Leon Supplee, single man; thence by and along said other lands of Minnie L. Supplee, widow and Leon C. Supplee, single man, North 60 degrees, 30 minutes East, 117.71 feet to a stake on the Southwest side of said Holstein Avenue; thence by said side of said avenue South 28 degrees, 37 minutes East, 108.07 feet to the place of beginning.

BEING known as 146 North Henderson Road, Upper Merion Township, Montgomery County, Pennsylvania.

TAX PARCEL #58-00-09967-00-1.

#### PREMISES C

ALL THAT CERTAIN tract or parcel of land, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan prepared for "Henderson 202 Associates," prepared by Joseph J. Estock, Professional Land Surveyor, dated 12/9/1988 and last revised 1/6/1989, as follows, to wit:

BEGINNING at a point on the Westerly side of Holstein Avenue (40 feet wide unopened) at the distance of 108.78 feet measured North 28 degrees, 15 minutes West from the Northwest side of Shainline Street (40 feet wide unopened); thence extending South 60 degrees, 52 minutes West along lands of Louis P. Lista 117.70 feet to a point a corner on the Easterly side of Henderson Road; thence along said side North 43 degrees, 55 minutes West, 112.29 feet to a point a corner; thence South 61 degrees, 45 minutes West, 13.93 feet to a point a corner on the title line of Henderson Road; thence along the title line of Henderson Road North 39 degrees, 37 minutes West, 266.66 feet to an angle point; thence North 37 degrees, 50 minutes West crossing the Westerly side of a 5 feet wide right-of-way 50.84 feet to a point a corner in line of with land of the Lafayette Ambulance Squad; thence along said lands and along the Northerly side of said right-of-way and crossing a 30.00 feet wide sanitary sewer right-of-way 222.98 feet to a point a corner on the Westerly side of Holstein Avenue (unopened); thence North 81 degrees, 45 minutes East, 20.00 feet to a point a corner in the centerline of Holstein Avenue; thence South 29 degrees, 15 minutes East along the centerline of Holstein Avenue 51.35 feet to a point a corner; thence North 81 degrees, 45 minutes East, 20.00 feet to a point a corner in line with lands of Rocco Road and the Easterly side of Holstein Avenue (unopened); thence



North 68 degrees, 47 minutes, 26 seconds East along lands of Rocco Rossi and Parcel #2 crossing the North side of an easement for a driveway 240.00 feet to a point a corner; thence South 13 degrees, 15 minutes East along lands of Rocco Rossi and Parcel #2 and the East side of said Easement for a portion of the distance of 183.91 feet to a point a corner of the North side of a 40.00 feet wide proposed road (unopened); thence South 76 degrees, 45 minutes West along the North side of said road 197.31 feet to a point a corner on the East side of Holstein Avenue (unopened); thence South 61 degrees, 45 minutes West, 20.00 feet to a point a corner in the centerline of Holstein Avenue; thence South 28 degrees, 15 minutes East along the centerline of Holstein Avenue and through the bed of the aforesaid mentioned sanitary sewer right-of-way 213.95 feet to a point a corner; thence South 61 degrees, 45 minutes West, 20.00 feet to a point a corner in line with lands of Louis P. Lista and the West side of Holstein Avenue the first mentioned point and place of beginning.

BEING known as 170 North Henderson Road, Upper Merion Township, Montgomery County, Pennsylvania.

TAX PARCEL #58-00-09961-00-7.

Parcel Numbers: Premises A: 58-00-11245-00-1; Premises B: 58-00-09967-00-1; Premises C: 58-00-09961-00-7.

Location of property: Premises A: 152 Ivy Lane, Upper Merion Township, PA; Premises B: 146 North Henderson Road, Upper Merion Township, PA; Premises C: 170 North Henderson Road, Upper Merion Township, PA.

The improvements thereon are: Premises A: Single family dwelling; Premises B: Commercial property; Premises C: Three story office building.

Seized and taken in execution as the property of **Valley Forge Arcadia Associates, Inc.** at the suit of First Cornerstone Bank. Debt: \$4,302,452.47.

**Robert A. Badman**, Attorney. I.D. #49903

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

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

13-20987

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **Limerick Township**, Montgomery County, Pennsylvania, and being known and designated as Lot No. 1 according to a Record Subdivision Plan of Heritage Hills Golf Club made for Heritage Hills Golf Club, Inc., by Van Cleef Engineering Associates, dated September 12, 2000 and last revised July 18, 2003 and recorded in Montgomery County in Plan Book 24, Pages 320-327, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Putter Lane which point of beginning is common to this Lot and Lot No. 2 as shown on said plan; thence extending from said point of beginning, along Lot No. 2, South 45 degrees, 31 minutes, 59 seconds West, 129.00 feet to a point in line of Open Space D as shown on said plan; thence extending along the same, North 35 degrees, 08 minutes, 39 seconds West, 65.58 feet to a point, a corner of Lot No. 210, also being the Limerick/Lower Pottsgrove Township border as shown on said plan; thence extending along the same, North 41 degrees, 21 minutes, 56 seconds East, 130.00 feet to a point on the Southwesterly side of said Putter Lane; thence extending along the same, the two following courses and distances, viz: (1) South 48 degrees, 38 minutes, 04 seconds East, 18.68 feet to a point of curve; and (2) Southeastwardly on the arc of a circle curving to the right having a radius of 774.00 feet the arc distance of 56.31 feet to the first mentioned point and place of beginning.

BEING Lot No. 1.

BEING Parcel Number 37-00-00732-00-5.

ALSO ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **Limerick Township**, Montgomery County, Pennsylvania, and being known and designated as Lot No. 100 according to a Record Subdivision Plan of Heritage Hills Golf Club made for Heritage Hills Golf Club, Inc. by Van Cleef Engineering Associates, dated September 12, 2000 and last revised July 18, 2003 and recorded in Montgomery County in Plan Book 24, Pages 320-327, as follows, to wit:

BEGINNING at a point on the Southwesterly side of the cul-de-sac at the end of Tee Court, which point of beginning is common to this Lot and Lot No. 99 as shown on said plan; thence extending from said point of beginning, along the Southwesterly side of the cul-de-sac at the end of Tee Court, Southeastwardly on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 63.43 feet to a point, a corner of Lot No. 101 as shown on said plan; thence extending along the same, South 10 degrees, 01 minute, 31 seconds East, 130.23 feet to a point in line of Open Space as shown on said plan; thence extending along the same, North 78 degrees, 21 minutes, 22 seconds West, 128.54 feet to a point, a corner of Lot No. 99, aforesaid; thence extending along the same, North 20 degrees, 46 minutes, 25 seconds East, 138.06 feet to the first mentioned point and place of beginning.

BEING Lot No. 100 as shown on said plan.

BEING County Parcel No. 37-00-03411-02-6.

ALSO ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **Limerick Township**, Montgomery County, Pennsylvania, and being known and designated as Lot No. 165 according to a Record Subdivision Plan of Heritage Hills Golf Club made for Heritage Hills Golf Club, Inc. by Van Cleef Engineering Associates, dated September 12, 2000 and last revised July 18, 2003 and recorded in Montgomery County in Plan Book 24, Pages 320-327, as follows, to wit:

BEGINNING at a point on the Northerly side of Masters Drive, which point of beginning is common to this Lot and Lot No. 164 as shown on said plan; thence extending from said point of beginning South 86 degrees, 39 minutes, 21 seconds West along the Northerly side of Masters Drive 70.00 feet to a point, a corner of Lot No. 166 as shown on said plan; thence extending along the same, North 00 degrees, 06 minutes, 45 seconds West, 129.21 feet to a point in line of Open Space as shown on said plan; thence extending along the same, North 86 degrees, 39 minutes, 21 seconds East, crossing the head of a certain 20 feet wide storm sewer easement, 70.00 feet to a point in the bed of said easement, also being a corner of Lot No. 164, aforesaid; thence extending along the same, South 00 degrees, 06 minutes, 45 seconds East, through the bed of said storm sewer easement, 129.21 feet to the first mentioned point and place of beginning.

BEING Lot No. 165 as shown on said plan.

BEING County Parcel No. 37-00-02940-17-3.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **Limerick Township**, Montgomery County, Pennsylvania, and being known and designated as Lot No. 173 according to a Record Subdivision Plan of Heritage Hills Golf Club made for Heritage Hills Golf Club, Inc. by Van Cleef Engineering Associates, dated September 12, 2000 and last revised July 18, 2003 and recorded in Montgomery County in Plan Book 24, Pages 320-327, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Putter Lane (52 feet wide) which point of beginning is common to this lot and Lot No. 174 as shown on said plan; thence extending from said point of beginning, along lot No. 174, South 84 degrees, 17 minutes, 34 seconds East, 124.09 feet to a point in line of Open Space "A" as shown on said plan; thence extending along the same, the two following courses and distances, viz: (1) South 02 degrees, 27 minutes, 33 seconds West, 88.91 feet to a point; and (2) North 80 degrees, 09 minutes, 57 seconds West, 133.28 feet to a point on the said Southeasterly side of Putter Lane, aforesaid; thence extending along the same, Northeastwardly on the arc of a circle curving to the left having a radius of 826.00 feet the arc distance of 79.30 feet to the first mentioned point of curve and place of beginning.

BEING Lot No. 173 as shown on said plan.

BEING Parcel Number 37-00-00732-54-5.

Parcel Numbers: 37-00-00732-00-5; 37-00-03411-02-6; 37-00-02940-17-3; 37-00-00732-54-5.

Location of property: Lot #1-26 Putter Lane, Pottstown, Limerick Township, Montgomery County, PA 19464; Lot #100-12 Tee Court, Pottstown, Limerick Township, Montgomery County, PA 19464; Lot #165-131 Masters Drive, Pottstown, Limerick Township, Montgomery County, PA 19464; Lot #173-65 Putter Lane, Pottstown, Limerick Township, Montgomery County, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Limerick Township** at the suit of DHLP Limerick Golf Community, LP. Debt: \$440,000.00.

**Mark F. Himsworth**, 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.

13-21761

ALL THAT CERTAIN parcel or tract of land, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a revised survey and plan of lots as prepared for William W. and Mabel B. Dise dated December 13, 1969, by Ralph E. Shaner and Son, Engineering Company, as follows, to wit:

BEGINNING at the Southeasterly corner of Lot No. 2, said point being in the bed of a public road known as Cemetery Lane (legal width of 33 feet and ultimate width by lot plan of 50 feet) leading from Delphi to Schwenksville and being distant along said road from a corner on line of lands now or late Henry B. Ingle, South 15 degrees, 49 minutes West, 390.56 feet; thence from said point of beginning continuing along and in said Cemetery Lane South 15 degrees, 49 minutes West, 156.89 feet to a corner on the Northerly side of given proposed 50 feet wide right-of-way; thence along the Northerly side of said proposed right-of-way South 79 degrees, 46 minutes West, 283.82 feet to a corner line of other lands of William W. and Mabel B. Dise; thence along the same North 15 degrees, 49 minutes East, 136.89 feet to a corner of the aforesaid Lot No. 2; thence along the same North 79 degrees, 46 minutes East, 283.82 feet to a corner in the bed of the aforesaid Cemetery Lane and place of beginning.

BEING all of Lot No. 3 on said plan.

TITLE TO SAID PREMISES IS VESTED IN James T. English and Darcey J. English, h/w, by Deed from John C. Carles and Denise J. Carles, h/w, dated 11/30/1992, recorded 12/04/1992 in Book 5026, Page 1862.

Parcel Number: 38-00-00115-10-8.

Location of property: 18 Cemetery Lane, Schwenksville, PA 19473-1731.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James T. English** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, Successor in Interest to JP Morgan Chase Bank, N.A., f/k/a JP Morgan Chase Bank, as Trustee, for GSMPs Mortgage Loan Trust 2003-2, Mortgage Pass-Through Certificates, Series 2003-2. Debt: \$101,443.19.

**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.

13-23873

ALL THAT CERTAIN tract of land, situate in **East Greenville Borough**, County of Montgomery/ Commonwealth of Pennsylvania being Lot No. 128 as shown on Plan of "Colonial Village" made for Axelrod Construction Company by Urwiler and Walter, Inc. dated 2/26/1974, last revised 3/26/1988 being bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly sideline of Blaker Drive (82 feet wide) said point being located North 24 degrees, 6 minutes, 10 seconds West, 381.50 feet from the intersection of said sideline with the Northwesterly sideline of Hamilton Road (82 feet wide); thence extending along Lot No. 129 crossing a 20 feet wide sanitary sewer easement South 65 degrees, 53 minutes, 50 seconds West, 101.50 feet to a point in line of Lot No. 160; thence extending along said lot North 24 degrees, 6 minutes, 10 seconds West, 20 feet wide sanitary sewer easement North 65 degrees, 53 minutes, 50 seconds East, 101.50 feet to a point on the aforementioned sideline of Blaker Drive; thence extending along said sideline South 24 degrees, 6 minutes, 10 seconds East, 20 feet to the point and place of beginning.

UNDER SUBJECT to a 20 feet wide easement for utilities through the rear of Lot No. 128 for the purpose of laying, relocating and maintaining sewer and water lines for utilities for purposes of providing public services to the premises in common with other lot owners in the development, as per Plan of Colonial Village, made for Axelrod Construction Company by Urwiler & Walter, Inc., Sumneytown, PA 2/26/1974.

FURTHER UNDER SUBJECT to the following covenant which will run with the land and bind all of the owners of the Subdivision as follows: "electric service will be supplied only from the underground distribution system in accordance with current Pennsylvania Power and Light Company tariff provisions.

Parcel Number: 06-00-00156-00-9.

Location of property: 434 Blaker Drive, East Greenville, PA 18041-1755.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **George Sigley, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$129,008.10.

**Ashleigh L. Marin**, Attorney.

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

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

13-24367

ALL THOSE FOUR CERTAIN lots or pieces of land, situate in Willow Grove in **Abington Township**, Fifth Ward, Montgomery County, State of Pennsylvania, on a certain plan of lots known and designated as Willow Grove Heights Plan, which plan is recorded in Montgomery County, Pennsylvania, in the Recorder of Deeds Office at Norristown in Deed Book 380, Page 500, and particularly known and designated on said plan as Lot Numbers Five Hundred Forty-Seven, Five Hundred Forty-Eight, Five Hundred Forty-Nine and Five Hundred Fifty on Rubicam Avenue in said plan.

BEING the same premises which James Robinson and Helen Robinson by Indenture dated 08/11/1997, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book and Page 3201/453, granted and conveyed unto Helen M. Robinson, in fee.

BEING the same premises which James Robinson and Helen Robinson, by Deed dated 08/11/97 and recorded 09/29/97 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5201, Page 453, granted and conveyed unto Helen M. Robinson.

Parcel Number: 30-00-60324-00-9 (Block 119, Unit 4).

Location of property: 2556 Rubicam Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Helen M. Robinson** at the suit of James B. Nutter & Company. Debt: \$105,015.81.

**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.

13-24883

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate on the West side of Rising Sun Road, extending from Telford Road to the Rising Sun Hotel in **Franconia Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot No. 3 on a plan dated 8/18/1974, prepared by Stanley F. Moyer, Surveyor and bounded and described, as follows, to wit:

BEGINNING at a point of Lots Nos. 2 and 3 in the middle of the Rising Sun Road (33 feet wide) said corner being 200 feet Southeast of a spike, a corner of land of the Grantor and John Krastin; thence along the middle of the Rising Sun Road South 47 degrees, 52 minutes East, 100 feet to a corner of Lot No. 3 and No. 4; thence along Lot No. 4 South 42 degrees, 09 minutes West, 363.33 feet to an iron pin, a corner of Lot No. 3 and 4 in line of land now or late of John Krastin; thence along the same North 37 degrees, 47 minutes West, 101.56 feet to an iron pin a corner of Lots No. 3 and No. 2; thence along Lot No. 2 North 42 degrees, 09 minutes East, 345.58 feet to the place of beginning.

BEING the same premises which Eadie Guthrie, Executrix of the Estate of William D. Scott by Indenture dated 11/30/2009 and recorded 12/4/2009 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5752, Page 1964, granted and conveyed unto Michael J. Fleming, Jr.

Parcel Number: 34-00-04354-00-4.

Location of property: 808 Rising Sun Road, Telford, PA 18969.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael J. Fleming, Jr.** at the suit of PNC Mortgage, a Division of PNC Bank, National Association. Debt: \$206,969.29.

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

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

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

13-26254

ALL THAT CERTAIN brick message and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the North side of Third Street between York and Hanover Streets, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of said Third Street at the distance of 130 feet, 6 inches Eastwardly from the East line of York Street, a corner of this and dwelling house now or late of Nutt and Knod; thence Northwardly by the same, passing in part of said course and distance through the middle of the brick division or partition wall of dwelling house of this and house of the said Nutt and Knod, 68 feet, 2 inches, more or less, to land now or late of Henry Nuchert; thence by the same Eastwardly 19 feet, 60 inches to McClellan Street; thence by the same Southwardly 67 feet, 8 inches to the North side of Third Street aforesaid; thence by said Third Street Westwardly 19 feet, 6 inches to the place of beginning.

Parcel Number: 16-00-29376-00-2.

Location of property: 115 East Third Street, Pottstown, PA 19464-5209.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **John Brendel, a married man** at the suit of U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-WF1. Debt: \$54,936.73.

**Ashleigh L. Marin**, Attorney.

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

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

13-26968

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled "Spring Ridge", prepared for SRE Residential, L.P., drawn by Stout, Tacconelli & Associates, Inc., Civil Engineering and Land Surveying, Kulpville, PA, Project Number 2555, dated 7/7/1997 last revised 4/6/2003 and recorded in Plan Book A-61, Page 246, as follows, to wit:

BEGINNING at a point on the Westerly side of Tory Lane, said point of beginning is being at a point, a corner of Lot No. 53 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 53, South 85 degrees, 42 minutes, 47 seconds West, 143.00 feet to a point in line of lands now or late of Richard and Lucille Powell as shown on said plan; thence extending along the line of said lands, the two (2) following courses and distances, viz: (1) North 04 degrees, 17 minutes, 13 seconds West, 85.99 feet to a point; and (2) South 85 degrees, 42 minutes, 47 seconds West, 97.98 feet to a point in line of Lot No. 12 as shown on said plan; thence extending along the line of said Lot No. 12, North 04 degrees, 17 minutes, 13 seconds West, 62.48 feet to a point, a corner of lands now or late of Irene Steck on said plan; thence extending along the line of said lands of Steck, North 66 degrees, 25 minutes, 36 seconds East, 90.04 feet to a point, a corner of Lot No. 51 as shown on said plan; thence extending along the line of said Lot No. 51, South 66 degrees, 32 minutes, 57 seconds East, 199.10 feet to a point, on the Westerly side of Tory Lane, aforesaid; thence extending along the said Westerly side of Tory Lane, the two (2) following courses and distances, viz: (1) measuring in a Southerly direction along the arc of a circle curving to the left having a radius of 176.00 feet, the arc distance of 85.20 feet to a point of tangent; and (2) South 04 degrees, 17 minutes, 13 seconds East, 3.63 feet to a point, a corner of Lot No. 53, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 52 on said plan.

BEING Block 57, Unit 167.

UNDER AND SUBJECT, however, to a Sanitary Sewer Easement located upon and extending through premises and a Notation that Existing Drainage Swale behind Lots 50, 51 and 52 shall not be removed as part of this development or by future property owners, all of these conditions can be located and set forth on the above mentioned recited Plan Book and page.

BEING part of the same premises which Hanover Hills, Inc., a Pennsylvania Corporation, by Deed dated 4/30/2003 and recorded 7/24/2003 in Norristown, Pennsylvania in Deed Book 5466, Page 195, granted and conveyed unto SRE Residential, L.P., a Pennsylvania Limited Partnership, in fee.

BEING the same premises which SRE Residential, L.P., a Pennsylvania Limited Partnership, by Deed dated June 8, 2004 and recorded July 20, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5517, Page 2198, granted and conveyed unto Brian Donovan and Amy J. Donovan, husband and wife, as Tenants by the Entireties.

Parcel Number: 47-00-08770-06-6.

Location of property: 2510 Torey Lane, Gilbertsville, PA 19525.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Brian Donovan and Amy J. Donovan** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as Successor to JP Morgan Chase Bank, N.A., as Trustee for RAMP 2004-RS8. Debt: \$395,067.65.

**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.

13-27754

ALL THAT CERTAIN lot or piece of ground, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a subdivision prepared for Oakland Associates, known as "Norriton Knoll" by Yerkes Associates, Inc. dated 4/21/1980 and last revised 11/14/1984 and recorded in Montgomery County in Plan Book A-46, Page 70, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Rafter Road (50.00 feet wide) said point being a corner of Lot 395 as shown on the above mentioned plan; thence extending from said point of beginning along the Northwesterly side of Rafter Road on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 33.08 feet to a point, a corner of Lot 397 as shown on the above mentioned plan; thence extending along the same, North 37 degrees, 01 minutes, 30 seconds West, 100.39 feet to a point; thence extending North 52 degrees, 53 minutes, 30 seconds East, 20 feet to a point, a corner of Lot 395 as shown on the above mentioned plan; thence extending along the same, South 37 degrees, 01 minutes, 30 seconds East, 100.12 feet to the first mentioned point and place of beginning.

CONTAINING in area 2001 square feet.

BEING Lot No. 396 as shown on the above mentioned plan.

Parcel Number: 63-00-06612-54-3.

Location of property: 1009 Rafter Road, West Norriton, PA 19403.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Karen B. Donikowski** at the suit of West Norriton Township. Debt: \$2,458.27.

**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.

13-34629

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

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

CONTAINING in area 60.37 square feet.

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

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

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

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

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

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

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

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

13-35684

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery, State of Pennsylvania, and described according to a Plan of Portion of Wynnewood Park in Merion, made by Over and Tingley, Civil Engineers, Havertown, Pennsylvania dated November 2, 1950, as follows, to wit:

BEGINNING at a point on the Southerly side of Knox Road (fifty feet wide) at the distance of eighty-three feet and ninety-three one-hundredths of a foot measured South eighty-one degrees, fifty-one minutes, thirty seconds East along the Southerly side of said Knox Road from a point of tangent in same, which said point of tangent is at the arc distance of one hundred fifty-eight feet and ninety-five one-hundredths of a foot measured along the said side of Knox Road on the arc of a circle curving to the right having a radius of three hundred seventy feet from a point of curve in same, which said point of curve is at the arc distance of twenty-two feet and forty one-hundredths of a foot measured on the arc of a circle curving to the right having a radius of fifteen feet from a point of reverse curve on the Easterly side of



Spring Avenue; thence extending from said beginning point South eighty-one degrees, fifty-one minutes, thirty seconds East along the said side of Knox Road fifty-five feet to a point; thence extending South eight degrees, eight minutes, thirty seconds West, one hundred twenty feet to a point; thence extending North eighty-one degrees, fifty-one minutes, thirty seconds West, fifty-five feet to a point; thence extending North eight degrees, eight minutes, thirty seconds East partly through the center line of a certain eight feet wide joint driveway one hundred twenty feet to the Southerly side of said Knox Road, the first mentioned point and place of beginning.

Parcel Number: 40-00-28832-00-9.

Location of property: 1524 Knox Road, Wynnewood, PA 19096.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shay Evan Polsky a/k/a Shay Polski and Lori Millis Polsky a/k/a Lori Millis** at the suit of RBS Citizens, N.A. f/k/a Citizens Bank, N.A. s/b/m to CCO Mortgage Corporation. Debt: \$373,884.60.

**Gregory Javardian**, Attorney. I.D. #55669

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

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

13-36729

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 and survey thereof made September 10, 1954 and revised July 8, 1955 and September 21, 1955, by Charles E. Shoemaker, Registered Professional Engineer, of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Northwesterly side of Edgewood Avenue (50.00 feet wide) at the distance of 450 feet Northeastwardly from the intersection on which the said side of Edgewood Avenue makes with the Northeastly side of Patane Avenue (50 feet wide); thence North 46 degrees, no minutes West, 100 feet to a point; thence North 44 degrees, no minutes East, 37.50 feet to a point; thence passing through the party wall of a semidetached dwelling South 46 degrees, no minutes East, 100 feet to a point on the aforementioned Northwesterly side of Edgewood Avenue; thence along the same South 44 degrees, no minutes West, 37.50 feet to the first mentioned point and place of beginning.

BEING Lot Number 76-A on the aforementioned plan and also having Lot number 53, and part of Lot Number 54, Block "Q" on plan of Roslyn Heights.

Parcel Number: 30-00-16984-00-5.

Location of property: 1536 Edgewood Avenue, Abington, PA 19001-1506.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Anthony Sangster, as Sole Owner** at the suit of Wells Fargo Bank, N.A. Debt: \$101,384.89.

**Ashleigh L. Marin**, Attorney.

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

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

14-02764

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, situate in **Abington Township**, Montgomery County, State of Pennsylvania, bounded and described according to a plan thereof made for Mont-Bux, Inc. by Charles E. Shoemaker, Inc., Registered Engineers, Abington, Pennsylvania, dated 10/30/1972, as follows, to wit:

BEGINNING at a point in the center line of Woodland Road (33 feet wide) which point is measured North 49 degrees, 11 minutes West, 575 feet from the Intersection of the center of Woodland Road with the center line of Easton Road (50 feet wide); thence from said beginning point and crossing the Southwest side of the said Woodland Road, South 40 degrees, 45 minutes West, 142.17 feet to a point a corner of Lot 82 of a certain plan known as Plan of Roslyn Park; thence along Lots 82 and 83 as shown on Plan of Roslyn Park, North 49 degrees, 15 minutes West, 83.80 feet to a point in line of Lot 923 of said plan; thence along said Lot 923, North 20 degrees, 41 minutes, 59 seconds East, 57.26 feet to a point in a certain 30 feet wide easement for drainage; thence extending through said drainage easement the 2 following courses and distances: North 89 degrees, 11 minutes, 59 seconds East, 44.25 feet to a point and North 75 degrees, 4 minutes East and crossing the Southwest side of the said Woodland Road; thence along the center line of said Woodland Road, South 49 degrees, 11 minutes East, 30 feet to the point and place of beginning.

BEING the same premises which 2444 Woodland Road, LLC, Pennsylvania Limited Liability Company, by Deed dated 7/31/2009 and recorded 8/6/2009 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book Volume 5739, Page 1884 granted and conveyed unto Christian A. Blackwell- Murray.

Parcel Number: 30-00-73812-00-3.

Location of property: 2444 Woodland Road, Abington, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Christian A. Blackwell-Murray** at the suit of Newlands Asset Holding Trust Care of U.S. Bank Trust National Association. Debt: \$342,246.81.

**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.

14-02776

ALL THAT CERTAIN brick dwelling house known as No. 128 South Third Avenue and lot or piece of land thereunto belonging, situate upon the Southwesterly side of Third Avenue in **Royersford Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Third Avenue at the distance of 121 feet, 2 inches Northwesterly from the center line to Washington Street, said point being directly opposite and in line with the center line of the middle or party wall dividing House Nos. 128 and 130, South Third Avenue; thence by said premises No. 130 South Third Avenue, South 49 degrees, West 142 feet, 5 inches passing in part of said course and distance on the center line dividing said houses to a stake, thence by lands of William Grater, et al, South 83-1/2 degrees, West 11 feet, 3 inches to a stake and North 41 degrees, West 7 feet to a stake; thence by premises No. 126 South Third Avenue, North 49 degrees, East 151 feet, 9 inches to a point in the center line of said Third Avenue, passing in part of said course and distance on the center line of an alleyway, between House Nos. 128 and 126; thence on the center line of Third Avenue, South 41 degrees, East 13-1/2 feet to the place of beginning. It is expressly understood and agreed that the alley way above mentioned is for the common use of the occupiers of the 2 adjoining dwelling houses and is to be kept by the owners of the said houses in good repair and in a clean and sanitary condition, each bearing 1/2 of the expense thereof.

Parcel Number: 19-00-04108-00-4.

Location of property: 128 South 3rd Avenue (a/k/a 128 S. 3rd Avenue), Royersford, PA 19468.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **William J. Gauger** at the suit of Wells Fargo Bank, N.A. Debt: \$107,624.12.

**Tia Dinh**, 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.

14-09638

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

**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.

14-18093

ALL THAT CERTAIN tract or piece of ground, with the message and improvements thereon erected, situate in **Upper Salford Township**, in the County of Montgomery and State of Pennsylvania, bounded and described according to a survey made thereof by Robert R. Huber, Professional Engineer, of Salford, PA dated February 27, 1958 and later revised May 7, 1958, being originally designated as Tract No. 4 thereon and revised as Tract No.10, as follows, to wit:

BEGINNING at a point in the bed of a road leading from Woxall to Salford designated as Old Church Road, as laid out thirty-three feet wide, said point being a corner of this and Tract No. 2 on said plan; thence extending along the same and Tract No. 4 and a portion of Tract No. 11, South eighty-seven degrees, thirty minutes West, one hundred thirty-one feet and four-tenths of a foot (part of said distance crossing a thirty-three feet wide road) to a point a corner of this and land about to be conveyed to Ephriam Oelachlager; thence extending along the same North four degrees, thirty-one minutes, thirty seconds West, eighty-four feet one-hundredths of a foot to a point on the Southerly side of a certain thirteen feet wide private driveway (which leads Westwardly into the public road leading to Hendricks); and thence extending across the bed of said private driveway and continuing along the Westerly side of same (and along the rear line of land now or late of Christian Jauss); North no degrees, thirty minutes West, twenty-six feet and seven-tenths of a foot to a point a corner of this and land now or late of Anne E. Ryan; thence extending along the same South eight-seven degrees, twenty-seven minutes East, and again crossing the bed of said private drive, one hundred fifty-nine feet and fifty-eight one-hundredths of a foot to a point a corner situate in the center line of old church road aforesaid; thence extending along the said center line of said Old Church Road (and containing along the bed of the said Old Church Road where the same widens) South twelve degrees, thirty minutes West, one hundred feet to the first mentioned point and place of beginning.

SUBJECT TO all covenants, restrictions, easements, conditions and rights appearing of record; and subject to any state of facts an accurate survey would show.

TITLE TO SAID PREMISES VESTED IN Thomas H. Gerhart, and Linda A. Gerhart, his wife by Deed from Secretary of Housing and Urban Development, of Washington D.C. dated 3/16/1988 and recorded on 3/28/1988 in the Montgomery County Recorder Of Deeds at Deed Book 4868, Page 1070.

Parcel Number: 62-00-00898-00-3.

Location of property: 1730 Baghurst Drive a/k/a 1730 Baghurst Alley, Salford, PA 18957.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Thomas H. Gerhart and Linda A. Gerhart** at the suit of Citifinancial Servicing, LLC. Debt: \$288,052.77.

**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.

14-21954

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

BEGINNING at a point on the Southeasterly side of Crescent Avenue (40 feet wide) at the distance of 488.09 feet Northeastwardly from the intersection of the said side of Crescent Avenue with the Northeastly side of Ridge Pike (50 feet wide) as laid out and monumented by the County of Montgomery being also at the distance of 499.5 feet Northeastwardly from the intersection of the said Crescent Avenue with the former Northeastly side of Ridge Pike, as shown on a plan and survey made by Hiltner and Hitchcock, in April 1926; thence from the beginning point along the said side of Crescent Avenue North 62 degrees, 56 minutes East, 67 feet to a point in the line of land of Edgar Mitchell; thence leaving the said Avenue South 27 degrees, 4 minutes East, 200 feet to a point; thence South 62 degrees, 56 minutes West, 67 feet to a point; thence North 27 degrees, 4 minutes West, 200 feet to the first mentioned point and place of beginning.

ALSO ALL THAT CERTAIN lot or strip of ground, situate in **Whitemarsh Township**, County and State aforesaid, bounded and described according to a survey made by Will J. Hiltner, Registered Surveyor, on September 20, 1945, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Crescent Avenue (40 feet wide) at the distance of 497.50 feet measured Northeastwardly along the Southeasterly side of Crescent Avenue from its intersection with the Northeastly side of Old Ridge Pike line.

CONTAINING in front or breadth on the Southeasterly side of the said Crescent Avenue North 63 degrees, 50 minutes East, 2 feet and extending of that width in length or depth between parallel lines at right angles to the Southeasterly side of Crescent Avenue South 26 degrees, 10 minutes East, 200 feet (the Northeastly line of the above description was conveyed with a course running North 27 degrees, 4 minutes West).

BEING the same premises which Brian McMahon and Patricia McMahon by Deed dated December 17, 2004 and recorded June 30, 2006 in the Recorder of Deeds Office in and for Montgomery County, in Deed Book 05580, Page 1331 granted and conveyed unto Nils Steinhardt and Margot Hyland, in fee.

Parcel Number: 65-00-02647-00-6 (to both tracts).

Location of property: 3014 Crescent Avenue, Lafayette Hill, PA 19444.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nils Steinhardt and Margot Hyland** at the suit of Deutsche Bank National Trust Company, et al. Debt: \$352,091.86.

**Stephen Hladik**, Attorney.

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

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

14-22859

ALL THOSE CERTAIN lots or pieces of ground, with the messuage or tenement thereon erected, situate in **Abington Township**, County of Montgomery, and State of Pennsylvania, described according to a plan and survey thereof made by William T. Muldrew, Civil Engineer, dated August 11th, 1920, which plan is recorded at Norristown, in Deed Book 743, Page 600, and known as Plan of Roy-Chester Park, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Roy Avenue (40 feet wide), at the distance of 200 feet Northwestwardly from the intersection of the Southwesterly side of Roy Avenue with the Northwestery side of Webster Avenue (40 feet wide).

CONTAINING in front or breadth on the said side of Roy Avenue, 50 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the said Roy Avenue, 125 feet.

TITLE TO SAID PREMISES IS VESTED IN Charles H. Marconi and Rosanne R. Marconi, h/w, by Deed from Ronald M. Costa and Barbara S. Apichella, n/k/a Barbara S. Costa, h/w, dated 12/29/1997, recorded 01/15/1998 in Book 5213, Page 1492.

Parcel Number: 30-00-60172-00-8.

Location of property: 2054 Roy Avenue, Abington, PA 19001-1818.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rosanne R. Marconi** at the suit of HSBC Bank USA, National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates Series 2004-RP1. Debt: \$77,334.32.

**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.

14-25223

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery, State of Pennsylvania and described according to a Plan of Section No. 3, Whitemarsh Village, made for McCloskey Homes, Inc. by Barton & Martin, Engineers, Philadelphia, Pennsylvania, on March 17, 1947 and recorded at Norristown, in Deed Book 2063, Page 601, as follows, to wit:

BEGINNING at a point on the Southwest side of Cheltenham Avenue (50 feet wide), at the distance of 20 feet measured along the same, North 52 degrees, Northwest side of Stotesbury Avenue, (50 feet wide) (both lines produced); thence extending from said beginning point along the said side of Cheltenham Avenue, North 52 degrees, 18 minutes, 30 seconds West, 113.40 feet to a point; thence extending South 37 degrees, 41 minutes, 03 seconds West, crossing a stream and a 20 feet wide drainage ditch, 200 feet to a point; thence extending South 52 degrees, 18 minutes, 30 seconds East, 133.40 feet to a point on the Northwest side of Stotesbury Avenue; thence extending along the said side of Stotesbury Avenue, North 37 degrees, 41 minutes, 30 seconds, East, re-crossing the said stream and drainage ditch, 180 feet to a point of curve; thence extending on the arc of a circle curving to the left, having a radius of 20 feet, the arc distance of 31.42 feet to the point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Samuel A. Alston and Jacqueline D. Alston by Deed from Joseph V. Granozio and Lucille A. Granozio, dated 1/15/99 and recorded on 02/12/99 in the Montgomery County Recorder of Deeds in Book 5259, Page 1306.

Parcel Number: 52-00-16810-00-4.

Location of property: 1411 Stotesbury Avenue, Springfield Township, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Samuel A. Alston, Original Mortgager and Real Owner and Jacqueline D. Alston, Real Owner** at the suit of Citimortgage, Inc. Debt: \$373,607.44.

**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.

14-26469

ALL THAT CERTAIN messuage or tenement and tract or piece of land, situate in **Lower Gwynedd Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at the intersection of the center line of Township Line Road (forty feet wide) with the center line of Gwynedd Avenue (forty-five feet wide); thence along said center line of Gwynedd Avenue North fifty-three degrees, fifty-seven minutes East, one hundred fifty-one and eighty-five hundredths feet to a point; thence leaving said Gwynedd Avenue South twenty-seven degrees, forty-two minutes East, three hundred sixty-three and ninety-two hundredths feet to a point; thence South sixty-two degrees, eighteen minutes West, six and sixty-two hundredths feet to a point; thence North fifty degrees, thirteen minutes West, three hundred seventy and four-hundredths feet to the point and place of beginning.

FEE SIMPLE TITLE VESTED IN Lewis M. Tolliver and Sheila A. Tolliver, his wife by Deed from, Joan W. Walker, Administratrix of the Estate of Annie Gordon, also known as Annie W. Gordon, deceased dated 12/19/1975, recorded 12/23/1975, in the Montgomery County Recorder of Deeds in Deed Book 4077, Page 327.

Parcel Number: 39-00-01513-00-5.

Location of property: 100 Gwynedd Avenue, Blue Bell, PA 19422.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Lewis M. Tolliver and Sheila A. Tolliver his wife by Deed from, Joan W. Walker, Administratrix of the Estate of Annie Gordon, also known as Annie W. Gordon, deceased dated 12/19/1975, recorded 12/23/1975, in the Montgomery County Recorder of Deeds in Deed Book 4077, Page 327** at the suit of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania. Debt: \$102,600.71.

**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.

14-27363

ALL THAT CERTAIN lot or piece of ground, known and designated at Lot 4, Section 'B' on Plan of Lots of J. Willis Galbreath and Rene J. Galbreath, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made February 6, 1947 by Herbert H. Metz, Registered Surveyor, as follows, to wit:

BEGINNING at a point of intersection of the center line of Burnside Avenue (33 feet wide) and the center line of Hollouny Road (50 feet wide) both lines produced; thence extending along the said center line of Hollouny Road South 45 degrees, 22 minutes East, 227.62 feet to a point a corner of Lot 18, Section 'B', on said plan; thence extending along said Lot South 44 degrees, 38 minutes West, 125 feet to a point a corner of Lot 3 Section 'B', on said plan; thence extending North 45 degrees, 22 minutes West, 226.89 feet to a point in the center line of Burnside Avenue; thence extending along the center line of Burnside Avenue North 44 degrees, 18 minutes East, 125 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Breta L. Cavallo and Dominick A. Cavallo, h/w, by Deed from Breta Greenbaum, n/k/a Breta L. Cavallo and Dominick A. Cavallo, dated 01/26/2012, recorded 02/09/2012 in Book 5827, Page 506.**

Parcel Number: 63-00-00655-00-2.

Location of property: 220 Burnside Avenue, Norristown, PA 19403-2639.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Breta L. Cavallo a/k/a Breta Lynn Cavallo a/k/a Breta Greenbaum and Dominick A. Cavallo a/k/a Dominick Cavallo** at the suit of Wells Fargo Bank, N.A. Debt: \$177,328.74.

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

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

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

14-27824

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

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

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

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

Parcel Number: 40-00-51124-00-1, Map #40013E043.

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

The improvements thereon are: Single family, residential.

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

**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.

14-27834

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected, situate in **New Hanover Township**, Montgomery County, Pennsylvania bounded and described according to a Plan of Subdivision of Willow Woods made by Aston Engineers, Inc. dated April 8, 1991 and last revised February 11, 1997 and recorded in Montgomery County in Plan Book A-57, Page 15 and 16, as follows, to wit:



BEGINNING at a point on the Southwesterly side of Willow Brook Lane (52 feet wide) which point of beginning is common to this Lot and Lot No. 40 as shown on said plan; thence extending from said point of beginning along Lot No. 40, South 39 degrees, 29 minutes, 06 seconds West, 83.66 feet to a point, a corner of Lot No. 41 as shown on said plan; thence extending along the same North 50 degrees, 30 minutes, 54 seconds West, 109.67 feet to a point on the Southeasterly side of Willow Brook Lane; thence extending along the same the three following courses and distances, viz: (1) North 39 degrees, 29 minutes, 06 seconds, 9.66 feet to a point; 2) Northeastwardly on the arc of a circle curving to the right having a radius of 74.00 feet the arc distance of 116.24 feet to a point of tangent thereon; and (3) South 50 degrees, 30 minutes, 54 seconds East, 35.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 42 as shown on said plan.

BEING the same premises which Nick and Les Inc., a Pennsylvania Corporation by Deed dated 7/28/1999 and recorded 8/13/1999 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5283 at Page 1761 granted and conveyed unto Alice Reice and William J. Reice, III.

Parcel Number: 47-00-07832-33-8.

Location of property: 2560 Willow Brook Lane, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Alice Reice and William J. Reice, III** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-1. Debt: \$238,927.64.

**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.

14-28207

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norristown Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a revised lot plan of Westover Woods, made by William Magarity, Jr., Professional Engineer, dated July 9th, 1958 and last revised October 24th, 1958, as follows, to wit:

BEGINNING at a point on the Northeast side of Keswick Way (50 feet wide) at the distance of 200 feet measured North 44 degrees, 57 minutes West along said side of Keswick from a point of tangent of a curve at the radius round corner of Keswick Way and Carey Lane (50 feet wide); thence extending along the Northwest side of Keswick Way North 44 degrees, 57 minutes West, 100 feet to a point, a corner of Lot #155; thence extending along Lot #155, North 45 degrees, 3 minutes East, 182.82 feet to a point; thence extending South 45 degrees, 38 minutes, 15 seconds East, 100 feet to a point, a corner of Lot #153; thence extending along Lot #153, South 45 degrees, 3 minutes West, 184.02 feet to the first mentioned point and place of beginning.

BEING Lot #154 on said plan.

BEING the same premises which Mary Louise Wright by Deed dated 4/25/2003 and recorded 6/2/2003 in Montgomery County in Deed Book 5467, Page 2145 conveyed unto Mike F. Kelli, Sr. and Debbie Kelli, in fee.

Parcel Number: 63-00-04300-00-2.

Location of property: 1975 Keswick Way, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Mike F. Kell, Sr. and Debbie A. Kell a/k/a Debbie Kell** at the suit of M&T Bank. Debt: \$211,520.59.

**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.

14-28653

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Donald H. Schurr, R. S., on June 9, 1954, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Stanbridge Street, at the distance of 501.00 feet measured Northeastwardly from the Northeastly side of Marshall Street; thence extending from said point of beginning and along the Southeasterly side of Stanbridge Street, North 40 degrees, East 22.33 feet to a point, a corner; thence extending South 50 degrees, East 191.00 feet to a point on the Northwesterly side of Bodey Alley (20.00 feet wide); thence extending along the said side of Bodey Alley, South 40 degrees, West 22.33 feet to a point, a corner; thence extending North 50 degrees, West the line for a portion of the distance extending through the center line of a partition wall dividing the house erected hereon and the house on the adjoining premises, 191.00 feet to the first mentioned point and place of beginning.

Parcel Number: 13-00-34724-00-3.

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

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jessica L. Rigler and Vincent W. Landolf** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$199,398.47.

**Tia Dinh**, 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.

14-29707

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

TITLE TO SAID PREMISES VESTED IN Mark P. Eble and Michelle A. Eble, his wife by Deed from Joseph C. O'Brien and Evelyn L. O'Brien, his wife dated 03/31/1995 and recorded on 04/13/1995 in the Montgomery County Recorder of Deeds in/at Deed Book 5110, Page 60219.

Parcel Number: 36-00-11272-00-5.

Location of property: 155 Upland Avenue, Horsham, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark P. Eble and Michele A. Eble** at the suit of U.S. Bank, N.A. Successor Trustee to LaSalle Bank, National Association, on Behalf of the Holders of Bear Stearns Asset-Backed Securities I Trust 2006-HE10, Asset-Backed Certificates, Series 2006-HE10. Debt: \$379,631.30.

**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.

14-29724

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, being Lot No. 35 on a plan of property of The Candlebrook Company Section G and H made by Yerkes Engineering Company of Bryn Mawr, Pennsylvania, on March 30, 1956, and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southwest side of Springhouse Road (50 feet wide) at the distance of 393.74 feet measured North 24°, 34' West along said side of Springhouse Road from a point of tangent thereon which is at the arc distance of 137.76 feet measured along the arc of a circle curving to the left on a radius of 561.10 feet from the Northerly terminus to the radius intersection which said side of Springhouse Road makes with the Northerly side of Crossfield Road (60 feet wide).

CONTINUING in front or breadth Northwest along said side of Springhouse Road 60 feet and extending of that width in length or depth Southwest between parallel lines at right angles to Springhouse Road 125 feet to the centerline of a certain 10 feet wide utility easement.

Parcel Number: 58-00-17665-00-7.

Location of property: 393 Springhouse Road, King of Prussia, PA 19406.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mario Sanabria-Gonzalez and Geovanna Sanabria** at the suit of Citizens Bank of Pennsylvania. Debt: \$281,586.67.

**Gregory Javardian**, Attorney. I.D. #55669

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

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

14-29921

TRACT "A"

ALL THAT CERTAIN lot or piece of ground, situate at Rosemont, in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof marked "Austin Tract", made by Milton R. Yerkes, Civil Engineer, on December 14, 1936 and revised as to various lots on various dates, as follows, to wit:

BEGINNING at a point in the center line of Beech Road (fifty feet wide) at the distance of fifty-six one-hundredths feet measured North twenty-nine degrees, thirty-seven minutes West, from a point of curve, which point is at the distance of seventy-nine and twenty-two one-hundredths feet measured on the arc of a circle curving to the right, having a radius of two hundred fifty-nine and sixty-four one-hundredths feet from a point of tangent, which point is at the distance of two hundred thirty-one and four one-hundredths feet measured North forty-seven degrees, eight minutes West, from a point an angle, which point is at the distance of fifty-seven and fifty-six one-hundredths feet measured North fifty-three degrees, thirty-nine minutes West, from a point an angle, which point is at the distance of sixty-seven and ninety one-hundredths feet measured North fifty-five degrees, forty-four minutes West, from a point of curve, which point is at the distance of one hundred twenty-four and seventy-eight one-hundredths feet measured on the arc of a circle curving to the left, having a radius of four hundred sixteen and five one-hundredths feet from a point of tangent, which point is at the distance of thirty-four and seventy-two one-hundredths feet measured North thirty-eight degrees, thirty-three minutes West, from a point of curve, which point is at the distance of two hundred seventeen and twenty-seven one-hundredths feet measured on the arc of a circle curving to the left having a radius of nine hundred twenty-nine feet from a point of tangent, which point is at the distance of one hundred forty-eight and five one-hundredths feet measured North twenty-five degrees, nine minutes West, from a point of curve, which point is at the distance of three hundred fifty-seven and four one-hundredths feet measured on the arc of a circle curving to the right, having a radius of one thousand one hundred thirty-eight and sixty one-hundredths feet from a point of tangent, which is at the distance of fifty feet measured North forty-three degrees, seven minutes West from a spike marking the intersection of the said center line of Beech Road and the center line of Airdale Road (fifty feet wide); thence extending from said point of beginning, South fifty-eight degrees, forty-five minutes West, two hundred thirty-eight and eighty-three one-hundredths feet to a point; thence extending North thirty-one degrees, fifteen minutes West, one hundred fifty-five and twenty-one

one-hundredths feet to a point; thence extending North fifty-seven degrees, ten minutes East, thirty-four and sixty-five one-hundredths feet to a point, an acute angle; thence extending North thirty degrees, nineteen minutes West, two and sixty one-hundredths feet to a point, an acute angle; thence extending North fifty-six degrees, twenty-six minutes East, two hundred thirteen and sixty-five one-hundredths feet to a point in the said center line of Beech Road; thence extending along the same on the arc of a circle curving to the left, having a radius of one thousand ninety-seven and seventy one-hundredths feet, the arc distance of ninety-nine and ninety-four one-hundredths feet to a point of tangent; thence continuing along said center line, South twenty nine degrees, thirty seven minutes East, sixty-seven and eighty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 20 on said plan.

TRACT "B"

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

BEGINNING at a point marking a corner of this, and in line of land of James F. Smith, which point is at the distance of one hundred eighty-seven and seventy-two one-hundredths feet measured North sixty-five degrees, East along said line of land of James F. Smith, from a stone in line of land of David Van Pelt, which stone is at the distance of two hundred ninety-seven and seventy-seven one-hundredths feet measured South forty-two degrees, thirty-seven minutes, thirty-five seconds East, along the line dividing land of David Van Pelt and James F. Smith from a point in the middle line of Thombrook Road (forty feet wide); thence extending from said beginning point, North sixty-five degrees, East along land of the said James F. Smith, of which this is a part, ninety-three and forty-eight one-hundredths feet to a point; thence extending South twenty-five degrees, fourteen minutes East, along land of Mary G. Freney, one hundred fifty feet to a point; thence extending South sixty-five degrees, West along said land of David Van Pelt, ninety-four and eleven one-hundredths feet to a point; thence extending North twenty-five degrees, fourteen minutes West, along other land of the said James F. Smith, of which this is a part, one hundred fifty feet to the first mentioned point and place of beginning.

BEING the same premises which Mary G. Freney, widow, John G. Freney and Joanne F. Fox, her attorneys-in-fact, by Deed dated 9/15/1980 and recorded 9/23/1980, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 4562, Page 593 and Instrument 1191, granted and conveyed unto Plato A. Marinakos and Vaselia Marinakos, husband and wife.

Parcel Number: 40-00-04776-00-8.

Location of property: 1116 Beech Road, Bryn Mawr, PA 19010.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Plato A. Marinakos and Vaselia Marinakos** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2007-9, Mortgage Pass-Through Certificates, Series 2007-9. Debt: \$1,648,823.69.

**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.

14-30687

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Plan of Salford Pond made for C & M Developers, Inc., prepared by Urwiler & Walter, Inc., dated 5/22/90 and last revised 6/8/92 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Plan Book A-53, Page 325, as follows, to wit:

BEGINNING at an interior point; a corner of this Lot #51 as shown on said plan; thence extending from said point and place of beginning and extending along the same South 69 degrees, 17 minutes, 29 seconds East, 43.00 feet to a point a corner of Lot #53 as shown on said plan; thence extending along the same South 20 degrees, 42 minutes, 31 seconds West, 43.00 feet to a point a corner; thence extending North 69 degrees, 17 minutes, 29 seconds West, 43.00 feet to a point a corner; thence extending North 20 degrees, 42 minutes, 31 seconds East, 43.00 feet to the point and place of beginning.

BEING Lot #54 as shown on said plan.

BEING the same premises which Salford Pond Limited Partnership, a Pennsylvania Limited Partnership, by Deed dated October 18, 1993 and recorded in the Office of the Recorder of Deeds of Montgomery County on November 22, 1993, in Deed Book Volume 5061, Page 1863, granted and conveyed unto Peter J. Thompson and Patricia L. Thompson. Peter J. Thompson died on May 10, 2013. At the time of his death, title vested solely in Patricia L. Thompson, by operation of law.

Parcel Number: 50-00-03447-18-4.

Location of property: 370 Pondview Drive, Lot #54, Harleysville, PA 19438.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Patricia L. Thompson** at the suit of U.S. Bank, National Association, as Successor by Merger of U.S. Bank National Association, ND. Debt: \$223,891.26.

**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.

14-30744

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

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

BEING Building Number: 4 East Side Drive.

BEING Unit Number: 3 East Side Drive.

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

SUBJECT to the proportionate part of the expense of maintaining said 86 feet wide right-of-way.

BEING the same premises which Dorothy A. Folz by Indenture dated 11/21/2008 and recorded 11/25/2008 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5715, Page 659 granted and conveyed unto Shafik Ismail, in fee.

TITLE TO SAID PREMISES VESTED IN Shafik Ismail by Deed from Dorothy A. Folz dated 11/21/2008 and recorded on 11/25/2008 in the Montgomery County Recorder of Deeds in/at Deed Book 5715, Page 659.

Parcel Number: 66-00-06407-03-4.

Location of property: 403 Whitpain Hills at 1750 Skippack Pike, Blue Bell, PA 19422.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Shafik Ismail** at the suit of Citimortgage, Inc. Debt: \$176,916.96.

**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.

14-31552

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision made for G.B.S. Realty, Inc. by Urwiler & Walter, Inc. dated October 15, 1973, last revised August 28, 1974, 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 80, as follows, to wit:

BEGINNING at a point on the Southeastly side of Sandra Lane (50.00 feet wide), said point being measured the 8 following courses and distances along the said Southeastly side of Sandra Lane from a point of tangent on same; said point of tangent being at the arc distance of 39.21 feet measured on the arc of a curve, curving to the left, having a radius of 25.00 feet from a point of curve on the Southwesterly side of Germantown Pike (originally 50.00 feet wide, but since widened at this point to a width of 75.00 feet by the addition of 25.00 feet on the Southwesterly side of said center line thereof) as shown on said plan, viz: (1) extending South 27 degrees, 42 minutes, 24 seconds West, the distance of 338.26 feet to a point of curve; (2) thence extend on the arc of a curve, curving to the right, having a radius of 325.00 feet the arc distance of 221.22 feet to a point of tangent; (3) thence extending South 66 degree, 42 minutes, 24 seconds West, the distance of 338.26 feet to a point of curve; (4) thence extending on the arc of a curve, curving to the left, having a radius of 775.00 feet the arc distance of 325.16 feet to a point of tangent; (5) thence extending South 42 degrees, 40 minutes West, the distance of 396.79 feet to a point of curve; (6) thence extending on the arc of a curve curving to the right having a radius of 325.00 feet the arc distance of 82.27 feet to a point of tangent; (7) thence extending South 57 degrees, 10 minutes West the distance of 102.24 feet to a point a corner; and (8) thence extending on the arc of a curve curving to the left having a radius of 125.00 feet the arc distance of 30.77 feet to the point of beginning; thence extending from said point of beginning South 32 degrees, 50 minutes East, along Lot No. 31 as shown on said plan and also extending through the party wall of these premises with the premises adjacent to the Northeast as shown on said plan the distance of 150.34 feet to a point a corner in line of lands now or late of Alma S. Bailey, as shown on said plan; thence extending South 46 degrees, 09 minutes, 52 seconds West along said lands the distance of 20.37 feet to a point, a corner; thence extending North 32 degrees, 50 minutes West, the distance of 147.36 feet to a point on the said Southeastly side of Sandra Lane; thence extending along said side of Sandra Lane on the arc of a curve curving to the right having a radius of 125.00 feet the arc distance of 21.17 feet to the first mentioned point and place of beginning. The rear 10.00 feet hereof being the bed of a 10.00 feet wide easement for Planting Buffer, as shown on plan.

BEING Lot No. 32, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Barbara Bennett by Deed from Robert D. Burket and June H. Burket dated June 27, 1986 and recorded July 1, 1986 in Deed Book 4804, Page 82.

Parcel Number: 33-00-07575-58-2.

Location of property: 741 Sandra Lane, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Barbara Bennett** at the suit of OneWest Bank, N.A. Debt: \$174,959.87.

**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.

14-31874

PARCEL NO. 1

ALL THAT CERTAIN lot or piece of ground, with the message and tenement thereon erected, situate in **East Greenville Borough**, in the County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin located in the center line of State Street at a distance of 150 feet North of another iron pin marking the Northerly line of land belonging to Daniel F. Heydt, now Nathaniel G. Heydt's land; thence along the line of land of William H. Benfield, South 64 degrees, West 216 feet, 5 inches to an iron pin located in the center line of a proposed 20 foot wide alley; thence along the same, North 26 degrees, West 25 feet to a point in a lot about to be conveyed to Robert Liehr; thence along the same, North 64 degrees, East 216 feet, 5 inches to a point in the center line of State Street; thence along the center Line of State Street, South 26 degrees, East 25 feet to the place of beginning.

PARCEL NO. 2

ALL THAT CERTAIN lot or piece of land, situate in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan of property of Raymond W. Heimbach Estate by Smith & Brunner, dated October 11, 1955, as follows, to wit:

BEGINNING at a point in the center line of State Street, 291.5 feet Northwestwardly from the point where the said line intersects the center line of Fourth Street, in the Borough of East Greenville; thence along the line of other land of this grantee, South 65 degrees 55 minutes West, 216.5 feet to a point, a corner of this and land of Paul L. Gehman et ux.; thence along the same, South 24 degrees, 05 minutes East, 50 feet to a point, a corner in the same; thence along the same, North 65 degrees, 55 minutes East, 216.5 feet to another point in the said center line of said State Street, which said point is 241.5 feet Northwestwardly from the point where the said center line of State Street intersects the center line of said Fourth Street; thence along the said center line of said State Street, North 24 degrees, 05 minutes West, 50 feet to the place of beginning.

CONTAINING approximately 14,200 square feet of land, be the same more or less.

Block Unit 001A 150.

Parcel Number: 06-00-03364-00-5.

Location of property: 420 State Street, East Greenville, PA 18041-1702.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Lisa J. Yelito and John Yelito** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, National Association. Debt: \$138,839.93.

**Roger Fay**, Attorney.

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

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

14-32243

ALL THAT CERTAIN tract or parcel of land, with the buildings and improvements thereon erected, situate in the 3rd Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point South 34 degrees, 20 minutes West, 41.33 feet from the corner marking the Southeasterly property line intersection of North York Street and the Southerly side of 8th or Oak Street; thence from said point of beginning and continuing along the side of York Street, South 34 degrees, 20 minutes East, 33.67 feet to a point; thence South 57 degrees, 20.70 minutes East, 140.04 feet to a point on the Westerly side of given 20 feet wide private alley; thence along the same North 34 degrees, 20 minutes East, 35.3 feet to a point; thence along property of Paul L. Drake, North 55 degrees, 40 minutes West, 140 feet more or less, to the point and place of beginning.

BEING the same premises which Michael S. Edwards and Suzelte E. Edwards by Deed dated 3/26/1993 and recorded 4/1/1993 in Montgomery County in Deed Book 5037, Page 972 conveyed unto Michael S. Edwards, in fee.

TITLE TO SAID PREMISES IS VESTED IN William S. Beppel and Lisa M. Beppel, by Deed from Michael S. Edwards, dated 06/28/2004, recorded 07/15/2004 in Book 5517, Page 442.

Parcel Number: 16-00-33780-00-8, Map #16028024.

Location of property: 446 York Street a/k/a 446 North York Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William S. Beppel and Lisa M. Beppel** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$81,173.34 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.



14-32289

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, in the County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a subdivision plan called "Gwynedd Farms", Section No. 2, made for Joseph R. Corporation by Herbert M. Metz, Inc., Civil Engineers and Surveyors, dated April 1, 1971, last revised July 6, 1972, recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, in Plan Book B-22, Page 23, and being more particularly described, as follows:

BEGINNING at a point on the Southeasterly side of Patriot Drive (50 feet wide), said point being measured the three following courses and distances from a point of curve on the Northeasterly side of Flintlock Drive (50 feet wide), viz: (1) leaving aforesaid Northeasterly side of Flintlock Drive on the arc of a curve curving to the right having a radius of 20 feet, the arc distance of 31 and 42/100ths feet, to a point of tangent on the aforesaid Southeasterly side of Patriot Drive; (2) thence extending North 40 degrees, 00 minutes East along said side of Patriot Drive the distance of 100 feet to a point of curve on the same; and (3) thence extending along aforesaid Southeasterly side of Patriot Drive on the arc of a curve curving to the left having a radius of 200 feet, the arc distance of 95 and 59/100ths feet, to the point of beginning; thence continuing from said point of beginning Northwardly and Northwestwardly on the arc of a curve curving to the left having a radius of 200 feet, the arc distance of 76 and 97/100ths feet, to a point, a corner of Lot No. 89 as shown on said plan; thence extending North 80 degrees, 34 minutes East along Lot No. 89 the distance of 270 and 15/100ths feet to a point, a corner of line of Lot 101 as shown on said plan; thence extending South 17 degrees 51 minutes East partly along Lot No. 1 and along Lot No. 103 as shown on said plan the distance of 69 feet, 17 degrees, 51 minutes East partly along Lot No. 1 and along Lot No. 103 as shown on said plan, the distance of 69 and 87/100ths feet to a point a corner of Lot No. 104 as shown on said plan; thence extending South 30 degrees, 22 minutes West partly along Lot No. 104 and along Lot No. 105 as shown on said plan the distance of 130 and 22/100ths feet to a point, a corner of Lot No. 87 as shown on said plan; thence extending North 77 degrees, 23 minutes West along Lot No. 87 the distance of 212 and 58/100ths feet to a point on the aforesaid Southeasterly side of Patriot Drive, being the first mentioned point and place of beginning.

BEING the same premises which Molettieri Cafe, Inc., a Pennsylvania Business Corporation, by Deed dated 04/22/1992 and recorded 05/11/1992 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5006, Page 660, granted and conveyed unto John A. Panico and Doreen L. Panico, his wife.

Parcel Number: 56-00-06689-04-1.

Location of property: 913 Patriot Drive, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Doreen L. Panico and John A. Panico** at the suit of JP Morgan Chase Bank, National Association. Debt: \$327,355.53.

**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.

14-32403

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a certain plan thereof known as part of Moreland Village Section 2, made by George B. Mebus, Registered Professional Engineer, bearing date the 6th day of August, A.D. 1950 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 2103, Page 601, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Newton Road 40 feet wide, at the distance of 379.16 feet measured on a bearing of North 46 degrees, 40 minutes, 40 seconds West along the said side of Newton Road from a point of tangent in the same, said point of tangent being at the distance of 31.67 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 Preston Lane (50 feet wide) containing in front or breadth on the said side of Newton Road 60 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Newton Road 115 feet.

Parcel Number: 59-00-13483-00-3.

Location of property: 433 Newton Road, Hatboro, PA 19040.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Darlene Kurlish** at the suit of Wells Fargo Bank, N.A. Debt: \$238,107.68.

**Ashleigh L. Marin**, Attorney.

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

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

14-33409

ALL THAT CERTAIN tract of land, situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey and plan made by Francis W. Wack, R.D., Schwenksville, PA, dated October 17th, 1942, as follows, to wit:

BEGINNING at a point in the center line of the State Highway, Route 29 and the center line of a Highway leading to Hendricks; thence extending along the said highway leading to Hendricks and crossing same South 42 degrees, East 1243.55 feet to a point in line of land now or late of Howard Baer; and thence extending along said Baer's land South 48 degrees, West 429 feet to an iron pin in line of land of Sautter and Henning; and thence extending along the same North 41 degrees, 40 minutes West, 1040.05 feet to a point in the center line of the aforesaid State Highway Route #29; and thence extending along the same North 22 degrees, 30 minutes East, 46.88 feet to the first mentioned point and place of beginning.

CONTAINING 11.166 acres of land, be the same more or less.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN frame building and tract or piece of land, situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point, an iron pin in the Hendricks Highway leading from State Highway Route 29 to Hendricks, which said point of beginning is 420 feet Southeast from an iron pin in the center of State Highway Route 29 at the intersection with said Hendricks Highway; thence along and in said Hendricks Highway for a short distance and along lands of Lower Frederick Township and W. G. Doering South 42 degrees, East 823.55 feet to a point an iron pin, a corner of this and land of Howard Baer; thence along the same South 48 degrees, West 429 feet to an iron pin, a corner of this and land of the Sautter property; thence along the same North 41 degrees, 40 minutes West, 453.1 feet to an iron pin, a corner of this and other land of the said Herman E. Melcher et ux.; thence along the same the following four courses and distances, North 46 degrees, 7 minutes, 30 seconds East, 227.4 feet to an iron pin; North 39 degrees, 40 minutes West, 200 feet to an iron pin, North 20 degrees, 55 minutes West, 168.9 feet to a stake, North 42 degrees, 30 minutes East, 130 feet to the point or place of beginning.

CONTAINING 5.958 acres of land more or less according to a survey and blue print dated August 11, 1948, made and surveyed by Francis W. Wack, Registered Surveyor, Schwenksville, PA.

TITLE TO SAID PREMISES IS VESTED IN Frank C. Ciociola and Jeanne M. Ciociola, h/w, by Deed from Mary H. Melcher, by Robert Melcher, her Agent specially constituted by power of attorney Dated October 9, 1991 and intended to be forthwith recorded in Montgomery County, dated 01/04/2006, recorded 01/19/2006 in Book 5587, Page 1056.

Parcel Number: 38-00-00508-00-3.

Location of property: 1419 North Gravel Pike, Perkiomenville, PA 18074-9779.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frank C. Ciociola and Jeanne M. Ciociola** at the suit of JP Morgan Chase Bank, N.A., s/b/m to Chase Home Finance, LLC. Debt: \$432,418.01.

**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.

14-33572

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be thereon erected, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Land Development Plan made for Pulte Homes "Longford Crossing" made by Bohler Engineering, Inc., dated 2/6/2004 and last revised 4/29/2005 in Plan Book 25, Pages 19 to 28, as follows, to wit:

BEGINNING at a point a corner of Lot 93 as shown on plan; thence from said point of beginning and along said lot North 23 degrees, 15 minutes, 00 seconds East, 51.84 feet to a point; thence from said point South 66 degrees, 45 minutes, 00 seconds East, 20.00 feet to a point a corner of Lot 91 as shown on the above plan; thence along said lot South 23 degrees, 15 minutes West, 51.84 feet to a point; thence along said point North 66 degrees, 45 minutes, 00 seconds West, 20.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Jimmy McMillon by Deed from Michael I. Israel and Helene M. Morgera, Husband and Wife dated 03/20/2006 and recorded on 04/17/2006 in the Montgomery County Recorder of Deeds in/at Deed Book 5597, Page 1018.

Parcel Number: 61-00-04847-91-8.

Location of property: 115 Hudson Drive, Phoenixville, PA 19460.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jimmy McMillon** at the suit of U.S. Bank N.A., as Trustee on Behalf of the Holders of the J.P. Morgan Mortgage Acquisition Trust 2006-CH2 Asset-Backed Pass-Through Certificates, Series 2006-CH2. Debt: \$352,838.88.

**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.

15-00363

ALL THAT CERTAIN improved unit, in the property known, named and identified in the Declaration Plan referred to below as "The Village Condominium", situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. #196, by the recording in the Office for the Recording of Deeds of

Montgomery County, at Norristown, Pennsylvania, of a Declaration dated May 8, 1978, recorded July 19, 1978, in Deed Book 4321, Page 512 &c.; the declaration plan thereto dated December 2, 1977, recorded July 19, 1978, in Condominium Plan Book 6, Page 18; and a Code of Regulations for the Village Condominium, dated May 8, 1978, recorded July 19, 1978, in Deed Book 4321, Page 539 &c., with a First Amendment to Code of Regulations dated January 28, 1992, recorded February 28, 1992, in Deed Book 5000, Page 453 &c., with a Second Amendment to Code of Regulations dated March 31, 1992, recorded April 10, 1992, in Deed Book 5003, Page 1716&c., and with a Third Amendment to Code of Regulations dated September 7, 1993, recorded September 22, 1993, in Deed Book 5055, Page 511 &c. and being designated on such Declaration Plan as Unit Number 523, and as more fully described in such Declaration Plan and such Declaration; and together will all the right, title and interest, being and undivided interest of, in and to the common elements as defined in such Declaration and which interest may be changed from time to time by amendment thereto. the grantees for and on behalf of the grantees and the grantees' heirs personal representatives, successors and assigns, by the acceptance of this indenture, covenant and agree to pay such charges for the maintenance of, repairs to, replace of and expenses in connection with the common elements as may be assessed from time to time by the council in accordance with the Unit Property Act of Pennsylvania and further covenant and agree that the unit covered by this indenture shall be subject to a charge for all amounts so assessed and that except insofar as Sections 705 and 706 of the said Unit Property Act may relieve a subsequent unit owner of liability for prior unpaid assessments. This covenant shall run with and bind the land or unit hereby conveyed and all subsequent owners thereof.

UNDER AND SUBJECT TO RESTRICTIONS AS OF RECORD.

TITLE TO SAID PREMISES IS VESTED IN Barbara Bennett, as Sole Owner by Deed from Patrick R. Tucker dated 05/07/2007 recorded 05/23/2007 in Deed Book 5648, Page 753.

Parcel Number: 42-00-04529-27-1.

Location of property: 523 Sanatoga Village Lane in "the Village Condominium" n/k/a 523 Village Lane, Building 5, Sanatoga, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Barbara Bennett** at the suit of PNC Bank, National Association. Debt: \$92,822.44.

**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.

15-00430

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Revised Plan of Lots at "Clearview" made by Sartori and Remington, Civil Engineers dated June 1912, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Deed Book 596, Page 500, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Crestview Avenue (50 feet wide) said point being at the distance of 400.00 feet measured South 46 degrees, 30 minutes West along the Southeasterly side of Crestview Avenue from its point of intersection with the Southwesterly side of Upland Avenue.

CONTAINING in front or breadth Southwesterly side of Crestview Avenue 50.00 feet and extending of that width in length or depth Southeasterly between parallel lines at right angles to Crestview Avenue 150.00 feet.

BEING Lot Number 20 as shown on the above mentioned plan.

UNDER AND SUBJECT to rights-of-way as of record.

Parcel Number: 30-00-11148-00-9.

Location of property: 1621 Crestview Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Austin M. Wackerman and Christina J. Centanni** at the suit of LSF8 Master Participation Trust. Debt: \$285,002.87.

**Richard M. Squire**, 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.

15-00573

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania and described according to a survey of Valley Spring Farm, made by Yerkes Engineering Company, Bryn Mawr Pennsylvania on March 12, 1956 and last revised August 6, 1950, as follows, to wit:

BEGINNING at a point on the Westerly side of Plymouth Rock Road (50 feet wide) measured the three following courses and distances along same, from its intersection with the Southerly side of Township Line Road (46.5 feet wide) (both lines produced); (1) extending from said point of intersection, South 36 degrees, 38 minutes West 36.67 feet to a point of curve; (2) on a line curving to the left having a radius of 275 feet, the arc distance of 110.15 feet to a point of tangent; (3) South 13 degrees, 41 minutes West, 774.59 feet to the point and place of beginning; thence extending from said beginning point along the Westerly side of Plymouth Rock Road South 13 degrees, 41 minutes West, 75 feet to a point; thence extending North 76 degrees, 19 minutes West 150.22 feet to a point; thence extending North 13 degrees, 41 minutes East 75 feet to a point; thence extending South 76 degrees, 19 minutes East, 150.22 feet to the first mentioned point and place of beginning.

BEING Lot No. 54.

TITLE TO SAID PREMISES IS VESTED IN Helen P. Mitchell and William J. Mitchell by Deed from Mary McBride, Widow, dated May 10, 1988 and recorded May 12, 1988 in Deed Book 4872, Page 2323.

Parcel Number: 49-00-09457-00-7.

Location of property: 3113 Plymouth Rock Road, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Helen P. Mitchell and William J. Mitchell** at the suit of OneWest Bank, N.A. Debt: \$293,798.94.

**Joseph I. Foley**, 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.

15-00825

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Elkins Park, **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania and described according to a Plan and Survey thereof of Widener Hills, Elkins Park, Pennsylvania made by Charles F. Mebus, Registered Engineer, on June 20th, 1934 and recorded at Norristown on the Sixteenth day of December, A.D. 1935 in Deed Book No. 1188, Page 600, as follows, to wit:

BEGINNING at a point on the Southwest side of Elkins Avenue at the distance of thirteen and forty-four one-hundredths feet Southeast from a point formed by the intersection of the Southwest side of Elkins Avenue with the East side of Serpentine Lane (both lines produced); thence extending Southeast along the said side of Elkins Avenue twenty-nine and fifty-three one-hundredths feet to a point; thence extending Southwest on a line at right angles to Elkins Avenue one hundred and ten one-hundredths feet to a point; thence South eighty-one degrees, fifty-seven minutes, fifty-three seconds East, fourteen feet to a point; thence South five degrees, forty-two minutes, thirty-seven seconds West, fourteen and fifty-seven one-hundredths feet to a point; thence, North eighty-one degrees, fifty-seven minutes, fifty-three seconds West, twenty-four and eleven one-hundredths feet to a point on the East side of Serpentine Lane; thence extending North fifteen degrees, twenty-four minutes, seven seconds East, two and sixty-three one-hundredths feet to a point or angle on the side of Serpentine Lane; thence North ten degrees, fifty-eight minutes, forty-three seconds West, along the East side of Serpentine Lane one hundred two and fifty-five one-hundredths feet to a point of curve; thence along the arc of a circle having a radius of ten feet (chord bearing to the right) the arc distance of eighteen and sixty-two one-hundredths feet to a point of curve, on the Southwest side of Elkins Avenue, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James S. Young, III, by Deed from Ira S. Weiner and Deborah M. Weiner, h/w, dated 05/25/1990, recorded 06/04/1990 in Book 4947, Page 2216.

Parcel Number: 31-00-09304-00-7.

Location of property: 854 Elkins Avenue, Elkins Park, PA 19027-1204.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James S. Young, III** at the suit of JP Morgan Chase Bank, National Association. Debt: \$100,081.55.

**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.

15-00857

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

BEGINNING at a point on the Southeasterly sideline of Morris Road (82 feet wide) said point being located South 65 degrees, 53 minutes, 50 seconds West, 290.00 feet from the intersection of said sideline with the Southwesterly sideline of Colonial Drive (82 feet wide); thence extending along 284, partly crossing a 30 feet wide sanitary sewer easement, South 24 degrees, 06 minutes, 10 seconds East, 101.50 feet to a point in line of lands of the Common Area of Colonial Village; thence extending along said lands, through the aforementioned sanitary sewer easement, South 65 degrees, 53 minutes, 50 seconds West, 20.00 feet to a point in line of Lot 288; thence extending along said lot, North 24 degrees, 06 minutes, 10 seconds West, 101.50 feet to a point on the aforementioned sideline of Morris Road; thence extending along said sideline, North 65 degrees, 53 minutes, 50 seconds East, 20.00 feet to the point and place of beginning.

CONTAINING 2,030 square feet of land be the same more or less.

TITLE TO SAID PREMISES VESTED IN Christopher Cwikla and Clarisse Cwikla by Deed from Raymond W. Brinckman, III dated 05/27/2004 and recorded on 06/04/2004 in the Montgomery County Recorder of Deeds in/at Deed Book 5510, Page 2172.

Parcel Number: 06-00-02864-00-1.

Location of property: 728 Morris Road, East Greenville, PA 18041.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Christopher Cwikla and Clarisse Cwikla** at the suit of Wells Fargo Bank, N.A. Debt: \$100,401.29.

**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.

15-00921

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania described according to a survey and plan thereof made of Williamsburg in Whitpain made by C. Raymond Weir, Registered Professional Engineer, Ambler Pennsylvania, on October 13, 1959, and last revised November 16, 1959 and recorded in the office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, on December 23, 1959, in Plan Book A-5, Page 48, etc. described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Stenton Avenue (forty-one and five-tenths feet wide, have been widened from its original width of thirty-three feet by the addition of eight and five-tenths feet on its Northeasterly side thereof) which point is measured North four degrees, forty-eight minutes, thirty seconds West, one hundred ten and forty-seven one-hundredths feet from a point, which point is measured on the arc of a circle curving to the right having a radius of four hundred eighty-three feet the arc distance of eighty-five and eighty-two one-hundredths feet from a point, which is measured on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-three and seventy-two one-hundredths feet from a point on the Northwesterly side of Granar Road (fifty feet wide); thence extending along the said Northeasterly side of Stenton Avenue, North four degrees, forty-eight minutes, thirty seconds West, seventy-one and five one-hundredths feet to a point of curve; thence extending still along the arc of a circle curving to the left having a radius of two hundred feet the arc distance of twenty-three and thirty-three one-hundredths feet to a point of tangent; thence extending still along the same North eleven degrees, twenty-nine minutes, thirty seconds West, sixty five and ninety five one hundredths feet to a point; thence extending North seventy-eight degrees, thirty minutes, thirty seconds East crossing the bed of stream two hundred eighteen and twenty-two one-hundredths feet to a point; thence extending South forty-three degrees, fifty-two minutes East, thirteen and seventy-eight one-hundredths feet to a point; thence extending South nineteen degrees, twenty-four minutes West one hundred sixty-four and fifty-one hundredths feet to a point, an angle; thence extending South forty-six degrees, eight minutes West, thirteen and eighty-one hundredths feet to a point, an angle; thence extending South seventy-eight degrees, thirty-three minutes, thirty seconds West recrossing the bed of aforesaid stream one hundred thirty-nine and seventy-two hundredths feet to a point on the Northeasterly side of Stenton Avenue the first mentioned point and place of beginning.

BEING the same premises which Eugene W. Gordon and Mary Frances Gordon by Deed dated 10/31/1995 and recorded 11/3/1995 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5130, Page 1201 granted and conveyed unto Jacquelyn M. Fulmer.

Parcel Number: 66-00-06862-00-2.

Location of property: 571 Stenton Avenue, Blue Bell, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jacquelyn M. Fulmer** at the suit of U.S. Bank National Association, as Trustee for Prof-2013-S3 Remic Trust VI. Debt: \$433,884.17.

**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.

15-01348

LAND REFERRED to in this commitment is described as all that certain property situated in **Upper Dublin Township**, now Abington Township in the County of Montgomery, and State of PA and being described in a Deed dated 12/27/1985 and recorded 01/03/1986 in Book 4788, Page 2346 among the land records of the county and state set forth above and referenced as follows:

TITLE TO SAID PREMISES IS VESTED IN Olivia F. Brice by Deed from Denzil J. Meyers dated 12/27/1985 recorded 01/03/1986 in Deed Book 4788, Page 2346.

Parcel Number: 30-00-60800-00-1.

Location of property: 251 Ruscombe Avenue, Abington, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Olivia F. Brice** at the suit of HSBC Bank USA, N.A. Debt: \$119,094.17.

**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.

15-01496

ALL THAT CERTAIN lot or tract of land with the improvements erected thereon, situate in **Bridgeport Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Survey and Plan thereof prepared by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, PA, dated February 11th 1964, as follows, to wit:

BEGINNING at a point on the Southeast side of Bush Street (fifty feet wide) said point being at the distance of one hundred twenty feet measured North sixty-three degrees, twenty-five minutes East from the intersection of the side line of said Bush Street with the Northeast side line of Seventh Street (fifty feet wide); thence from said beginning point along said side of Bush Street, North sixty-three degrees, twenty-five minutes East, nineteen and seventy-five one-hundredths feet to a point, a corner; thence along Parcel #1 on said plan, South twenty-six degrees,



thirty-five minutes East, one hundred ten feet, the line of a portion of the distance passing through a nine inch party wall to a point, a corner on the Northwestwardly side of Line Alley (twenty feet wide); thence along the same, South sixty-three degrees, twenty-five minutes West, nineteen and seventy-five one-hundredths feet to a point, a corner of lands of James J. Cannon; thence along the same, North twenty-six degrees, thirty-five minutes West, one hundred ten feet to the first mentioned point and place of beginning.

BEING the same premises which Robert C. Anderson and Alice I. Anderson, by Deed dated March 15, 1974 and recorded March 22, 1974 in Montgomery County in Deed Book 3929, Page 190, granted and conveyed unto Alice I. Anderson, in fee.

TITLE TO SAID PREMISES IS VESTED IN Ryan Haas, by Deed from Alice I. Anderson, dated 11/07/2006, recorded 03/02/2007 in Book 5637, Page 1143.

Parcel Number: 02-00-00204-00-1, Map #02031 027.

Location of property: 658 Bush Street, Bridgeport, PA 19405.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ryan Haas** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$193,872.37 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.

15-01681

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and Improvements thereon erected, situate, lying and being in **Souderton Borough**, in the County of Montgomery, State of Pennsylvania bounded and described, as follows:

PARCEL NO. 1

ALL THAT CERTAIN message and lot of land, being Lot No. 246 on plan of lots made by C. Raymond Weir, C.E. for Abraham Dektor, on May 31, 1929 (being premises No. 248 Summit Street), situate on Summit Street in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin, a corner on the Southeasterly side of Summit Street (fifty feet wide) at the distance of two hundred forty-five feet Southwesterly from the intersection of the Southwesterly side of Third Street (fifty feet wide) with the Southeasterly side of Summit Street; thence along said side of said Summit Street South forty-seven degrees fifty-five minutes West, sixteen feet to a point, a corner in said side of said Summit Street and in line of Lot No. 244, now or late of Emlio Chiodi; thence along said Lot No. 244 South forty-two, degrees and five minutes East (incorrectly described as South forty-two degrees and five one-hundredths minutes East in prior deed) one hundred twenty-five feet to other lands of now or late Abraham Dektor; thence along said other lands of now or late Abraham Dektor, North forty-seven degrees, fifty-five minutes East, sixteen feet to a point, a corner in line of Lot No. 248 on said plan; thence along said Lot No. 248 North forty-two degrees, five minutes West (incorrectly described as North forty-two degrees and five one-hundredths minutes West in prior deed), one hundred twenty-five feet to Summit Street, the place of beginning.

EXCEPTING AND RESERVING thereout a private driveway of ten feet in width, the Northerly side of which is at the distance of eighty-five feet from the intersection of the Southwesterly side of Third Street with the Southeasterly side of Summit Street, and leading from Third Street to a private driveway ten and four one-hundredths feet in width which last mentioned alley leads into Summit Street, for the use and benefit of the owners and occupiers of the land abutting thereon.

AND ALSO EXCEPTING AND RESERVING the private driveway ten and four one-hundredths feet in width leading from Summit Street and extending in length of that width one hundred twenty-five and forty-five one-hundredths feet along Lot No. 228, for the use and benefit of the owners and occupiers of the land abutting thereon.

BOTH of said alleys more fully described on the aforesaid plan.

THE aforesaid plan dated May 31, 1929, was revised August 14, 1929, and said revised plan is recorded in the Recorder of Deeds Office at Norristown, Pennsylvania.

PARCEL NO. 2

ALL THAT CERTAIN small building lot lying South of and to the rear of No. 248 East Summit Street in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to plan of properties dated February 9, 1943, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, being Parcel No. 10 on said plan, as follows, to wit:

BEGINNING at a point, a rear corner of Lot No. 248 East Summit Street, said point being South forty-two degrees, five minutes East, the distance of one hundred twenty-five feet from the South Side of East Summit Street, fifty feet wide; thence along Parcel No. 11 on said plan South forty-two degrees, five minutes East, the distance of one hundred twenty-five feet to a corner of other land of now or late Jacob K. Krupp; thence along the same South forty-seven degrees, fifty-five minutes West the distance of sixteen feet to a corner; thence along Parcel No. 9 on said plan North forty-two degrees, five minutes West the distance of one hundred twenty-five feet to a corner of No. 246 and No. 248 East Summit Street; thence along the rear of No. 248 Summit Street North forty-seven degrees, fifty-five minutes East the distance of sixteen feet to the place of beginning.

CONTAINING two thousand square feet of land, more or less.

TOGETHER with all and singular the buildings, improvements, ways, (streets) alleys, driveways, passages, waters, water-courses, rights liberties, privileges, hereditaments, and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

BEING the same premises which Elmer H. Landis, widower, by Indenture dated 09/28/2006 and recorded 10/25/2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5621, Page 1122 granted and conveyed unto Jared R. Rudolph and Rebekah L. Rudolph, husband and wife, in fee.

TITLE TO SAID PREMISES VESTED IN Jared R. Rudolph and Rebekah L. Rudolph by Deed from Elmer H. Landis, Widower dated 09/28/06 and recorded on 10/25/06 in the Montgomery County Recorder of Deeds in/at Deed book 5621, Page 1122.

Parcel Number: 21-00-06996-00-3.

Location of property: 248 East Summit Street, Souderton, PA 18964.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jared R. Rudolph a/k/a Jared Rudolph and Rebekah L. Rudolph a/k/a Rebekah Rudolph** at the suit of Citimortgage, Inc. Debt: \$194,690.74.

**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.

15-01696

**PREMISES "A"**

ALL THAT CERTAIN piece or parcel of land, with the buildings thereon erected, situate **Souderton Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest corner of Broad Street and Washington Avenue; thence along the West side of Washington Avenue, South 31 degrees, 15 minutes East, 153.3 feet to a point in the middle of a 15 feet wide alley; thence along the middle of said alley, South 53 degrees, 15 minutes West, 60.21 feet to a point, a corner in Lot No. 15; thence through Lot No. 15, North 31 degrees, 11 minutes West, 151.75 feet to a point on the South side of West Broad Street; thence along the South side of West Broad Street, North 54 degrees, 40 minutes East, 19.15 feet to a point; and thence still along the South side of said West Broad Street, North 50 degrees, 27 minutes East, 41.17 feet to the place of beginning.

BEING known as 24 West Broad Street.

BEING PARCEL NUMBER 21-00-00388-00-5.

**PREMISES "B"**

**(TRACT I)**

ALL THAT CERTAIN message and lot or piece of land, together with the buildings and improvements now thereon erected, situate in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a Platt or Survey thereof made by C. Raymond Weir, Registered Land Surveyor, dared July 21, 1927 and revised September 14, 1927, as follows, to wit:

BEGINNING at an iron pin set for a corner in the center line of a certain 15 feet wide alley leading Eastwardly into Washington Avenue and Westwardly into Penn Avenue which point is at the distance of 111.78 feet from an iron pin set in the center line of the bed of Washington Avenue (49 feet wide); thence extending along the center line of said alley South 53 degrees, 15 minutes West, 14.56 feet to a point; thence extending by other lands of now or late Jacob Sarshik, the line for a part of the distance passing through the middle of the partition wall between the buildings thereon and the building hereon erected North 35 degrees, 21 minutes West, 152.59 feet to the Southeasterly side of Broad Street (49 feet wide); thence extending along the same North 54 degrees, 47 minutes East, 20.15 feet to a corner of land of now or late Jacob Sarshik; thence along the same line passing through the middle of the partition wall between the buildings thereon and the buildings hereon erected South 35 degrees, 21 minutes East, 58.47 feet to a point set for a corner; thence South 54 degrees, 39 minutes West, 1.08 feet to a point; thence South 29 degrees, 36 minutes East, 45 feet to a point; thence South 35 degrees, 21 minutes East, 48.96 feet to the first mentioned point and place of beginning.

**(TRACT II)**

ALL THAT CERTAIN message and lot or piece of land, together with the building and improvements now thereon erected, situate in **Souderton Borough**, Montgomery County Pennsylvania, bounded and described according to a survey dated July 28, 1921, as follows, to wit:

BEGINNING at a point in the center line of a certain 15 feet wide alley leading East into Washington Avenue and West into Penn Avenue, which point is at the distance of 84.85 feet Southwest from an iron pin in the center line of the bed of Washington Avenue 49 feet wide; thence extending South 53 degrees, 15 minutes West, 26.90 feet to a point; thence extending along other land of now or late Jacob Sarshik the four following courses and distances: (1) North 35 degrees, 21 minutes West, 48.96 feet to a point; (2) North 29 degrees, 36 minutes West, 45 feet to a point; (3) North 54 degrees, 39 minutes East, 1.08 feet to a point; and (4) thence through the middle of the partition wall between the building erected on the adjoining premises and the building erected hereon North 35 degrees, 21 minutes West, 580.47 feet to the Southeasterly side of Broad Street; thence extending along the same North 54 degrees, 47 minutes East, 32.35 feet to land now or late of Samuel Gillman and now or late of Benjamin Silverstein; thence extending along the same South 31 degrees, 11 minutes East, 151.87 feet to the first mentioned point and place of beginning.

BEING PARCEL NUMBER 21-00-00392-00-1.

Parcel Numbers: 21-00-00388-00-5 and 21-00-00392-00-1.

Location of property: 24 West Broad Street, Souderton, PA 18964 and 30 West Broad Street, Souderton, PA 18964.

The improvements thereon are: A theater and an adjoining two-story building.

Seized and taken in execution as the property of **Broad Entertainment, L.P.** at the suit of Univest Bank and Trust Company. Debt: \$2,425,334.41.

**Kathleen E. Torbit**, Attorney. I.D. #51535

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

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

15-01852

ALL THAT CERTAIN Unit in the property known, named and identified as Huntingdon Place, a Condominium, situated in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA, C.S.A. 3101, et seq., by the Recording of a Declaration of Condominium recorded in the Montgomery County Office of Recorder of Deeds, Norristown, PA on November 29, 2007, in Deed Book No. 5673, Page 1244.

BEING designated as Unit No. 304.

TOGETHER with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

OWNERS ASSOCIATION by indenture bearing date 6-22-05 recorded 7-6-05 and recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5561, Page 64 granted and conveyed unto Toll PA X, L.P.

SUBJECT TO Covenants, Restrictions, and Easements of record and taxes for the current year.

AS MAY be amended from time to time.

TITLE TO SAID PREMISES IS VESTED IN James S. Young, III, by Deed from Toll PA X, L.P., dated 06/13/2008, recorded 06/25/2008 in Book 5697, Page 1932.

Parcel Number: 41-00-09897-73-6.

Location of property: 304 Carson Terrace, Huntingdon Valley, PA 19006-4719.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James S. Young, III** at the suit of Wells Fargo Bank, N.A. Debt: \$330,568.48.

**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.

15-01865

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Green Willow Run, located in **Upper Moreland Township**, in the County of Montgomery in Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196 by the recording in the Office of the Recording of Deeds on Montgomery County, Declaration dated August 1, 1979 and recorded on August 2, 1979 in Deed Book 4437, Page 310 and Declaration Plan dated May 9, 1979 last revised July 16, 1979 and recorded on August 2, 1979 in Condominium Plan Book 6, Pages 52 and 53 and a Code of Regulations dated August 1, 1979 and recorded August 2, 1979 in Deed Book 4437, Page 332 being and designated on Declaration Plan as Unit 8E as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the common elements (as defined in such Declaration of 1.2368%).

TITLE TO SAID PREMISES IS VESTED IN Betty J. Kopack, by Deed from Irving Askow and Scott Mendelsohn, dated 05/22/2009, recorded 07/10/2009 in Book 5736, Page 1281.

Parcel Number: 59-00-19898-64-4.

Location of property: 515 York Road #8E a/k/a, 515 North York Road #8E, Willow Grove, PA 19090-2644.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Betty J. Kopack** at the suit of Wells Fargo Bank, N.A. Debt: \$137,802.35.

**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.

15-02488

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County, Commonwealth of Pennsylvania, described in accordance with a 'Plan of Joshua Knoll' dated 4/17/1973 last revised 7/17/1978 made by Howard S. Wishengrad, Registered Professional Engineer, Wynnewood, Pennsylvania recorded in the Recorder of Deeds Office at Norristown, Pennsylvania in Plan Book A-33, Page 20B, as follows, to wit:

BEGINNING at a point on the Southerly side of Flourtown Road (33 feet wide) said point being a corner of this and Lot No. 40 on the above mentioned plan; thence extending from said beginning point along said Flourtown Road South 75 degrees, 31 minutes, 10 seconds East, 90.00 feet to a corner of Lot No. 38; thence extending along said Lot No. 38 South 14 degrees, 28 minutes, 50 seconds West, 168.00 feet to a point; thence extending North 75 degrees, 31 minutes, 10 seconds West, 90.00 feet to a corner of Lot No. 40; thence extending along said Lot No. 40 North 14 degrees, 28 minutes, 50 seconds East, 168.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 39 on said plan.

CONTAINING 15,120 square feet.

TITLE TO SAID PREMISES IS VESTED IN Charles H. Showell, Jr., by Deed from Kenneth Park and Sue Hae Park, h/w, dated 03/22/1996, recorded 03/27/1996 in Book 5143, Page 949.

THE SAID Charles H. Showell, Jr. departed this life on 10/29/2013. The Decedent's surviving heirs at law and next-of-kin are Janine Mills and Charles H. Showell, III.

Parcel Number: 65-00-03978-20-5.

Location of property: 322 Flourtown Road, Lafayette Hill, PA 19444-1005.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles H. Showell, III, in His Capacity as Administrator and Heir of The Estate of Charles H. Showell, Jr., a/k/a Charles H. Showell a/k/a Charles Showell, Jr., Janine Mills, in Her Capacity as Heir of The Estate of Charles H. Showell, Jr., a/k/a Charles H. Showell a/k/a Charles Showell, Jr., Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Charles H. Showell, Jr., a/k/a Charles H. Showell a/k/a Charles Showell, Jr., Deceased** at the suit of Ocwen Loan Servicing, LLC. Debt: \$109,440.49.

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

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

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

15-02775

ALL THAT CERTAIN parcel of land, situated in the **Abington Township**, County of Montgomery, and Commonwealth of Pennsylvania, being known and designated according to a plan and survey thereof made by George B. Mebus, Registered Engineer of Glenside, Pennsylvania, dated July 22, 1947, as follows:

BEGINNING at a point on the Southwest side of Guernsey Avenue (40 feet wide) at the distance of 377.58 feet Southeastwardly from the point of tangent of the radius round corner formed by the intersection of the said Southwest side of Guernsey Avenue with the Southeast side of Highland Avenue (40 feet wide).

CONTAINING in front or breadth on said Guernsey Avenue 30 feet and extending of that width in length or depth South 39 degrees, 03 minutes, 10 seconds West, 120 feet. The Southeast line passing partly through the center of a party wall between this and the house to the Southeast thereof.

BEING the same premises which Kenneth Magistrate by Deed dated 5/25/2000 and recorded 6/12/2000 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5319, Page 1586 granted and conveyed unto David V. McCrork and Sheri D. McCrork.

Parcel Number: 30-00-25756-00-8.

Location of property: 1932 Guernsey Avenue formerly 22 West Guernsey Avenue, Abington, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sheri D. McCrork and David V. McCrork** at the suit of JP Morgan Chase Bank, National Association. Debt: \$139,144.25.

**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.

15-02997

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

BEGINNING at the point of intersection of the middle line of Highland Avenue (formerly called Trilby Avenue) with the middle line of Montgomery Avenue; thence extending along the center line of Montgomery Avenue South 40 degrees, 35 minutes East, 118 feet to a point, a corner of land now or late of Charles S. Brower; thence extending along said land South 49 degrees, 25 minutes West, 156 1/2 feet to the middle of a 20 feet wide alley (said alley to be kept open forever); thence through the center line of said 20 feet wide alley, North 40 degrees, 35 minutes West, 118 feet to the center of Highland Avenue, aforesaid; thence through the center line of Highland Avenue, North 49 degrees, 25 minutes East, 156 1/2 feet to the center line of Montgomery Avenue, the place of beginning.

SUBJECT TO easements, restrictions, and covenants of record, if any.

BEING the same premises which Harold Merlin Culver and Shirley Ann Culver, h/w, by Deed dated 9/7/2001 and recorded 9/24/2001 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5377, Page 1572, granted and conveyed unto John E. Culver and Anita Culver, h/w, as Tenants by the Entirety.

Parcel Number: 61-00-02-347-00-4.

Location of property: 209 Highland Avenue a/k/a 320 Montgomery Avenue, Oaks, PA 19456.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Anita Culver and John E. Culver** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$378,048.36.

**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.

15-03289

ALL THAT CERTAIN lot or piece of land, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan "The Estates of Dublin" prepared for Robert M. Alper by Alon Engineering Associates, Inc., dated 5/17/1978, last revised 4/11/1979 and recorded in Plan Book A-36, Page 64, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Denston Drive (50 feet wide) a corner of Lot No. 24 on said plan, which point is measured South 51 degrees, 42 minutes East, 125 feet from a point of tangent therein which point is measured on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.56 feet from a point of curve on the Southeasterly side of Ft. Washington Avenue (50 feet wide); thence extending from said beginning point and along the Southwesterly side of Denston Drive aforesaid, the three following courses and distances, viz: (1) South 51 degrees, 42 minutes East, 93.50 feet to a point of curve therein, (2) on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 22.09 feet to a point of reverse curve therein, and (3) on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 19.89 feet to a point of tangent on the Northwesterly side of Denston Drive; thence extending along the same the three following courses and distances, viz: (1) South 15 degrees, 50 minutes West, 2.20 feet to a point of curve therein, (2) on the arc of a circle curving to the right having a radius of 100 feet the arc distance of 39.21 feet to a point of tangent therein; and (3) South 38 degrees, 18 minutes West, 110.67 feet to a point, a corner of Lot No. 22 on said plan; thence extending along the same North 51 degrees, 42 minutes West, 140 feet to a point, a corner of Lot No. 24 on said plan; thence extending along the same North 38 degrees, 18 minutes East, 158.40 feet to the first mentioned point and place of beginning.

BEING Lot No. 23 on said plan.

CONTAINING 22,006 square feet of land, more or less.

BEING the same property which Stanley H. Burg and Dennise T. Burg, by Deed dated May 8, 1989 and recorded on May 15, 1989, with the Office of the Recorder of Deeds of Montgomery County in Deed Book 4910, Page 2491, granted and conveyed unto Young Woon Rim [now deceased].

Parcel Number: 54-00-04658-38-2.

Location of property: 1005 Denston Drive, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dong M. Rim, Solely in his Capacity as Administrator of the Estate of Young Woon Rim a/k/a Young Rim, Deceased**, at the suit of Citizens Bank of Pennsylvania. Debt: \$239,453.34, plus interest at \$38.70/per day and costs from April 23, 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.

15-03490

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, being Lot No. 699 on a certain plan of lots known as the Plan of Willow Grove Heights, which said plan is recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book No. 591, Page 500 bounded and described, as follows:

BEGINNING at a point on the Northeasterly side of Phipps Avenue at the distance of 30.91 feet from the Northwesterly side of Redwood Avenue, having in front on said Phipps Avenue 25 feet, and extending of that width in a Northeasterly direction 110 feet, and also all that certain lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of Abington, County and State aforesaid being Lot No. 698 on a certain plan of lots known as the Plan of Willow Grove Heights, which said plan is recorded at Norristown aforesaid, in Deed Book 591, Page 500, bounded and described, as follows:

BEGINNING at a point on the Northeasterly side of Phipps Avenue at the distance of 55.91 feet Northwesterly from the Northwesterly side of Redwood Avenue, having in front on said Phipps Avenue 25 feet, and extending of that width in Northeasterly direction 110 feet.

BEING the same premises which John Gaskin, Areria C. Gaskin and Alisha C. Gaskin and John S. E. Gaskin by Indenture bearing date the 24th day of September 1999, and recorded on the 18th day of November 1999, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5297, Page 323 granted and conveyed unto John Gaskin, in fee.

TITLE TO SAID PREMISES IS VESTED IN John Gaskin, a married man by Deed from John Gaskin, Areria C. Gaskin, and Alisha C. Gaskin, and John S.E. Gaskin, Joint Tenants With Rights of Survivorship dated 09/24/1999 recorded 11/18/1999 in Deed Book 5297, Page 0323.

Parcel Number: 30-00-53688-00-3.

Location of property: 2605 Phipps Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John Gaskin** at the suit of Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-B, Asset-Backed Certificates, Series 2001-B. Debt: \$92,067.73.

**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.

15-03626

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the **Plymouth Township**, County of Montgomery and State of Pennsylvania, and described according to a survey made by Will D. Hiltner, Registered Engineer, in April 1949, and recorded at Norristown, in Deed Book 1936, Page 601, as follows, to wit:



BEGINNING at a point on the Southwesterly side of Clover Lane (forty feet wide) at the distance of one hundred seventy-five feet and seventy-six one-hundredths feet Northwestwardly from a point of curve formed by intersection of the Southwesterly side of Clover Lane and the Northwesterly side of Pleasant Road, (forty feet wide); thence extending along Clover Lane North fifty degrees, fifty-two minutes, thirty seconds West, seventy-five feet to a point; thence extending on a line, South thirty-nine degrees, seven minutes, thirty seconds West, one hundred eighty feet to a point; thence extending on a line, South fifty degrees, fifty-two minutes, thirty seconds East, seventy-five feet to a point; thence extending on a line, North thirty-nine degrees, seven minutes, thirty seconds East, one hundred four feet to a point; thence extending along the said line, through the centered of a nine feet wide driveway, seventy-six feet to the place of beginning.

BEING Lot #130A on said plan.

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

TITLE TO SAID PREMISES IS VESTED IN Jeffery N. Salamone, as Sole Owner by Deed from Jeffery N. Salamone and Angelina J. Salamone dated 09/07/2005 recorded 10/17/2005 in Deed Book 5575, Page 1229.

Parcel Number: 49-00-02344-00-1.

Location of property: 824 Clover Lane, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeffrey Salamone a/k/a Jeff N. Salamone a/k/a Jeffrey N. Salamone** at the suit of HSBC Bank USA, N.A. Debt: \$167,578.62.

**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.

15-04478

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, and described according to a Plan thereof known as "Whitemarsh Downs, Inc. Section No. 2" made by George B. Mebus, Registered Professional Engineer, dated June 20, 1955, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Wistar Drive (fifty feet wide) at the distance of eighty-one and ninety-nine one-hundredths feet measured on a bearing of North forty-eight degrees, ten minutes, ten seconds West along the said side of Wistar Drive from a point of tangent in the same, said point of tangent being at the distance of thirty-nine and twenty-seven one-hundredths feet measured on the arc of a circle curving to the right having a radius of twenty-five feet from a point of curve on the Northwesterly side of Washington Lane (ninety feet wide); thence extending from said point of beginning North forty-eight degrees, ten minutes, ten seconds West along the said side of Wistar Drive seventy-six feet to a point; thence extending North forty-one degrees, forty-nine minutes, fifty seconds East, two hundred and three and twenty-one one-hundredths feet to a point; thence extending South forty-eight degrees, thirty-seven minutes, ten seconds East, seventy-six feet to a point; thence extending South forty-one degrees, forty-nine minutes, fifty seconds West, two hundred and three and eighty-one one-hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot Number 37.

UNDER AND SUBJECT to Restrictions as of Record.

BEING the same property which Mt. Zion Baptist Church of Germantown, Inc., a PA Non-Profit Corporation, by Deed dated July 18, 1986 and recorded on July 25, 1986, with the Office of the Recorder of Deeds of Montgomery County in Deed Book 4807, Page 343, granted and conveyed unto George Griffith and Mirabelle Y. Griffith.

Parcel Number: 31-00-29482-00-7.

Location of property: 1409 Wistar Drive, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **George Griffith and Mirabelle Y. Griffith** at the suit of Citizens Bank of Pennsylvania. Debt: \$190,243.67, plus interest at \$12.63/per day and costs from May 12, 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.

15-04494

ALL THAT CERTAIN land and premises, situate in the Tenth Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania:

BEGINNING at a point in the Southwesterly line of Wilson Street (50 feet wide) at the distance of 629.95 feet Northwestwardly from a point of curve marking the intersection formed by the Southwesterly line of Wilson Street and the Westerly rounded corner of said Wilson Street and Adams Street, said rounded corner having a radius of 22 feet, said beginning point being in the division line between Lots Nos. 16 and 17 on plan hereinafter mentioned: thence (1) Northwestwardly along the said line of Wilson Street 53 feet to a point in the division line between Lots Nos. 17 and 18 on said plan; thence (2) Southwestwardly between parallel lines of that width or breadth and at right angles to the said Wilson Street 100 feet in length or depth, said parallel lines passing along the aforementioned division lines to the Northeasterly line of Lots Nos. 45 and 46 on said plan.

BEING Lot No. 17 on Plan of Lots Pilgrim Hills made by George F. Shaner, Registered Engineer, of Pottstown, Pennsylvania, dated December 5, 1951 revised to January 2, 1952 and further revised to March 7, 1952.

BEING the same premises which Dorothy H. McGrew, by her agent David Duncan, by Deed dated 7/17/2009 and recorded 7/23/2009 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5737 and Page 2414, granted and conveyed unto Michael Witmayer.

Parcel Number: 16-00-33240-00-8.

Location of property: 550 Wilson Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael Witmayer** at the suit of Nationstar Mortgage, LLC. Debt: \$112,406.45.

**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.

15-04605

ALL THAT CERTAIN message and tract of land together with the dwelling now thereon erected, situate along the Northeast side of Hunsicker Road between the Telford-Morwood Road and Creamery Road in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan dated April 9, 1959, as prepared by Stanley F. Moyer, Surveyor, as follows, to wit:

BEGINNING at an iron pin in the center line of Hunsicker Road extending from the Telford-Morwood Road to the Creamery Road said pin being 700.08 feet Southeast of a spike in the center line of the Creamery Road; thence along other land of now or late Willis A. Derstine of which this was a part North 40 degrees, 27 minutes East, 358.12 feet to an iron pin, a corner in line of land of now or late Tyson L. Detwiler; thence along the same South 49 degrees, 29 minutes East, 222.79 feet to an iron pin, a corner; thence along other lands of now or late Willis A. Derstine South 51 degrees, 48 minutes West, 364.55 feet to an iron pin, a corner in the centerline of Hunsicker Road; thence along center line of the same North 49 degrees, 33 minutes West, 150 feet to the place of beginning.

CONTAINING 1.275 acres of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN C. Scott Wismer, by Deed from C. Scott Wismer and Robin B. Wismer, his wife, dated 05/02/2002, recorded 06/13/2002 in Book 5412, Page 977.

C. Scott Wismer departed this life on 12/11/2013. His surviving heirs at law and next-of-kin are Jason R. Wismer, Amber Nicole Wismer, Brandyn Michael Wismer, Conrad Scott Wismer, II, Elizabeth A. Wismer, Paul F. Wismer, and Robin Blanche Wismer.

BY EXECUTED WAIVERS, Amber Nicole Wismer, Brandyn Michael Wismer, Conrad Scott Wismer, II, Elizabeth A. Wismer, Paul F. Wismer, and Robin Blanche Wismer waived their right to be named as a defendant in the foreclosure action.

Parcel Number: 34-00-02746-00-1.

Location of property: 523 Hunsicker Road, Telford, PA 18969-2345.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason R. Wismer, in His Capacity as Administrator CTA and Devisee of The Estate of C. Scott Wismer a/k/a Conrad Scott Wismer** at the suit of Wells Fargo Bank, N.A. Debt: \$256,586.58.

**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.

15-04611

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, Montgomery County, Pennsylvania bounded and described accordance to a Certain Plan thereof known as 'Plan of Pebble Brook', made for Heritage Investors, Inc., by Urwiler and Walter, Inc. Registered Professional Engineers, dated March 17, 1972 and revised April 17, 1972, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Anthony Drive, said point being measured the four following courses and distances from a point of curve on the Southwesterly side of Jodi Sue Lane: (1) leaving Jodi Sue Lane on the arc of a circle curving to the left having a radius of 10.00 feet the arc distance of 17.71 feet to a point of tangent on the Northeastly side of Anthony Drive; (2) South 45 degrees, 48 minutes, 58 seconds East, 173.32 feet to a point of curve; (3) Southeastwardly, Eastwardly and Northeastwardly on the arc of a circle curving to the left having a radius of 150.00 feet the arc distance of 235.62 feet to a point of tangent; and (4) North 44 degrees, 11 minutes, 02 seconds East, 240.00 feet to the point of beginning.

CONTAINING in front of breath Northeastwardly along the Northwesterly side of Anthony Drive 120.00 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Anthony Drive 166.66 feet.

BEING Lot Number 70 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN William M. Derham, by Deed from William M. Derham and Donna K. Derham, dated 10/03/2008, recorded 10/23/2008 in Book 5711, Page 2210.

Parcel Number: 35-00-00032-06-8.

Location of property: 2562 Anthony Drive, Colmar, PA 18915-0000.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William M. Derham** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$413,907.03.

**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.

15-04616

ALL THAT CERTAIN lot or piece of ground, situate in **Hatboro Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of "Yorkshire Green" made by Sullivan Associates, Inc., Architects, Planners and Engineers dated 7/24/1992 and last revised on 5/10/1993 and recorded in Plan Book A-54, Page 195, as follows, to wit:

BEING known as Lot #9, Building B, as shown on the above mentioned plan.

BEING the same premises which Robert Schneck by Deed dated June 16, 2008 and recorded June 20, 2008 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5697, Page 1, granted and conveyed unto Elena Thomas and John R. Thomas, as Tenants by the Entirety, in fee.

Parcel Number: 08-00-06800-08-6.

Location of property: 110 Yorkshire Way, Hatboro, PA 19040.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Elena Thomas and United States of America** at the suit of Gateway Funding Diversified Mortgage Services, LP c/o Ocwen Loan Servicing, LLC. Debt: \$236,583.54.

**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.

15-04636

ALL THAT CERTAIN condominium unit, located in **Conshohocken Borough**, County of Montgomery and State of Pennsylvania, specifically described, as follows:

UNIT 1329, Building 1, 200 West Elm Street, Suite 1329 and Parking Space(s) Number(s) 71, Garage No. 1, Upper Level situate in The Grande at Riverview Condominium (referred to in this Unit Deed as the Unit) together with an undivided 0.699% interest in the Common Elements of said Condominium as same may be adjusted in the future as allowed by the Declaration for The Grande at Riverview Condominium, the conveyance evidenced by this unit Deed is made under the provisions of and is subject to the Pennsylvania Uniform Condominium Act as amended and any applicable regulations adopted under the law. The conveyance evidenced by this unit Deed is also made in accordance with the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in that certain Declaration for The Grande at Riverview Condominium dated September 1, 2005 and recorded September 13, 2005 in the Montgomery County Clerks' Office in Deed Book 05570 at page 1950 et seq. as same may now or hereafter be lawfully amended and/or supplemented. The unit is now designated as Tax Parcel Number 05-00-11867-11-9 on the municipal tax map of the Borough of Conshohocken, the unit is subject to the Declaration mentioned above and all its exhibits including all assessments, terms, conditions, reservations, rights of way, air rights, covenants of record, governmental statutes, ordinances and regulations, possible added assessments for the year of sale and all facts that an accurate survey may disclose.

THE UNIT deed entitles the grantee, as sole owner to have and to hold for its proper use and benefit forever the unit and all it is subject to as described in this document.

THE GRANTOR covenants that the grantor has done nothing which encumbers or adversely affects title to the unit or the common element of the Condominium.

BY SIGNING this the unit deed, the grantee consents to any future amendments, supplements and/or revisions (from now on collectively called 'amendments') of the Declaration for The Grande at Riverview Condominium the By Laws of The Grande at Riverview Condominium Association Inc. and/or the rules and regulations of The Grande at Riverview Condominium Association, Inc. (from now on collectively called the 'Condominium Governing Documents') which are a) required by applicable statutes, regulations, ordinances or orders of any governmental entity have jurisdiction over the lands that are proposed for incorporation or are incorporated as part of the Condominium or the Condominium itself h) required by an title insurance company licensed to do business in the Commonwealth of Pennsylvania insuring or proposing to insure title to the lands that are proposed for incorporation or are incorporated as part of the Condominium, any unit within the Condominium e) required by any institutional lender owning, holding, servicing, ensuring or guaranteeing or proposing to provide, own, hold, service, insure, guarantee or acquire a First Mortgage loan(s) the lien(s) of which will encumber a) unit(s) within the Condominium or b) required to incorporate additional units and the improvements attendant thereto as part of the Condominium as contemplated by the Declaration. If an amendment is required for anyone of the reasons described above then the grantee expressly agrees that the grantor is authorized, on behalf of the grantee, to sign and record any document necessary to make the amendment, supplement or revision effective, this authority is called a power of attorney and the grantor in exercising this authority is referred to as the grantees attorney-in-fact, by signing this Deed the grantee designates the grantor as having this authority. This power of attorney will be binding upon anyone who claims an interest in

the unit by or through the grantees, such as a mortgagee, other lienholders, a purchaser, a tenant or someone with an interest acquired through a will or by operation of law. If an amendment is required for one of the reasons expressed, only the signature of the attorney-in-fact is required in order for the amendment to be effective. The grantor may not, however, exercise its authority as attorney-in-fact without a separate written consent of the grantee if the amendment would substantially change the floor plan of the grantees' unit or the proportionate interest in the common elements associated with the grantee's unit (except as expressly permitted in the Declaration) substantially increase the nature of the financial obligations of the grantee under the Condominium's governing documents or reverse any additional special privileges for the grantor. The grantee declares and acknowledges that this 30<sup>th</sup> power of attorney is coupled with an interest in the subject matter, the grantee understands that the grantor has caused the condominiums' governing documents to be adopted and recorded and that same are binding on the owners of all units in the Condominium for the mutual benefit of the owners of all units including the grantor. The grantor as the developer of the Condominium the initial seller of all units and the present owner of units has an interest in the Condominium and in the amendment of the Condominium's governing documents under the circumstances described. For this reason, this power of attorney may not be revoked by the grantee.

THE POWER of attorney will be effective for a period often (10) years from the date the first unit is conveyed to an individual purchaser or until the grantor conveys title to the last unit to an individual purchaser, whichever is the first to occur. This power of attorney shall not be affected by the death or disability of any principal. The grantor has received the fully payment from grantee.

TITLE TO SAID PREMISES IS VESTED IN Alexandra Fiorenza, by Deed from Daniel Charles Rush and Katherine L. Rush, his wife, dated 11/13/2009, recorded 11/27/2009 in Book 5751, Page 2310.

Parcel Number: 05-00-11867-11-9.

Location of property: 200 West Elm Street, Suite 1329, Conshohocken, PA 19428-4103.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alexandra M. Fiorenza a/k/a Alexandra Fiorenza** at the suit of Wells Fargo Bank, N.A. Debt: \$205,905.20.

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

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

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

15-04758

ALL THAT CERTAIN lot or piece of ground, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania and described according to a Plan of Subdivision made for Holly Acres, dated January 19, 1973, last revised February 19, 1980 and recorded in Montgomery County in Plan Book A-39, Page 63, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Holly Drive (50 feet wide) which point is measured the two following courses and distances from a point of curve on the Northwesterly side of Dogwood Lane (50 feet wide), viz: (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point; and (2) North 48 degrees, 34 minutes, 06 seconds West, 194.00 feet to the place of beginning; thence extending from said point of beginning North 48 degrees, 34 minutes, 06 seconds West along the said Northeasterly side of Holly Drive 40 00 feet to a point, a corner of Lot No. 87; thence extending along the same, North 39 degrees, 08 minutes, 54 seconds East, 90.00 feet to a point, a corner of Lot No. 76; thence extending along the same, South 48 degrees, 34 minutes, 06 seconds East, 42.51 feet to a point, a corner of Lot No. 85; thence extending along the same South 41 degrees, 25 minutes, 54 seconds West, 90.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN T'Pring Williams, as sole owner by Deed dated 05/31/2006 given by Michael Gaines, Jr., recorded 06/30/2006 in Book 5606, Page 1264.

Parcel Number: 64-00-02446-11-8.

Location of property: 711 Holly Drive, Pottstown, PA 19464-3605.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **T'Pring Williams** at the suit of HSBC Bank USA, N.A., as Trustee on Behalf of Ace Securities Corporation Home Equity Loan Trust and for The Registered Holders of ACE Securities Corporation Home Equity Loan Trust, Series 2006-ASAP5, Asset-Backed Pass-Through Certificates. Debt: \$164,024.75.

**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.

15-05185

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, being bounded and described according to a plan of subdivision made for William Bennett by F. Richard Urwiler, Registered Professional Engineer dated 5/19/1968 and last revised 3/19/1970 said plan being recorded in the Office of the Recording of Deeds of Montgomery County in Plan Book B-17, Page 97, as follows to wit:

BEGINNING at a point in the center line of Shady Nook Road (33 feet wide) having an ultimate width of 50 feet, which point is measured South 48 degrees, 0 minutes East, 407.72 feet from a point which last mentioned point is measured South 48 degrees, 45 minutes East, 136.95 feet from a point of intersection which the center line of

Shady Nook Road makes with the center line of Schlosser Road (33 feet wide) (having an ultimate width of 80 feet); thence extending from said point of beginning along line of Lots 3, 2 and 1 on said plan, South 40 degrees, 21 minutes West, 586.31 feet to a point in line of lands now or late of Joseph P. Diminick; thence extending along the along the same the next two following courses and distances, to wit: (1) South 56 degrees, 19 minutes East, 85.09 feet to a point; (2) South 84 degrees, 19 minutes East, 180.74 feet to a point in line of lands now or late Ralph S. Keen; thence extending along the same North 42 degrees, 46 minutes, 58 seconds East, 466.76 feet to a point in the center line of Shady Nook Road; thence extending along the same North 48 degrees, 0 minutes West, 253.09 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 on the aforementioned plan.

CONTAINING 3.007 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Timothy Johnson, by Deed from David C. Johnson and Barbara Smith Johnson, dated 05/26/2010, recorded 06/03/2010 in Book 5768, Page 2698.

Parcel Number: 50-00-04055-00-8.

Location of property: 311 Shady Nook Road, Harleysville, PA 19438.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy Johnson** at the suit of Central Mortgage Company. Debt: \$265,983.01.

**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.

15-05333

ALL THAT CERTAIN Unit designated as Unit 146-B being a Unit in Northridge Estates, a Condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in Declaration of Condominium of Northridge Estates, a Condominium, including Plats and Plans, bearing dated January 28, 1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on February 3, 1987 in Deed Book 4828, Page 1172, a First Supplementary Declaration of Condominium dated February 26, 1987 and recorded March 3, 1987 in Deed Book 4830, Page 1406, a Second Supplementary Declaration of Condominium, dated April 8, 1987 and recorded April 10, 1987 in Deed Book 4834, Page 1169, a Third Supplementary Declaration of Condominium dated May 20, 1987 and recorded June 9, 1987 in Deed Book 4840, Page 877, a Fourth Supplementary Declaration of Condominium dated July 14, 1987 and recorded July 21, 1987 in Deed Book 4845, Page 106, a Fifth Supplementary Declaration of Condominium dated July 28, 1987 and recorded August 19, 1987 in Deed Book 4848, Page 936, a Sixth Supplementary Declaration of Condominium dated October 7, 1987 and recorded October 13, 1987 in Deed Book 4853, Page 2336, a Seventh Supplementary Declaration of Condominium dated November 25, 1987 and recorded January 5, 1988 in Deed Book 4862, Page 427 and Eighth Supplementary Declaration of Condominium dated February 1, 1988 and recorded February 17, 1988 in Deed Book 4865, Page 938, a Ninth Supplementary Declaration of Condominium dated April 6, 1988 and recorded April 15, 1988 in Deed Book 4870, Page 399, a Tenth Supplementary Declaration of Condominium dated May 10, 1988 and recorded May 16, 1988 in Deed Book 4873, Page 485, an Eleventh Supplementary Declaration of Condominium dated June 10, 1988 and recorded June 15, 1988 in Deed Book 4876, Page 424, a Twelfth Supplementary Declaration of Condominium dated July 5, 1988 and recorded August 9, 1988 in Deed Book 4882, Page 2066, a Thirteenth Supplementary Declaration of Condominium dated November 7, 1988 and recorded November 10, 1988 in Deed Book 4893, Page 864, and a Fourteenth Supplementary Declaration of Condominium dated December 1, 1988 and recorded December 15, 1988 in Deed Book 4896, Page 1864.

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

TITLE TO SAID PREMISES IS VESTED IN Jonathan J. Freas, by Deed from Nicole Bruccoliere, a/k/a Nicole S. Bennett, dated 05/22/2008, recorded 06/10/2008 in Book 5695, Page 2062.

Parcel Number: 63-00-09092-43-9.

Location of property: 319 Wendover Drive Unit 146B, Norristown, PA 19403-2983.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jonathan J. Freas** at the suit of Wells Fargo Bank, N.A. Debt: \$130,843.01.

**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.

15-05343

ALL THAT CERTAIN lot or piece of ground, situate in **Towamencin Township**, County of Montgomery, and Commonwealth of Pennsylvania, being a Lot in Section H & G Towamencin Village, made by Czop/Specter, Inc., Consulting Engineers and Surveyors, dated 3/20/1986 last revised 4/18/1991 and recorded in Plan Book A-53, Page 37, being Lot #109 as shown on Reference Plan, Phase 4b, dated 6/24/1991 prepared for Charlestowne Village Limited Partnership and attached hereto as an Exhibit.



UNDER AND SUBJECT to the covenants, restrictions easements, charges, terms, conditions, exceptions, reservations, agreements, and exclusions as contained and set forth in that certain Declaration of Covenants, Restrictions, Easements, Charges and Liens for Charlestowne dated 11/2/1989 and recorded in Deed Book 4928, Page 1422 and Supplementary Declaration of Covenants, Conditions and Restrictions Wentworth at Charlestowne Village, dated 1/8/1990 and recorded in Deed Book 4934 and 2340, and any Amendments to the said Declaration, as the same may be made from time to time.

TITLE TO SAID PREMISES IS VESTED IN Jacqueline L. Anderson, by Deed from Audrey E. Anderson, by her Attorneys in Fact, Pearl B. Anderson and Norris W. Anderson, Sr., dated 07/16/1999, recorded 07/20/1999 in Book 5279, Page 2239.

Parcel Number: 53-00-03480-62-5.

Location of property: 550 Greenwood Court, Harleysville, PA 19438-3095.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jacqueline L. Anderson** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc. Debt: \$87,697.65.

**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.

15-05373

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, Montgomery County, Pennsylvania, and described according to a Subdivision Plan made for L. Frank Markel Corporation, by Donald H. Schurr, Registered Engineer, dated 05/20/1970 and recorded in Montgomery County in Plan Book B-18, Page 23, as follows, to wit:

BEGINNING at a point on the title line in the bed of Belvoir Road, at the distance of 21.39 feet measured Northeastwardly along the said title line in the bed of Belvoir Road from its point of intersection with the title line in the bed of School Lane; thence extending from said point of beginning, along land now or late of Joseph and Assunta Ianeli, the 2 following courses and distances, viz: (1) Northwestwardly crossing the Northwesterly side of Belvoir Road 397.66 feet to a point; and (2) North 59 degrees, 20 minutes West, 90.84 feet to a point, a corner of land now or late of L. A. Markel Corporation (of which this was a part); thence extending along the same North 28 degrees, 49 minutes East, 138.08 feet to a point in line of land now or late of Frank F. Fioraunti; thence extending along the same, South 59 degrees, 20 minutes East recrossing the Northwesterly side of Belvoir Road 476.09 feet to a point on the title line in the bed of same; thence extending along the same, Southwestwardly 237.13 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Keith M. Timbers, by Deed from George M. Moss and Daun M. Moss, h/w, dated 07/09/2007, recorded 07/26/2007 in Book 5657, Page 1064.

Parcel Number: 49-00-00643-00-1.

Location of property: 1068 Belvoir Road, Plymouth Meeting, PA 19462-2806.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Keith M. Timbers** at the suit of Wells Fargo Bank, N.A. Debt: \$188,378.78.

**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.

15-05502

ALL THAT CERTAIN half of a double brick message and tenement and lot of land belonging thereto and known as No. 848 North Evans Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the South line of Evans street a corner of this and Lot No. 69 at a distance of 60 feet Easterly from the Southeast corner of Evans and Diamond Streets; thence Southerly along this and Lot No. 69 adjoining on the West being the land of Russell Feather, 140.00 feet to a 20 feet wide alley; thence Easterly along the Northerly line of said alley 30 feet to a point or stake, being a corner of this and Lot No. 71 now or late of Frank Hutt, Jr. adjoining on the East; thence Northerly along this and Lot No. 71 140.00 feet and passing in part of said course and distance through the middle of the division or partition wall of this and brick message adjoining on the East, now or late of Frank Hutt, Jr. to the South side of said Evans Street aforesaid; thence Westerly along the Southerly line of said Evans Street 30 feet to the place of beginning. Embracing and including in the above description Lot No. 70 as per plan of lots laid out by John H. Hendricks.

TITLE TO SAID PREMISES IS VESTED IN Peter Schroll by Deed from Jack E. McCartney and Carole D. McCartney, dated February 6, 2004 and recorded March 1, 2004 in Deed Book 05498, Page 0359.

Parcel Number: 16-00-07864-00-4.

Location of property: 848 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Peter Schroll** at the suit of LSF9 Master Participation Trust. Debt: \$145,171.95.

**Joseph I. Foley**, 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.

15-05660

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, being the Northeasterly ten feet of Lot No. 50 and Southwesterly ten feet of Lot No. 49, Block "E" on Plan of Coleman Terrace, which Plan is recorded in Deed Book 857, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Pine Street at the distance of two hundred ninety-three and three-tenths feet Southwestwardly from the intersection of the said side of Pine Street with the Southwesterly side of Roberts Street, a point in Lot No. 49; thence extending through said lot, Southeastwardly One hundred forty feet to the Northwesterly side of a twenty feet wide alley; thence extending along the said side of said alley, Southwestwardly twenty feet to other land of William I. Winterbottom; thence extending along the same the line for a portion of the distance passing through the middle of the partition wall dividing the house on this Lot from the house on the adjoining lot, Northwesterly one hundred forty feet to a point a corner on the Southeasterly side of Pine Street; thence extending along said side thereof Northeasterly twenty feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas B. Gryga and Nina N. Gryga by Deed from Thomas B. Gryga and Nina N. Gryga dated July 22, 2014 and recorded August 8, 2014 in Deed Book 5923, Page 1607.

Parcel Number: 13-00-30360-00-2.

Location of property: 1616 Pine Street, Norristown, PA 19401-0000.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas B. Gryga and Nina N. Gryga** at the suit of Bank of America, N.A. Debt: \$148,036.27.

**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.

15-06212

ALL THAT CERTAIN lot or piece of ground, situate in **West Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point in the middle of the Grosstown Road at a corner of land about to be conveyed to William James Roberts; thence along the said Grosstown Road, South forty-one degrees, fifteen minutes West, sixty-seven feet, three inches to a point a corner of other land of the said Grantors; thence along said land, South forty-eight degrees, forty-five minutes East, three hundred thirty feet to a stake; thence North forty-one degrees, fifteen minutes East, sixty-seven feet, three inches to a stone a corner of lands about to be conveyed to Williams James Roberts; thence along the said land North forty-eight degrees, forty-five minutes West, three hundred thirty feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Scott A. Winter and J. Christine Winter, h/w, by Deed from Todd R. Kleinfelter and Cristina M. Kleinfelter, h/w, dated 10/21/2005, recorded 11/23/2005 in Book 5580, Page 1173.

Parcel Number: 64-00-01777-00-4.

Location of property: 968 Grosstown Road, Pottstown, PA 19464-6124.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Scott A. Winter and J. Christine Winter** at the suit of JP Morgan Chase Bank, National Association. Debt: \$143,624.60.

**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.

15-06236

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

BEGINNING on the North side of Chestnut Street at a corner of this and land of Meta Rainer; thence by same Northwardly 150 feet to land of Ada Leinbach; thence by same Eastwardly 30 feet to a corner of this and land of Fred W. Van Buskirk; thence Southwardly along the same 150 feet to chestnut street, aforesaid; thence along north line of the same Westwardly 30 feet to the place of beginning.

BEING the same premises which Sergio Perez and Maria Perez by Deed dated 8/1/2006 and recorded 1/5/2007 in Montgomery County in Deed Book 5630, Page 1062 granted and conveyed unto Juan Rafael Matute, Blanca Matute, David A. Matute Sagastume and Juan Rafael Matute Sagastume and Rachel M. Matute, his wife.

Parcel Number: 16-00-05992-00-4.

Location of property: 137 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Blanca Matute, Rachel M. Matute, Juan Rafael Matute, David A. Matute Sagastume and Juan Rafael Matute Sagastume** at the suit of M&T Bank. Debt: \$120,482.17.

**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.

15-06323

ALL THAT CERTAIN message and Lot No. 4 on Cross-Keys Subdivision Plan recorded in Montgomery County Records May 5, 1968, in Plan Book B-14, Page 45, situate in **Douglass Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a point in the center line of Traffic Route #73, leading from Gilbertsville to Hickory Park, said point marking the Southeasterly corner of lands of Bernard Evans; thence from said place of beginning and passing through a pin on the Northerly side of said road and by Evans North, 32 degrees 16 minutes 40 seconds West, 183.50 feet to a pin; thence by Lot No. 1 and Lot No. 2, North 54 degrees, 42 minutes, 40 seconds East, 196.92 feet to a pin; thence by lands of William R. Degler, South 07 degrees, 54 minutes, 10 seconds West, 119.85 feet to a pin; thence by same, South 81 degrees, 52 minutes East, 35 feet to an iron pipe; thence by same, and passing through a pin on the Northerly side of Traffic Route #73, South 07 degrees, 57 minutes, 50 seconds West, 155.04 feet; thence by the centerline of Route #73, North 82 degrees, 03 minutes, 10 seconds West, 60.00 feet to the place of beginning, containing 2,917.8 square feet.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Pinder, Jr. by Deed from Michael J. Pinder dated January 13, 2013 and recorded February 4, 2013 in Deed Book 5863, Page 171.

Parcel Number: 32-00-06100-00-6.

Location of property: 1559 East Philadelphia Avenue, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael J. Pinder, Jr.** at the suit of LNV Corporation. Debt: \$47,773.61.

**Joseph I. Foley**, 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.

15-06397

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

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

BEING the same premises which Donna Custer and Barbara Duffy, Co-Executrices of the Estate of Michael Duffy by Deed dated 10/4/2011 and recorded 10/31/2011 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5817, Page 2368 granted and conveyed unto Christine Copestake.

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

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Christine Copestake** at the suit of Homebridge Financial Services, Inc. f/k/a Real Estate Mortgage Network, Inc. Debt: \$182,882.30.

**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.

15-06681

ALL THAT CERTAIN tract or lot of ground, situate in **New Hanover Township**, Montgomery County, Pennsylvania, being shown on The Final Overall Site Plan (Phase 7 & 2b & Previous Phases) as part of Acorn Hills, prepared for Sal Lapio, Inc., by Stout, Tacconelli & Associates, Inc., dated April 9, 2003 and lasted revised May 15, 2003, being more fully described, as follows:

BEGINNING at point on the Southeasterly side of Samantha Way (52.00 feet wide) said point being a corner of Lot No. 17 as shown on the above mentioned plan; thence extending from said place of beginning and along the Southeasterly side of Samantha Way and Samantha Way cul-de-sac, the three (3) following courses and distances, to wit: (1) North 23 degrees, 34 minutes, 22 seconds East, 1.75 feet to a point of curve; thence (2) on the arc of a circle curving to the right, having a radius of 48.00 feet the arc distance of 44.41 feet to point of reverse curve; thence (3) on the arc of a circle curving to the left, having a radius of 75.00 feet the arc distance of 86.23 feet to a point a corner in open space; thence extending along said open space, the three (3) following courses and distances, to wit: (1) South 79 degrees, 17 minutes, 26 seconds East, 131.17 feet to point, a corner; thence (2) South 23 degrees, 34 minutes, 22 seconds West, 145.90 feet to a point, a corner; thence (3) along Lot No. 17, North 66 degrees, 25 minutes, 38 seconds West, 175.00 feet to a point on the Southeasterly side of Samantha Way aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 16 in Pod H, as shown on the above mentioned plan.

TOGETHER with and under and subject, inter-alia to the covenants, restrictions, easement, terms, rights, agreements, conditions, exceptions, reservations and exclusion as contained and set forth in that certain declaration of covenants, easement and restrictions of Acorn Hills Residential Community, dated 12/5/2003 as recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Deed Book 5502, Page 1162 and 1st Amendment recorded in Deed Book 5515, Page 72 and any amendments to the said Declaration as the same may be duly adopted from time to time.

THE grantees, for and on behalf of the grantees, their heirs, personal representative, successors and assigns, by the acceptance and recordation of this indenture, acknowledge that this indenture is subject in every respect to the aforesaid declaration and any and all amendments and supplements thereto, the rules and regulations promulgated thereunder; acknowledge that each and every provision thereof is essential to the successful operation and management of acorn hills residential community association and is in the best interest and for the benefits of all owners of lots thereon; and covenant agree, as a covenant-running with the land, to abide by each and every provision of the aforesaid declaration as the same may be amended or supplemented from time to time.

Parcel Number: 47-00-07735-25-4.

Location of property: 3060 Samantha Way, Gilbertsville, PA 19525.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Diane Owens and Michael C. Owens** at the suit of Nationstar Mortgage, LLC. Debt: \$441,601.56.

**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.

15-06747

ALL THOSE TWO CERTAIN lots of pieces of ground, with the building and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, known and designated as Lot Numbers 42 and 43, Block 'B' of the 'Coleman Terrace Development of Norristown Realty Company', a map of which is filed of record in the Office of the Recorder of Deeds of Montgomery County, at Norristown, Pennsylvania, in Deed Book 857, Page 500 and being more particularly bounded and described together, as follows, to wit:

BEGINNING on the Southeasterly side of Juniper Street 160.00 feet Northeastwardly from the Northeastly side of Freedley Street.

CONTAINING in front or breadth on the said Southeasterly side of Juniper Street Northeastwardly 40.00 feet and extending of that width Southeastwardly in length or depth between parallel lines 140.00 feet to a twenty feet wide alley; bounded on the Northwest by Juniper Street, on the Southwest by a twenty feet wide alley, on the Southeast by another twenty feet wide alley; and on the Northeast by Lot Number 44.

TITLE TO SAID PREMISES IS VESTED IN Anita M. Brown and Darryl Brown, Tenants by the Entireties, by Deed from Kristopher J. Buono, dated 03/18/2011, recorded 04/11/2011 in Book 5797, Page 2566.

Darryl Brown was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Darryl Brown's death on or about 12/25/2013, his ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 13-00-17864-00-6.

Location of property: 1516 Juniper Street, Norristown, PA 19401-3217.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anita M. Brown** at the suit of Wells Fargo Bank, N.A. Debt: \$203,050.22.

**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.

15-06780

ALL THAT CERTAIN unit in the property known, named and identified as 'Chesterview Condominium', situate in **Limerick Township**, County of Montgomery, Commonwealth of Pennsylvania which property has heretofore been submitted to the Provisions of the Uniform Condominium Act 68 PA, C.S. 3101 et seq. by Declaration creating and establishing Chesterview Condominium dated 6/14/2007 and recorded 6/21/2007 in the Office for the Recording of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania in Deed Book 5651, Page 1977 and re-recorded 7/26/2007 in Deed Book 5657, Page 604, and a First Amendment to Declaration of Condominium recorded 10/31/2008 in Deed Book 5712, Page 1963 designated as Unit No. 602 and as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the common elements (as defined in such declaration) of 1.19%.

TITLE TO SAID PREMISES IS VESTED IN William De Saint Etienne, a single man, by Deed from Emmanuel De Saint Etienne and Dominique De Saint Etienne, h/w and William De Saint Etienne, dated 04/25/2014, recorded 10/27/2014 in Book 5932, Page 1091.

Parcel Number: 37-00-01288-51-8.

Location of property: 602 Horseshoe Drive, Royersford, PA 19468-3351.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William M DE Saint Etienne a/k/a William DE Saint Etienne** at the suit of Wells Fargo Bank, N.A. Debt: \$159,001.57.

**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.

15-06867

ALL THAT CERTAIN message known as 252 Green Street, being the Northeastly side of a double dwelling house and lot or piece of land, situate upon the Southeastly side of Green Street between Maple Street and 3rd Street in the 2nd Ward of **Royersford Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Francis W. Wack, Registered Surveyor, dated April 27, 1996, as follows, to wit:

BEGINNING at a point in the center of said Green Street at the distance of 50.2 feet Northeastly from the point of intersection of the center lines of said Green Street and said Maple Street; thence on the center line of Green Street North 43 3/4 degrees, East 23.8 feet to a corner of this and other land now or formerly of Cory Hartman; thence along the same, South 46 1/4 degrees, East 200 feet to an iron pin, a corner of this in the center line of a 20 foot wide alley; thence on the center line of said alley, South 43 3/4 degrees, West 23.8 feet to an iron pin, a corner of other lands of late of Jeremiah W. Peterman, deceased now or formerly by John A. Weaver, et ux.; thence along the same, North 46 1/4 degrees, West 200 feet passing in part of said course and distance through the middle of a party wall dividing said double dwelling house to the place of beginning.

CONTAINING 4,760.00 feet of land, be the same more or less.

BEING the same premises which Joseph F. Chicco, Jr. by Deed dated 11/1/2005 and recorded 11/7/2005 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Volume 05578 and Page 1383, granted and conveyed unto Francis J. Burzynski.

Parcel Number: 19-00-01640-00-6.

Location of property: 252 Green Street, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joseph F. Chicco, Jr.** at the suit of U.S. Bank National Association, as Trustee for the Certificateholders of LXS 2006-3 Trust Fund. Debt: \$132,878.70.

**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.

15-07108

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

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

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

BEING the same premises which John Francis Snyder and Maurice Monroe Snyder by Deed dated 8-10-1984 and recorded 8-29-1984 in Montgomery County in Deed Book 4746, Page 1170 conveyed unto Maurice Monroe Snyder, in fee.

TITLE TO SAID PREMISES IS VESTED IN Curtis Levin and Veronica Levin, h/w, by Deed from David Russell Snyder, Executor under Will of Maurice Monroe Snyder, deceased, dated 05/28/2003, recorded 06/30/2003 in Book 5462, Page 1187.

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Curtis Levin and Veronica Levin** at the suit of Wells Fargo Bank, N.A. Debt: \$226,333.80.

**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.

15-07232

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Rockledge Borough**, County of Montgomery, State of Pennsylvania and described according to a plan thereof made by William T. Muldrew, Civil Engineer, dated the 5th day of November A.D., 1927, as follows, to wit:



BEGINNING at a point on the Northeasterly side of Chandler Street (40 feet wide) at the distance of 110.02 feet Southeastwardly from the Southeasterly side of Church Road (50 feet wide); thence extending North 41 degrees, 36 minutes East, 143.51 feet to a point; thence extending South 47 degrees, 41 minutes East, 28.41 feet to a point; thence extending South 42 degrees, 41 minutes West partly through the center of a party wall 143.67 feet to a point on the Northeasterly side of Chandler Street; thence extending along said Northeasterly side of Chandler Street, North 47 degrees, 19 minutes West, 25.70 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brian P. Veitz and Lauren M. Kauffman, by Deed from Gertrude E. Miller by her agent Amy L. Scism, dated 08/28/2006, recorded 12/04/2006 in Book 5626, Page 1667.

Parcel Number: 18-00-00718-00-2.

Location of property: 41 Chandler Street, Jenkintown, PA 19046-4311.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lauren M. Kauffman and Brian P. Veitz** at the suit of Ocwen Loan Servicing, LLC. Debt: \$165,334.12.

**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.

15-08074

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

BEGINNING at a point in the middle of Lincoln Avenue, 180 feet Eastward from an iron pin the intersection of the center lines of said Lincoln Avenue and Second Street; and thence extending along the middle of said Lincoln Avenue, North 46 1/4 degrees, East 50 feet to a point; thence by the land of now or late of Ida F. Oberholtzer, South 43 3/4 degrees, East 180 feet to an iron pin on the middle of a 20 feet wide alley; thence along the middle of said alley, South 46 1/4 degrees, West 50 feet to an iron pin a corner in line of other land of now or late of Ida F. Oberholtzer; thence by the same, North 43 3/4 degrees, West 180 feet to the place of beginning.

BEING the same premises which Thomas A. Heckler and Alexis Heckler, husband and wife by Deed dated 6/30/2003 and recorded 7/18/2003 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5465, Page 298 granted and conveyed unto Kinyacu Valle Sabori and Maricruz Sabori, son and mother.

Parcel Number: 22-02-01183-00-8.

Location of property: 182 West Lincoln Avenue a/k/a 182 Lincoln Avenue, Telford, PA 18969.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Maricruz Sabori and Kinyacu Valle Sabori** at the suit of Midfirst Bank. Debt: \$173,228.47.

**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.

15-08739

ALL THAT CERTAIN lot or piece of land, with the two story frame dwelling thereon erected, situate in the Third Ward of **Ambler Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Easterly side of North Street at the distance of five hundred feet Northerly from the Northerly side of Lindenwold Avenue, a corner of this and Lot Number Eleven on Plan of Lots of Berkheimer & Whitcomb; thence along said side of said North Street South one degree, fifty minutes West, twenty-three feet to a point; thence by other land of David H. Smithey South eighty-seven degrees, thirty minutes East, fifty feet to a point; thence still by said land South one degree, fifty minutes West, two feet to a point; thence still by said land South eighty-seven degrees, thirty minutes East, one hundred feet and three inches to the Westerly side of Hysox Lane; thence along said side of said lane North four degrees, five minutes East, twenty-five feet to a corner of Lot Number Eleven on said plan; thence by the line thereof North eighty-seven degrees, thirty minutes East, one hundred and forty-seven feet and nine inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brett M. West and Joie Bellavance-West, as Tenants by the Entirety by Deed from Lulu Taddei and Ralph Taddei dated 02/22/2006 recorded 03/06/2006 in Deed Book 05592, Page 1392.

Parcel Number: 01-00-03316-00-4.

Location of property: 13 North Street, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joie Bellavance-West and Brett M. West** at the suit of HSBC Bank USA, N.A., as Trustee for the Registered Holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3. Debt: \$183,123.32.

**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.

15-08968

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, at the intersection of the Northwestern side of Church Road and the Southwestern side of Mayfield Avenue in **Abington Township**, County of Montgomery, and State of Pennsylvania, bounded and described, as follows, to wit: thence extending Northwestwardly along the said Mayfield Avenue one hundred and twenty-five and one one-hundredths feet to a point; thence extending Southwestwardly on a line parallel to the said Church Road forty-four and nine one-hundredths feet to a point; thence extending Southeastwardly on a line at the right angles to the said Church Road one hundred and twenty-five feet to the Northwest side of Church Road; and thence extending Northeastwardly along the said Church Road forty-three and thirty-three hundredths feet to the said Mayfield Avenue and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edward Hearn, as sole owner by Deed from Dymphna Callaghan dated 05/29/2009 recorded 06/02/2009 in Deed Book 5731, Page 02956.

Parcel Number: 30-00-08480-00-4.

Location of property: 142 Church Road, Jenkintown, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Edward Hearn** at the suit of Wilmington Savings Fund Society, FSB DBA Christiana Trust as Trustee for HLSS Mortgage Master Trust for the Benefit of the Holders of the Series 2014-1 Certificates Issued by HLSS Mortgage Master Trust. Debt: \$188,538.71.

**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.

15-09046

ALL THOSE THREE CERTAIN lots or pieces of ground, with the buildings and improvement thereon erected, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, being Lots Numbered 4, 5 and 6 Block #10 on a certain plan of North Glenside Manor made by Weir & Thieme, Civil Engineers, dated May 9, 1925 and recorded in the Recorder in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 956, Page 600 and being bounded and described in accordance with said plan, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Avenue "H" (40 feet wide) at the distance of 75 feet measured Northeastwardly along said side of Avenue "H" from its intersection with the Northeasterly side of Quarry Avenue (40 feet wide).

CONTAINING in front or breadth along the said Southeasterly side of Avenue "H" 75 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said side of Avenue "H" 115.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Michael Mobley by Deed from James B. Kida and Patricia M. Kida dated 02/05/1998 recorded 03/06/1998 in Deed Book 5218, Page 0942.

Parcel Number: 54-00-01342-00-8.

Location of property: 837 Avenue H, Ardsley, Upper Dublin Township, Montgomery County, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael Mobley** at the suit of Ocwen Loan Servicing, LLC. Debt: \$117,037.15.

**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.

#### **To all parties in interest and claimants:**

Notice is hereby given the schedules of distribution by the Sheriff on September 30, 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**

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## CERTIFICATE OF AUTHORITY

**THE EDCAMP FOUNDATION**, a corporation organized under the laws of the state of Delaware, has applied for registration under the provisions of Chapter 4 of the Associations Code. The address of its principal office under the laws of the jurisdiction of formation is 2711 Centerville Rd., Ste. 400, Wilmington, DE 19808 and the address of its proposed registered office in this Commonwealth is 1100 E. Hector St., Ste. 223, Conshohocken, PA 19428.

### **Cheshire Law Group**

Clarkson-Watson House, First Floor  
5275 Germantown Ave.  
Philadelphia, PA 19144

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## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2015-21239

NOTICE IS HEREBY GIVEN that on July 20, 2015, the Petition of Karyn Deleta Ruark was filed in the above named Court, praying for a Decree to change her name to KARYN DELETA RUARK BROWN.

The Court has fixed September 16, 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.

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2015-21165

NOTICE IS HEREBY GIVEN that on July 24, 2015, the Petition of Kristen Unger and Leslie Unger was filed in the above named Court, praying for a Decree to change the name of Kristen Unger's child, Olivia Leslie Schmidt to OLIVIA LESLIE UNGER.

The Court has fixed September 23, 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.

### **Lisa J. Cappolella, Esquire**

#### **Attorney for Petitioners**

1236 E. High Street  
Pottstown, PA 19464

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## CHARTER AMENDMENT

NOTICE IS HEREBY GIVEN that Articles of Amendment to the Articles of Incorporation of **LOCAL 380 IBEW CREDIT UNION**, a Pennsylvania Professional Corporation, with its registered office located at 3900 Ridge Pike, Collegeville, PA 19426 have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg on July 30, 2015, pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania.

The nature and character of the amendment was to change the corporate name and membership description.

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## 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.*

**Iron Hill Company** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

### **Richard A. Koory, Esquire**

120 East Lancaster Ave., Suite 101  
Ardmore, PA 19003

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**Young Sales, d/b/a Precision Auto Works Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.  
**Lurio & Associates, P.C., Solicitors**  
2005 Market St., Ste. 3120  
Philadelphia, PA 19103

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## CHARTER APPLICATION NONPROFIT

**Lima Cares** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988 on July 8, 2015 to make contributions to qualifying 501 (c)(3) organizations.

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## DISSOLUTION

NOTICE IS HEREBY GIVEN to all creditors and claimants of **NJM Associates, Inc.**, a Pennsylvania business corporation, (the "Corporation") that the shareholders have approved a proposal that the Corporation dissolve voluntarily and that its Board of Directors is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988.

### **ANTHEIL, MASLOW & MacMINN, LLP, Solicitors**

131 W. State St.  
P.O. Box 18901  
Doylestown, PA 18901

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## 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****BAILEY, BETTE W. also known as****BETTE BAILEY and****DORIS ELIZABETH BAILEY, dec'd.**

Late of Upper Gwynedd Township.

Executrix: VICKI A. BERGER,

c/o Lewis Goodman, Esquire,

Rubin, Glickman, Steinberg &amp; Gifford,

2605 N. Broad Street,

P.O. Box 1277,

Lansdale, PA 19446.

ATTORNEY: LEWIS GOODMAN,

RUBIN, GLICKMAN, STEINBERG &amp; GIFFORD,

2605 N. Broad Street,

P.O. Box 1277,

Lansdale, PA 19446

**BECKER, CHARLOTTE, dec'd.**

Late of Cheltenham Township.

Executor: WARREN BECKER,

c/o Alison Altman Gross, Esq.,

150 N. Radnor Chester Rd., #F200,

Radnor, PA 19087.

ATTORNEY: ALISON ALTMAN GROSS,

150 N. Radnor Chester Rd., #F200,

Radnor, PA 19087

**BRUNNER, ROBERTA S. also known as****ROBERTA SCHULZ BRUNNER, dec'd.**

Late of Narberth Township.

Executrices: FRANCES B. KEILT and

LUCINDA B. BARKOVITCH,

c/o Paul C. Heintz, Esq.,

One Penn Center, 19th Fl.,

1617 JFK Blvd.,

Philadelphia, PA 19103-1895.

ATTORNEY: PAUL C. HEINTZ,

OBERMAYER REBMANN MAXWELL &amp;

HIPPEL, LLP,

One Penn Center, 19th Fl.,

1617 JFK Blvd.,

Philadelphia, PA 19103-1895

**CARL, MARY E., dec'd.**

Late of Perkiomen Township.

Administrator: ROBERT E. CARL, SR.,

c/o Michael F. Rogers, Esq.,

510 Township Line Rd., Ste. 150,

Blue Bell, PA 19422.

ATTORNEY: MICHAEL F. ROGERS,

SALVO ROGERS &amp; ELINSKI,

510 Township Line Rd., Ste. 150,

Blue Bell, PA 19422

**CIOA, HELEN, dec'd.**

Late of Douglass Township.

Executors: JOSEPH CIOA and

COLLEEN BREYER,

c/o Andrew P. Grau, Esq.,

375 Morris Rd.,

P.O. Box 1479,

Lansdale, PA 19446-0773.

ATTORNEY: ANDREW P. GRAU,

HAMBURG, RUBIN, MULLIN, MAXWELL &amp;

LUPIN, P.C.,

375 Morris Road,

P.O. Box 1479,

Lansdale, PA 19446-0773

**COHEN, MARIE also known as****MARIE L. COHEN, dec'd.**

Late of Abington Township.

Executor: JAMES A. COHEN,

c/o Peter L. Reiss, Esquire,

107 E. Oakland Avenue,

Doylestown, PA 18901.

ATTORNEY: PETER L. REISS,

CLEMONS, RICHTER &amp; REISS,

107 E. Oakland Avenue,

Doylestown, PA 18901

**CROUTHAMEL, MILLARD also known as****MILLARD N. CROUTHAMEL, dec'd.**

Late of Springfield Township.

Executors: THOMAS E. CURRY AND

JOSEPH LERRO,

c/o Daniel R. Ross, Esquire,

7169 Germantown Avenue, 2nd Floor,

Philadelphia, PA 19119.

ATTORNEY: DANIEL R. ROSS,

ROSS &amp; McCREA LLP,

7169 Germantown Avenue, 2nd Floor,

Philadelphia, PA 19119

**DIETRICH, GERARD LeROY, dec'd.**

Late of Whitpain Township.

Executrix: ANITA M. LOBLEY,

108 Mountain Oaks Road,

Yardley, PA 19067

**DRENNEN, ELSIE MAY also known as****ELSIE DRENNEN, dec'd.**

Late of Limerick Township.

Executor: WILLIAM J. DRENNEN,

c/o James T. Owens, Esquire,

P.O. Box 85,

Edgemont, PA 19028-0085.

**DYER, KATHRYN P., dec'd.**

Late of Upper Merland Township.

Executor: KENT A. DYER,

c/o Law Office of Gerhard &amp; Gerhard,

222 S. Easton Road, Suite 104,

Glenside, PA 19038.

ATTORNEY: ROBERT C. GERHARD, JR.,

222 S. Easton Road, Suite 104,

Glenside, PA 19038-3963

**FARBER, EDWARD R. also known as****EDWARD FARBER and****EDWARD RAYFIELD FARBER, dec'd.**

Late of Abington Township.

Executor: JOSEPH A. DOLLARD,

15384 Sandfield Loop,

Winter Garden, FL 34787.

ATTORNEY: THOMAS J. SPEERS,

651 W. Germantown Pike,

Plymouth Meeting, PA 19462

**FARRELL, JR., WALTER F., dec'd.**

Late of Whitpain Township.

Administratrix: LIZABETH SHERTZ,

850 Symphony Lane,

Blue Bell, PA 19422.

**FELDENHEIMER, MARGARET M. also known as****MARGARET FELDENHEIMER, dec'd.**

Late of Abington Township.

Executrix: JOAN C. SCARPA,

c/o Daniel R. Ross, Esquire,

7169 Germantown Avenue, 2nd Floor,

Philadelphia, PA 19119.

ATTORNEY: DANIEL R. ROSS,

ROSS &amp; McCREA LLP,

7169 Germantown Avenue, 2nd Floor,

Philadelphia, PA 19119

**GASSEL, IRENE, dec'd.**

Late of Lower Merion Township.  
 Executors: ROBERT GASSEL AND  
 STUART GASSEL,  
 c/o Russell J. Ressler, Esquire,  
 30 Valley Stream Parkway,  
 Malvern, PA 19355-1481.  
 ATTORNEY: RUSSELL J. RESSLER,  
 STRADLEY, RONON, STEVENS & YOUNG, LLP,  
 30 Valley Stream Parkway,  
 Malvern, PA 19355-1481

**GRUSKY, BARBARA R. also known as  
BARBARA GRUSKY, dec'd.**

Late of Whitemarsh Township.  
 Executrix: EMILY R. GRUSKY,  
 c/o Daniel R. Ross, Esquire,  
 7169 Germantown Pike, 2nd Floor,  
 Philadelphia, PA 19119.  
 ATTORNEY: DANIEL R. ROSS,  
 ROSS & McCREA LLP,  
 7169 Germantown Pike, 2nd Floor,  
 Philadelphia, PA 19119

**KEMP, MABEL J. also known as  
MABEL JEANETTE KEMP, dec'd.**

Late of Borough of Lansdale.  
 Executrix: DORIS J. LANOUEETTE,  
 640 Brighton Drive,  
 Hatfield, PA 19440.  
 ATTORNEY: CAROL M. LAUCHMEN,  
 CAROL M. LAUCHMEN, P.C.,  
 388 Main Street,  
 Harleysville, PA 19438

**KEYS, MARY JANE, dec'd.**

Late of Plymouth Township.  
 Executor: DOUGLAS E. THOMPSON,  
 30104 Pelican Beach Circle,  
 Dagsboro, DE 19939.

**LEES, ELIZABETH JANE, dec'd.**

Late of Borough of Pennsburg.  
 Administratrix: BETHANY J. BANNER,  
 488 West Sixth Street,  
 Pennsburg, PA 18073.

**MASHINTONIO, ELLA JEAN also known as**

**ELLA MASHINTONIO, dec'd.**  
 Late of Borough of Conshohocken.  
 Executrix: DONNA EVANS,  
 P.O. Box 64,  
 Bally, PA 19503.

**MOHLER, RUTH G., dec'd.**

Late of Borough of Pottstown.  
 Executor: GEOFFREY M. LEE,  
 892 Bell Aire Road,  
 Pottstown, PA 19464.  
 ATTORNEY: JOHN B. ZONARICH,  
 SKARLATOS ZONARICH LLC,  
 17 S. 2nd Street, 6th Floor,  
 Harrisburg, PA 17101-2039

**MONTs, WALTER D., dec'd.**

Late of Abington Township.  
 Administratrix: DEBRA K. TAYLOR,  
 c/o Law Office of Gerhard & Gerhard,  
 222 S. Easton Road, Suite 104,  
 Glenside, PA 19038.  
 ATTORNEY: ROBERT C. GERHARD, JR.,  
 222 S. Easton Road, Suite 104,  
 Glenside, PA 19038

**MOWERY, HAROLD E. also known as  
HAROLD MOWERY, dec'd.**

Late of Borough of Pottstown.  
 Executor: RONALD MOWERY,  
 c/o Mary C. Crocker, Esquire,  
 1296 East High Street,  
 Pottstown, PA 19464.

**NETTER, HELEN G. also known as  
HELEN DORIS NETTER,**

**HELEN NETTER and  
HELEN D. NETTER, dec'd.**  
 Late of Lower Providence Township.  
 Executrix: CAROL LITTMAN,  
 c/o Charles K. Plotnick, Esquire,  
 261 Old York Road, Suite 200,  
 Jenkintown, PA 19046.  
 ATTORNEY: CHARLES K. PLOTNICK,  
 PLOTNICK & ELLIS, P.C.,  
 261 Old York Road, Suite 200,  
 Jenkintown, PA 19046

**OFFNER, EVELYN also known as**

**EVELYN T. OFFNER, dec'd.**  
 Late of Lower Frederick Township.  
 Executor: LINFORD RONALD OFFNER,  
 299 Country Club Drive,  
 Telford, PA 18969.  
 ATTORNEY: DOUGLAS M. JOHNSON,  
 BUSCHMAN & JOHNSON,  
 228 North Main Street,  
 Souderton, PA 18964

**POLYMENAKOS, MARJORIE also known as  
MARJORIE POLYMENAKOS, dec'd.**

Late of Horsham Township.  
 Executrix: MARIA J. POLYMENAKOS,  
 c/o Robert A. Carpenter, Jr., Esquire,  
 200 North Monroe Street,  
 Media, PA 19063.

**QUINN, JOSEPH ALOYSIUS also known as  
JOSEPH A. QUINN, JR., dec'd.**

Late of Abington Township.  
 Administratrix: PATRICIA QUINN McAULEY,  
 3 N. Columbus Blvd., Apt. TD407,  
 Philadelphia, PA 19006.  
 ATTORNEY: JOSEPH A. KENNEY, JR.,  
 1650 Hood Lane,  
 Maple Glen, PA 19002

**ROBINSON, ROSE M., dec'd.**

Late of East Norriton Township.  
 Executrix: ROSEMARIE R. NEVERGOLE,  
 4016 Crescent Avenue,  
 Lafayette Hill, PA 19444.

**SCHLESSINGER, ALBERT, dec'd.**

Late of Lower Merion Township.  
 Executor: DAVID SCHLESSINGER,  
 1804 Delancey Street,  
 Philadelphia, PA 19103.  
 ATTORNEY: LESTER E. LIPSCHUTZ,  
 COZEN O'CONNOR,  
 One Liberty Place,  
 1650 Market Street,  
 Philadelphia, PA 19103

**SEHENUK, HELEN G., dec'd.**

Late of Horsham Township.  
 Executor: MICHAEL J. SEHENUK, JR.,  
 c/o Holmberg Law Offices,  
 193 Easton Road,  
 Horsham, PA 19044.  
 ATTORNEY: GLEN R. HOLMBERG,  
 HOLMBERG LAW OFFICES,  
 193 Easton Road,  
 Horsham, PA 19044-3101



**SOUPIK, MARY E., dec'd.**

Late of Borough of Norristown.  
 Executor: JOSEPH SOUPIK,  
 409 Kleman Road,  
 Gilbertsville, PA 19525.

**TADEO, MICHAEL HARRY, dec'd.**

Late of Borough of Conshohocken.  
 Executor: THOMAS TADEO,  
 190 Presidential Blvd., PH19,  
 Bala Cynwyd, PA 19004

**VINCENT, AUDREY E., dec'd.**

Late of Borough of Collegeville.  
 Executor: SOLOMON VINCENT, III,  
 38 Penmore Place,  
 Collegeville, PA 19426.  
 ATTORNEY: KATHLEEN A. MALOLES,  
 MALOLES LAW, LLC,  
 15 Walnut Street, Suite 300,  
 Philadelphia, PA 19102

**WEAVER, JOHN ADAMS also known as****JOHN A. WEAVER, dec'd.**

Late of Upper Dublin Township.  
 Administratrix: ANNE MARIE WEAVER,  
 c/o McLafferty & Kroberger, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038.  
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,  
 McLAFFERTY & KROBERGER, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038

**Second Publication****ARENA, ELEANOR M., dec'd.**

Late of Worcester Township.  
 Executrix: CATHERINE IFFLAND,  
 c/o James L. Hollinger, Esquire,  
 60 E. Penn Street,  
 P.O. Box 150,  
 Norristown, PA 19404.  
 ATTORNEY: JAMES L. HOLLINGER,  
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
 60 E. Penn Street,  
 P.O. Box 150,  
 Norristown, PA 19404

**BACHMAN JR., NEVIN R., dec'd.**

Late of Borough of Harleysville.  
 Executrix: DORIS A. DeLONG,  
 886 Laurel Lane,  
 Harleysville, PA 19438.  
 ATTORNEY: JEFFREY K. LANDIS,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 E. Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964-0769

**BAILEY, DAVID R., dec'd.**

Late of Franconia Township.  
 Administratrix: CYNTHIA BAILEY,  
 86 LeForge Court,  
 Wayne, PA 19087.

**BOENNING, SARA ANN, dec'd.**

Late of Lower Merion Township.  
 Executors: PAMELA P. YOUNG AND  
 PENNSYLVANIA TRUST COMPANY,  
 c/o Edward J. Kaier, Esquire,  
 1835 Market Street,  
 Philadelphia, PA 19103-2968.  
 ATTORNEY: EDWARD J. KAIER,  
 TEETERS, HARVEY, MARRONE & KAIER, LLP,  
 1835 Market Street,  
 Philadelphia, PA 19103-2968

**BONWIT, MILDRED S., dec'd.**

Late of Abington Township.  
 Executors: NANCY S. BONWIT AND  
 ANDREW M. BONWIT,  
 c/o Mitchell A. Kramer, Esquire,  
 1077 Rydal Road,  
 Rydal, PA 19046.  
 ATTORNEY: MITCHELL A. KRAMER,  
 KRAMER & KRAMER,  
 1077 Rydal Road,  
 Rydal, PA 19046

**BRADBURY, LORETTA DERFLER, dec'd.**

Late of Douglass Township.  
 Executrix: NANCY B. PAVIE,  
 53 Roosevelt Drive,  
 Boyertown, PA 19512.

**BUTTERWORTH, JOHN, dec'd.**

Late of Lower Merion Township.  
 Executor: JOHN BUTTERWORTH, JR.,  
 c/o Suzanne M. Hecht, Esquire,  
 795 E. Lancaster Avenue, #280,  
 Villanova, PA 19085.  
 ATTORNEY: SUZANNE M. HECHT,  
 HANEY & HECHT,  
 795 E. Lancaster Avenue, #280,  
 Villanova, PA 19085

**CAROLINA, JR., REESE, dec'd.**

Late of Cheltenham Township.  
 Executrix: SHELLEY SIMMS,  
 c/o Samuel A. Rossitto, Esquire,  
 86 Bethlehem Pike, Suite 200,  
 Philadelphia, PA 19118-2821.  
 ATTORNEY: SAMUEL A. ROSSITTO,  
 DESSEN, MOSES & ROSSITTO,  
 86 Bethlehem Pike, Suite 200,  
 Philadelphia, PA 19118-2821

**CASEY, THOMAS HENRY, dec'd.**

Late of Upper Gwynedd Township.  
 Executrix: MAUREEN HUDSON,  
 2727 Matte Lane,  
 Vista, CA 92081.

**CHILDS IV, WALTER CAMERON also known as  
WALTER C. CHILDS IV and  
CAMERON CHILDS, dec'd.**

Late of Borough of Bryn Athyn.  
 Executrix: ALISON SMETANICK CHILDS,  
 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

**CHRISTY SR., DAVID E., dec'd.**

Late of Towamencin Township.  
 Executrix: DIANE CHRISTY RODGERS,  
 c/o Diane H. Yazujian, Esquire,  
 P.O. Box 1099,  
 North Wales, PA 19454.  
 ATTORNEY: DIANE H. YAZUJIAN,  
 P.O. Box 1099,  
 North Wales, PA 19454

**CONLIN, PHYLLIS P. also known as****PHYLLIS CONLIN, dec'd.**

Late of Lower Merion Township.  
 Executrix: BARBARA A. O'DONNELL,  
 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,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773

**CROSS, PAULA also known as****POLLY CROSS, dec'd.**

Late of Cheltenham Township.  
 Administratrix CTA: SUSAN C. LIEBMAN,  
 c/o Richard L. Gerson, Esquire,  
 1420 Walnut Street, 3rd Fl.,  
 Philadelphia, PA 19102-4097.  
 ATTORNEY: RICHARD L. GERSON,  
 GERSON, CAPEK & VORON,  
 1420 Walnut Street, 3rd Fl.,  
 Philadelphia, PA 19102-4097

**DUGAN, KEITH P., dec'd.**

Late of Plymouth Township.  
 Administrator: JOSEPH F. DUGAN,  
 114 N. Towamencin Ave.,  
 Lansdale, PA 19446.  
 ATTORNEY: J. OLIVER GINGRICH,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964-0769

**EICHMAN JR., JOHN E., dec'd.**

Late of Upper Moreland Township.  
 Executrix: LINDA EICHMAN,  
 508 High Avenue,  
 Hatboro, PA 19040.

**FENIMORE, ERVIEN ANHORN also known as**  
**ERVIE FENIMORE, dec'd.**

Late of Franconia Township.  
 Administrator: JOHN W. FENIMORE,  
 c/o Lewis Goodman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: LEWIS GOODMAN,  
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446-0726

**FERGUSON, CLAIRE T., dec'd.**

Late of Lower Merion Township.  
 Executrix: KATHLEEN M. VALENTINE,  
 137 N. Narberth Avenue,  
 Narberth, PA 19072.  
 ATTORNEY: KATHLEEN A. VALENTINE,  
 WILCOX & VALENTINE, P.C.,  
 137 N. Narberth Avenue,  
 Narberth, PA 19072

**FRESOLONE, MARY V. also known as****MARY VICTORIA FRESOLONE, dec'd.**

Late of Borough of Ambler.  
 Executrix: CATHERINE MARINUCCI,  
 316 North Spring Garden Street,  
 Ambler, PA 19002.  
 ATTORNEY: GERALD E. RATH, III,  
 BLUMBERG & RATH,  
 25 E. Butler Avenue,  
 Ambler, PA 19002

**FRIEDRICH, RONALD, dec'd.**

Late of Abington Township.  
 Executor: WILLIAM F. NEWTON,  
 2830 S. Ford Drive,  
 Hatfield, PA 19440.  
 ATTORNEY: DAVID A. PECKMAN,  
 29 Mainland Road,  
 Harleysville, PA 19438

**FRY, DEBORAH LYNN also known as****DEBORAH LYNN McMENAMIN FRY and**  
**DEBORAH L. BECKER, dec'd.**

Late of West Pottsgrove Township.  
 Executor: SHAWN FRY,  
 101 Flannery Drive,  
 Jeffersonville, PA 19403.  
 ATTORNEY: PAULA C. SCHARFF,  
 101 Flannery Drive,  
 Jeffersonville, PA 19403

**GLICKMAN, DOROTHY G. also known as****DOROTHY GLICKMAN, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: JAY C. GLICKMAN,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JAY C. GLICKMAN,  
 RUBIN, GLICKMAN, STEINBERG AND GIFFORD,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446

**GODSHALL, CLYDE M., dec'd.**

Late of Upper Frederick Township.  
 Executor: GERALD K. GODSHALL,  
 7161 Ridge Road,  
 Zionsville, PA 18092.  
 ATTORNEY: J. OLIVER GINGRICH,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 E. Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964-0769

**GRABOIS, CORINNE, dec'd.**

Late of Wynnewood, PA.  
 Executrix: ROBYN PERELMAN,  
 c/o Marshall L. Grabois, Esquire,  
 166 E. Butler Avenue,  
 Ambler, PA 19002.  
 ATTORNEY: MARSHALL L. GRABOIS,  
 PENNA. GRABOIS & ASSOC., LLC,  
 166 E. Butler Avenue,  
 Ambler, PA 19002

**HECKLER, LYNNE A., dec'd.**

Late of Upper Salford Township.  
 Executor: P. SCOTT HECKLER,  
 1810 Quarry Road,  
 Harleysville, PA 19438.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 E. Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964-0769

**HELLER, DOROTHY, dec'd.**

Late of Whitmarsh Township.  
 Executrix: BARBARA C. BLACK,  
 5316 Bantry Place,  
 Eldorado Hills, CA 95762.

**HOMAS, THOMAS J., dec'd.**

Late of Borough of Bridgeport.  
 Executor: DAVID J. HOMA,  
 2008 Girard Avenue,  
 Philadelphia, PA 19130.

**HOOPER, LILLIAN, dec'd.**

Late of East Norriton Township.  
 Executrix: MARIANNE HOOPER,  
 609 Bob White Road,  
 Wayne, PA 19087.  
 ATTORNEY: JOSHUA D. MACEL,  
 11 Clamer Avenue,  
 Collegeville, PA 19426

**JOHNSON, JEANNE L. also known as  
JEANNE L.B. JOHNSON, dec'd.**

Late of Upper Gwynedd Township.  
 Executrix: VIRGINIA B. CAPRIOLI,  
 219 Noble Street,  
 Souderton, PA 18964.  
 ATTORNEY: JEFFREY K. LANDIS,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 E. Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964-0769

**KRAYNAK, STELLA, dec'd.**

Late of Towamencin Township.  
 Executrix: CAROL K. ALBRECHT,  
 1583 Heebner Way,  
 Lansdale, PA 19446.

**KRISCHUNIS, IRENE S., dec'd.**

Late of Borough of Collegeville.  
 Executrix: KAREN E. SHEMANSKI,  
 c/o Elizabeth R. Howard, Esquire,  
 301 Gay Street,  
 P.O. Box 507,  
 Phoenixville, PA 19460.

**LEWIS, GILDA P., dec'd.**

Late of Lower Providence Township.  
 Executor: SAM S. AUSLANDER,  
 344 W. Front Street,  
 P.O. Box 319,  
 Media, PA 19063.  
 ATTORNEY: SAM S. AUSLANDER,  
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
 SLOANE, MATTHEWS & AUSLANDER, P.C.,  
 344 W. Front Street,  
 P.O. Box 319,  
 Media, PA 19063

**MARRON, ANNA M. also known as  
ANNA MARRON, dec'd.**

Late of Upper Gwynedd Township.  
 Executor: HENRY T. MARRON,  
 c/o John P. Gallagher, Esquire,  
 Schubert, Gallagher, Tyler & Mulcahey,  
 121 S. Broad Street, 20th Floor,  
 Philadelphia, PA 19107-4533.  
 ATTORNEY: JOHN P. GALLAGHER,  
 SCHUBERT, GALLAGHER, TYLER & MULCAHEY,  
 121 S. Broad Street, 20th Floor,  
 Philadelphia, PA 19107-4533

**McCREARY, BARBARA GIBSON also known as  
BARBARA G. McCREARY, dec'd.**

Late of Whitpain Township.  
 Executrix: PATRICIA WILSON,  
 3 Morgan Spring Drive,  
 Morgantown, PA 19543.  
 ATTORNEY: WILLIAM ADAIR BONNER,  
 12 Veterans Square,  
 P.O. Box 259,  
 Media, PA 19063

**McDANIEL, PHOEBE L. also known as  
PHOEBE LARAYNE McDANIEL and  
PHOEBE McDANIEL, dec'd.**

Late of Borough of Lansdale.  
 Executrix: PAULA L. McDANIEL,  
 c/o Lewis Goodman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: LEWIS GOODMAN,  
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446-0726

**McGINN, JOHN W., dec'd.**

Late of Montgomery County, PA.  
 Executor: MICHAEL P. MCGINN.  
 ATTORNEY: CHRISTOPHER H. MEINZER,  
 516 Main Street,  
 Pennsburg, PA 18073,  
 215-679-4554

**McSTAY, MICHAEL J., dec'd.**

Late of Abington Township.  
 Administratrix: KATHERINE M. McSTAY,  
 1010 Garfield Avenue,  
 Ardsley, PA 19038.  
 ATTORNEY: DAVID P. GRAU,  
 911 N. Easton Road,  
 P.O. Box 209,  
 Willow Grove, PA 19090

**MONTESANO, PAUL D. also known as  
PAUL DAVID MONTESANO, dec'd.**

Late of Borough of Hatboro.  
 Administratrix: DIANE E. JASINNAS,  
 1113 Secane Avenue,  
 Secane, PA 19018.

**NASE, AILENE MARY also known as  
AILENE M. NASE and  
AILENE NASE, dec'd.**

Late of Lower Salford Township.  
 Executor: BENJAMIN L. NASE,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JAY C. GLICKMAN,  
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446

**NYCE SR., JOHN R. also known as****JOHN ROBERT NYCE, dec'd.**

Late of East Norriton Township.

Administrator: JOAN NYCE,

c/o Michael P. Gottlieb, Esquire,

319 Swede Street,

Norristown, PA 19401.

ATTORNEY: MICHAEL P. GOTTLIEB,

319 Swede Street,

Norristown, PA 19401-4801,

(610) 279-4200

**OSTROWSKI, MARY ANN also known as****MARYANNA MARINO,****MARY ANN MARINO and****MARYANN OSTROWSKI, dec'd.**

Late of Abington Township.

Administratrix: DEBORAH WOLCOTT,

4746 W. Chapin Lane,

Berrien Springs, MI 49103-9631

**PALERMO, JOSEPH, dec'd.**

Late of Borough of Hatboro.

Administrator: RAINE L. PALERMO,

134 Manor Road,

Hatboro, PA 19040.

**PEARLSTEIN, RONALD also known as****RONALD H. PEARLSTEIN, dec'd.**

Late of Lower Merion Township.

Executors: ARLENE PEARLSTEIN AND

SANDY PEARLSTEIN,

c/o Alison Altman Gross, Esquire,

150 N. Radnor Chester Road, #F200,

Radnor, PA 19087.

ATTORNEY: ALISON ALTMAN GROSS,

150 N. Radnor Chester Road, #F200,

Radnor, PA 19087

**PRAMBA, KATHLEEN E., dec'd.**

Late of Upper Frederick Township.

Administrator: EAMON VON PRAMBA,

c/o David G. Garner, Esquire,

221 East High Street, Suite 1,

Pottstown, PA 19464.

ATTORNEY: DAVID G. GARNER,

221 East High St., Ste. 1,

Pottstown, PA 19464

**RATHMAN, ROSEMARY P. also known as****ROSEMARY RATHMAN, dec'd.**

Late of New Hanover Township.

Executrix: SUSAN L. SMITH,

568 Buchert Road,

Gilbertsville, PA 19525.

ATTORNEY: KATHLEEN M. MARTIN,

O'DONNELL, WEISS &amp; MATTEI, P.C.,

41 East High Street,

Pottstown, PA 19464-5426

**REGISTER, BERNICE DALEE also known as****BERNICE D. REGISTER, dec'd.**

Late of Abington Township.

Executrix: THERESA R. McMULLEN,

215 Forrest Avenue,

Elkins Park, PA 19027.

**ROSENFELD, LESTER, dec'd.**

Late of Whitpain Township.

Executors: HELENE MAE ROSENFELD,

ELLYN ROSENFELD,

ROBERT ROSENFELD,

STUART ROSENFELD AND

GEORGE HIRSCHHORN,

c/o David R. Glyn, Esquire,

1650 Market Street,

Philadelphia, PA 19103.

ATTORNEY: DAVID R. GLYN,

COZEN O'CONNOR,

1650 Market Street,

Philadelphia, PA 19103

**SAUNDERS, JOSEPH, dec'd.**

Late of Whitpain Township.

Executrix: GERTRUDE SAUNDERS,

2 Trent Lane,

East Norriton, PA 19401.

**SCHAFFER, DAVID, dec'd.**

Late of Cheltenham Township.

Executrices: ROBIN KUSHNER AND

MICHELE SCHAFFER,

c/o Hilary Fuelleborn, Esquire,

745 Yorkway Place,

Jenkintown, PA 19046.

ATTORNEY: HILARY FUELLEBORN,

LUSKUS &amp; FUELLEBORN, P.C.,

745 Yorkway Place,

Jenkintown, PA 19046

**SNARELY, WILLIAM H., dec'd.**

Late of Montgomery Township.

Executrix: WILMA LEE CROCKETT,

103 Evans Road,

North Wales, PA 19454.

ATTORNEY: J. OLIVER GINGRICH,

BRICKER, LANDIS, HUNSBERGER &amp;

GINGRICH, LLP,

114 East Broad Street,

P.O. Box 64769,

Souderton, PA 18964-0769

**SORIN, SOLOMON, dec'd.**

Late of Whitemarsh Township.

Executrix: MARCIA GREENSTEIN ROSE,

c/o Marc L. Davidson, Esquire,

290 King of Prussia Road, Suite 110,

Radnor, PA 19087.

ATTORNEY: MARC L. DAVIDSON,

LAW OFFICES OF MARC L. DAVIDSON, LLC,

Radnor Station Two, Suite 110,

290 King of Prussia Road,

Radnor, PA 19087

**STOUT, ELSIE M., dec'd.**

Late of Franconia Township.

Executors: GARRY L. STOUT

452 E. Walnut Street,

Perkasie, PA 18944 and

RALPH L. STOUT,

18 Highland Dr.,

Telford, PA 18969.

ATTORNEY: CHARLOTTE A. HUNSBERGER,

BRICKER, LANDIS, HUNSBERGER &amp;

GINGRICH, LLP,

114 East Broad Street,

P.O. Box 64769,

Souderton, PA 18964-0769

**TITANO, LOUIS S., dec'd.**

Late of Cheltenham Township.

Executrix: KAREN SINGER,

c/o Marion DiClerico, Esquire,

2209 Mt. Carmel Avenue,

Glenside, PA 19038.

ATTORNEY: MARION DiCLERICO,

DiCLERICO &amp; ENNIS,

2209 Mt. Carmel Avenue,

Glenside, PA 19038

**VANDUSEN, JACK H. also known as****JACK VANDUSEN and****JACK HULTON VANDUSEN, dec'd.**

Late of Upper Moreland Township.

Executrix: SANDRA L. DEES,

c/o Embury, Outterson &amp; Fuges, Esquires,

300 Huntingdon Pike,

Rockledge, PA 19046.

ATTORNEYS: EMBURY, OUTTERSON &amp; FUGES,

300 Huntingdon Pike,

Rockledge, PA 19046

**VEREB, STEVEN JOSEPH, dec'd.**

Late of Upper Moreland Township.

Executrix: KATHLEEN M. KITTLE,

43 W. Linwood Avenue,

Maple Shade, NJ 08052.

ATTORNEYS: ELLEN McDOWELL,

McDOWELL, POSTERNOCK, APELL &amp;

DIETRICK, PC,

46 W. Main Street,

Maple Shade, NJ 08052

**VILELLO, RAY E. also known as****RAY VILELLO, dec'd.**

Late of Whippen Township.

Executrix: CYNTHIA ANN BETRON,

1417 Daws Road,

Blue Bell, PA 19422.

ATTORNEY: FRANK S. MICELI,

ROBERTS, MICELI &amp; BOILEAU, LLP,

146 East Water Street,

Lock Haven, PA 17745,

215-748-4059

**WENHOLD, MARIE also known as****MARIE G. WENHOLD, dec'd.**

Late of Borough of Lansdale.

Executrix: DEBORAH GORRELL,

46 Newbury Way,

Lansdale, PA 19446

**WIGAND, THERESA R., dec'd.**

Late of West Norriton Township.

Executrix: ROBIN T. WIGAND,

c/o Kenneth C. Russell, Esquire,

The Loft at Woodmont,

3500 Reading Way,

Huntingdon Valley, PA 19006.

ATTORNEY: KENNETH C. RUSSELL,

BARATTA, RUSSELL &amp; BARATTA,

The Loft at Woodmont,

3500 Reading Way,

Huntingdon Valley, PA 19006

**YOUNG, FLORENCE B., dec'd.**

Late of Whippen Township.

Executor: CHARLES R. YOUNG,

104 Beaumont Place,

Ambler, PA 19002.

**Third and Final Publication****BRADY, HELEN S., dec'd.**

Late of Borough of Bridgeport.

Co-Executors: DENNIS J. BRADY,

17 East Rambo Street,

Bridgeport, PA 19405,

OWEN P. BRADY,

166 Crooked Lane,

King of Prussia, PA 19406.

ATTORNEY: JOHN J. KILCOYNE,

KILCOYNE &amp; KELM, LLC,

P.O. Box 528,

Worcester, PA 19490

**BURGESS, HARRY W., dec'd.**

Late of Lower Providence Township.

Administratrix: ELAINE A. McMILLAN,

c/o Smith, Aker, Grossman &amp; Hollinger, LLP,

60 East Penn Street,

P.O. Box 150,

Norristown, PA 19404-0150.

ATTORNEY: JAMES L. HOLLINGER,

60 East Penn Street,

P.O. Box 150,

Norristown, PA 19404-0150

**CAMARDA, MARY, dec'd.**

Late of East Norriton Township.

Executor: KENNETH J. CAMARDA,

502 Marsha Road,

East Norriton, PA 19403.

ATTORNEY: GREGORY P. DiPIPPA,

PIZONKA, REILLEY, BELLO &amp; McGRORY, P.C.,

144 East DeKalb Pike, Suite 300,

King of Prussia, PA 19406

**CARNEY SR., CHARLES E. also known as****CHARLES CARNEY, SR. and****CHARLES CARNEY, dec'd.**

Late of Horsham Township.

Executor: BRIAN CARNEY,

c/o Robert L. Franklin, Esquire,

2617 Huntingdon Pike,

Huntingdon Valley, PA 19006-5125.

ATTORNEY: ROBERT L. FRANKLIN,

SEMANOFF ORMSBY GREENBERG &amp;

TORCHIA, LLC,

2617 Huntingdon Pike,

Huntingdon Valley, PA 19006-5125

**CARNEY, ELIZABETH M. also known as****ELIZABETH CARNEY, dec'd.**

Late of Horsham Township.

Executor: BRIAN CARNEY,

c/o Robert L. Franklin, Esquire,

2617 Huntingdon Pike,

Huntingdon Valley, PA 19006-5125.

ATTORNEY: ROBERT L. FRANKLIN,

SEMANOFF ORMSBY GREENBERG &amp;

TORCHIA, LLC,

2617 Huntingdon Pike,

Huntingdon Valley, PA 19006-5125

**CLEMMER, DEBORAH L., dec'd.**

Late of Upper Salford Township.

Co-Executors: KIMBERLY S. BORAI,

7 Brenda Lane,

Audubon, PA 19403,

STEPHEN G. PROSOCK,

1628 Schwenksville Road,

Schwenksville, PA 19473.

ATTORNEY: ROWAN KEENAN,

KEENAN, CICCITTO &amp; ASSOCIATES, LLP,

376 East Main Street,

Collegeville, PA 19426

**COCHRAN, WILLIAM C., dec'd.**

Late of Lower Gwynedd Township.

Executrix: ROSE S. COCHRAN,

c/o George Luskus, Esquire,

745 Yorkway Place,

Jenkintown, PA 19046.

ATTORNEY: GEORGE LUSKUS,

LUSKUS &amp; FUELLEBORN, P.C.,

745 Yorkway Place,

Jenkintown, PA 19046



**CUSHMAN SR., ANDREW J. also known as****ANDREW CUSHMAN, dec'd.**

Late of Limerick Township.  
 Executrix: LYNN VEASEY,  
 c/o Jessica R. Grater, Esquire,  
 Wolf, Baldwin & Assoc.,  
 P.O. Box 444,  
 Pottstown, PA 19464.

**dePASQUALE, JOSEPH, dec'd.**

Late of Lower Merion Township.  
 Executors: ROBERT dePASQUALE AND  
 HENRY J. SCHIRESON, ESQUIRE,  
 c/o Bedford & Schireson,  
 333 E. Lancaster Avenue, Suite 200,  
 Wynnewood, PA 19096.  
 ATTORNEY: HENRY J. SCHIRESON,  
 BEDFORD & SCHIRESON,  
 333 E. Lancaster Avenue, Suite 200,  
 Wynnewood, PA 19096

**DePAUL, FRANK also known as****FRANK JOSEPH DePAUL,  
FRANK J. DePAUL and  
F. DePAUL, dec'd.**

Late of Upper Merion Township.  
 Executor: RICHARD R. VITRONE,  
 c/o Charles S. Frazier, Esquire,  
 Frazier & Roberts,  
 337 W. Lancaster Avenue,  
 P.O. Box 527,  
 Wayne, PA 19087.  
 ATTORNEY: CHARLES S. FRAZIER,  
 337 West Lancaster Avenue,  
 P.O. Box 527,  
 Wayne, PA 19087

**DOBBS, MARTIN J., dec'd.**

Late of Borough of Pottstown.  
 Executor: FRANK A. DOBBS, JR.,  
 122 Woodhill Drive,  
 Fleetwood, PA 19522.  
 ATTORNEY: JEFFREY R. BOYD,  
 7 East Philadelphia Avenue,  
 Boyertown, PA 19512

**EISENHARD, DANIEL, dec'd.**

Late of Borough of Pottstown.  
 Administrator: RICHARD L. EISENHARD,  
 110 Aspen Lane,  
 Gilbertsville, PA 19525.  
 ATTORNEY: RONALD SMOLOW,  
 3 Three Ponds Lane,  
 Newtown, PA 18940

**EVANGELIST, RUTH C. also known as****RUTH EVANGELIST, dec'd.**

Late of Abington Township.  
 Executrix: JACQUELINE SAYBOLT,  
 c/o Embery, Outtersen & Fuges, Esquires,  
 300 Huntingdon Pike,  
 Rockledge, PA 19046.  
 ATTORNEYS: EMBERY, OUTTERSON & FUGES,  
 300 Huntingdon Pike,  
 Rockledge, PA 19046

**GIERA, JOSEPHINE F., dec'd.**

Late of Lower Providence Township.  
 Executrix: JOANNE PELLY,  
 733 Amsterdam Road,  
 Mt. Laurel, NJ 08054.  
 ATTORNEY: PATRICIA LEISNER CLEMENTS,  
 516 Falcon Road,  
 Audubon, PA 19403

**GOLDBERG, RICHARD E. also known as****RICHARD GOLDBERG, dec'd.**

Late of Lower Moreland Township.  
 Executrix: ARLENE L. GOLDBERG,  
 c/o Mark S. Blaskey, Esquire,  
 3000 Two Logan Square,  
 18th & Arch Streets,  
 Philadelphia, PA 19103-2799.  
 ATTORNEY: MARK S. BLASKEY,  
 PEPPER HAMILTON LLP,  
 3000 Two Logan Square,  
 18th & Arch Streets,  
 Philadelphia, PA 19103-2799

**HAUCK, PAULINE H., dec'd.**

Late of New Hanover Township.  
 Executor: KENNETH E. HAUCK, JR.,  
 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

**KIRLIN, MARIE C., dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: DALE A. KIRLIN,  
 824 Monocacy Creek Road,  
 Birdsboro, PA 19508.  
 ATTORNEY: THOMAS L. HOFFMAN,  
 WELLS, HOFFMAN, HOLLOWAY &  
 MEDVESKY, LLP,  
 635 E. High Street,  
 P.O. Box 657,  
 Pottstown, PA 19464

**KUBER, MICHAEL D. also known as****MICHAEL KUBER, dec'd.**

Late of Abington Township.  
 Administratrix: HOLLIE KUBER,  
 c/o Joseph Strampello, Esquire,  
 1919 Chestnut Street, Suite 103,  
 Philadelphia, PA 19103.  
 ATTORNEY: JOSEPH STRAMPELLO,  
 OCKS, BARSKY & STRAMPELLO,  
 1919 Chestnut Street, Suite 103,  
 Philadelphia, PA 19103

**LAVONG, JOYCE LOUISE, dec'd.**

Late of East Norriton Township.  
 Administratrix: APRIL L. LAVONG,  
 2319 Carol Lane,  
 East Norriton, PA 19401.

**NATTRESS, BARBARA E., dec'd.**

Late of Borough of Lansdale.  
 Administrator: JOSEPH M. HOFFFEL,  
 507 Salfordville Road,  
 P.O. Box 369,  
 Lederach, PA 19450.  
 ATTORNEY: THOMAS J. BARNES,  
 EGBERT & BARNES, P.C.,  
 1494 Old York Road, Suite 200,  
 Abington, PA 19001

**OLEARY, ESTHER P. also known as****ESTHER OLEARY, dec'd.**

Late of Borough of Royersford.  
 Executors: THOMAS F. OLEARY,  
 1331 Fitzwatertown Road,  
 Roslyn, PA 19001,  
 KATHLEEN A. AARONSON,  
 829 Bobolink Lane,  
 West Chester, PA 19382.  
 ATTORNEY: MICHELE A. STEVENSON,  
 ZABOWSKI LAW, LLC,  
 100 Springhouse Drive, Suite 205E,  
 Collegeville, PA 19426

**SAYRE, FLORENCE L., dec'd.**

Late of Worcester Township.  
 Executrix: LEONA S. MARTIN,  
 25 Beagle Road,  
 Lewisburg, PA 17837.  
 ATTORNEY: ADAM L. FERNANDEZ,  
 WISLER PEARLSTINE, LLP,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422

**SLINGLUFF, CRAIG A., dec'd.**

Late of Borough of Telford.  
 Administratrix DBN CTA: CHRISTIE  
 SLINGLUFF,  
 233 Romeo Street,  
 Pittsburgh, PA 15213.  
 ATTORNEY: J. OLIVER GINGRICH,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**VOLKER, MARIAN A., dec'd.**

Late of Skippack Township.  
 Executor: MICHAEL VOLKER,  
 705 Rosewood Ct.,  
 Collegeville, PA 19426.  
 ATTORNEY: PATRICK J. BRADLEY,  
 BRADLEY LAW LLC,  
 3801 Germantown Pike, Suite 201C,  
 Collegeville, PA 19426

**VOLPI, MARY THERESA also known as****MARY T. VOLPI and  
MARY VOLPI, dec'd.**

Late of Montgomery County, PA.  
 Co-Executors: DAVID VOLPI AND  
 JOAN DiCICCO.  
 ATTORNEY: CHRISTOPHER H. MEINZER,  
 516 Main Street,  
 Pottstown, PA 18073,  
 215-679-4554

**WEISS, MILI DUNN also known as****MILDRED WEISS, dec'd.**

Late of Cheltenham Township.  
 Executors: RANDALL WEISS AND  
 LINDA LEVITSKY,  
 c/o Karen M. Stockmal, Esquire,  
 1055 Westlakes Drive, Suite 160,  
 Berwyn, PA 19312.  
 ATTORNEY: KAREN M. STOCKMAL,  
 KMS LAW OFFICES, LLC,  
 1055 Westlakes Drive, Suite 160,  
 Berwyn, PA 19312

**WOLFGANG, RUSSELL H., dec'd.**

Late of Borough of Pennsburg.  
 Executor: GEORGE A. WOLFGANG,  
 c/o E. Kenneth Nyce Law Office, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512.  
 ATTORNEY: NICOLE C. MANLEY,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**WYSOCZANSKI, JEAN M. also known as****JEAN WYSOCZANSKI, dec'd.**

Late of Cheltenham Township.  
 Executor: PATRICIA M. HAWS,  
 8 Silverspruce Road,  
 Levittown, PA 19056.

**YOVISH, FRANCIS J., dec'd.**

Late of Borough of Lansdale.  
 Executrix: PATRICIA Y. BROWNELL,  
 1310 Wainwright Court,  
 Lower Gwynedd, PA 19002.  
 ATTORNEY: JAMES M. SCHILDT,  
 WILLIAMS AND SCHILDT, P.C.,  
 1007 West Broad Street,  
 Quakertown, PA 18951

**ZUMMO, JUNE ELAINE, dec'd.**

Late of Borough of Conshohocken.  
 Executor: THOMAS D. ZUMMO,  
 420 Roberts Avenue,  
 Conshohocken, PA 19428.

**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*

**Scepter Power Solutions** with its principal place of business at 431 W. Vine Street, Pottstown, PA 19464.

The name and address of the entity owning or interested in said business is: Scepter Signs, Inc., 431 W. Vine Street, Pottstown, PA 19464.

The application was filed on July 13, 2015.

**Lee F. Mauger, Esq.**

**Mauger & Meter**

240 King Street,  
 P.O. Box 698  
 Pottstown, PA 19464

**LIMITED LIABILITY COMPANY**

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State for **2T Alchemy LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

**James H. Lutz, Esq.**

300 W. State Street, Suite 302  
 Media, PA 19063

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## PROFESSIONAL CORPORATION

**APM Urgent Care P.C.** has been incorporated under the provisions of Chapter 29 of the Business Corporation law of 1988 as a Professional Corporation.

**Khanh Thieu MD PC** has been incorporated under the provisions of Chapter 29 of the Business Corporation law of 1988 as a Professional Corporation.

**Eric L. Ring, Esquire**  
2335 Darby Road,  
Havertown, PA 19083

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## SALE OF REAL ESTATE

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2010-03680

**Viriva Community Credit Union,**  
PLAINTIFF

VS.

**Raymond R. Hunter,**  
DEFENDANT

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO:** Unknown Surviving Heirs of Raymond R Hunter,  
Deceased Mortgagor and Real Owner

Your house (real estate) at **107 Stump Road, North Wales, Pennsylvania 19454** is scheduled to be sold at Sheriff's Sale on **September 30, 2015 at 10:00 a.m.** at the Sheriff's Office, Civil Division, Montgomery County Courthouse, 1st Floor, Swede and Airy Streets, P.O. Box 311, Norristown, Pennsylvania 19404 to enforce the court judgment of \$59,523.96 obtained by Viriva Community Credit Union against you.

### NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Viriva Community Credit Union the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

### YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE**  
Montgomery Bar Association  
100 West Airy Street  
Norristown, Pennsylvania 19401  
(610) 279-9660, ext. 201

**McCABE, WEISBERG & CONWAY, P.C.**  
**Attorneys for Plaintiff**  
123 S. Broad St., Ste. 1400  
Philadelphia, PA 19109  
215-790-1010

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## TRUST NOTICES

### Second Publication

**DOROTHY R. ALDERFER TRUST  
TRUST UNDER AGREEMENT  
DATED JUNE 12, 1998,  
DOROTHY R. ALDERFER, DECEASED,  
JULY 11, 2015,  
Late of Towamencin Township,  
Montgomery County, PA**

All persons having claims or demands against said Trust are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Univest Bank and Trust Co.  
14 North Main Street  
P.O. Box 64197  
Souderton, PA 18964

**Trustee's Attorney: Jeffrey K. Landis, Esquire  
Bricker, Landis, Hunsberger & Gingrich, LLP**  
114 East Broad Street  
P.O. Box 64769  
Souderton, PA 18964  
215-723-4350

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## EXECUTIONS ISSUED

**Week Ending August 4, 2015**

**The Defendant's Name Appears  
First in Capital Letters**

ABOUSEIF, SIMON: TD BANK, GRNSH. -  
Fia Card Services Na; 201329485; \$5,428.30.  
AHMED, SAIFUR: IFTEKHAR - Jpmorgan  
Chase Bank Na; 201409984.  
BANKS, PATRICIA: ROSE, TAMMY - Green Tree  
Servicing, LLC; 201501075.  
BEAUCHAMP, ANTHONY: KATHRYN -  
Good Will Steam Fire Engine Company No 1,  
et al.; 201521483; WRIT/EXEC.  
BEVERLY, VALERIE: WILLIAM - Lehman Xs Trust,  
et al.; 201513121.  
BRANDT, HARRY: ROSE - Bank Of New York Mellon;  
201507650; \$195,512.08.  
BROWN, BEVERLY: CITIZENS BANK, GRNSH. -  
Velocity Investments, LLC; 201408790; \$6,042.26.  
BROWN, LISA: BANK OF AMERICA, GRNSH. -  
Target National Bank, et al.; 201007947; WRIT/EXEC.  
CAMPISI CONSTRUCTION, INC.:  
CAMPISI, ANTHONY: VANTAGE POINT BANK,  
GRNSH. - Eci, LLC; 201112517; WRIT/EXEC.  
CORTELLESA, ANTHONY: NATIONAL PENN  
BANK, GRNSH. - Cavalry Spv I, LLC, et al.;  
201500690; WRIT/EXEC.  
CUTLER, EVAN: CITIZENS BANK OF PENNSYLVANIA,  
GRNSH. - Unifund Ccr, LLC; 201305099;  
\$14,012.09.  
DELLOSE, TINA: DOMENIC: DEMEONIC, ET AL. -  
Us Bank National Association, et al.; 201510632;  
\$980,693.27.

DOROTHY KOLB SOLELY IN HER CAPACITY  
AS HEIR OF PETER F SZCZ: THE UNKNOWN  
HEIRS OF PETER F SZCZYBEK DECEASED:  
WELLER, DONNA - Nationstar Mortgage, LLC,  
et al.; 201504577.  
DORSEY, ELAINE: SANTANDER BANK, GRNSH. -  
Cavalry Spv I, LLC, et al.; 201508081; WRIT/EXEC.  
DVFG RETIREMENT PLAN SERVICES, INC.:  
DELAWARE VALLEY FINANCIAL GROUP, INC.:  
LLC: VANTAGE POINT BANK, GRNSH., ET AL. -  
Bancorp Bank; 201334599; WRIT/EXEC.  
ESTATE OF JAMES E PRIER: PRIER, JAMES:  
STEVEN, ET AL. - Pnc Bank National Association;  
201309272.  
FARINA, RAYMOND: KATHERINE -  
Wells Fargo Bank Na; 201510699; \$161,850.76.  
FINTA-PETERFFY, LILLA: BANK OF AMERICA,  
GRNSH. - University Of Pennsylvania; 201425342;  
WRIT/EXEC.  
FISCHER, JOSEPH - Chase Home Finance, LLC, et al.;  
200901016; AMEND IN REM ORDER/246,928.51.  
FRANK DEGARAZIO ROOFING:  
DEGARAZIO, FRANCIS: CITIZEN BANK,  
GRNSH. - American Builders And Contractor  
Supply Company, Inc., et al.; 201507687;  
WRIT/EXEC.  
FRICK, KAREN - Christiana Trust, et al.; 201422920;  
\$379,073.21.  
GARNER, KRISTI: DENNY - Capital One Na, et al.;  
201419490; \$186,289.85.  
GOODRIDGE, DORINE: DAVID - Wells Fargo Bank Na;  
201509960; \$82,442.58.  
GRAHAM, DAWN: VIRELL: DAWN:  
ZUGEIL, BENITEZ, GRNSH., ET AL. -  
The Townhouses Of Twin Brooks  
Condo Association; 201419854; \$4,145.40.  
GUARENGLI, ANGELIQUE: SOVEREIGN BANK,  
GRNSH. - American Express Bank Fsb; 201433027.  
HADAD, REGINA - Jpmorgan Chase Bank Na;  
201510154; \$34,796.56.  
HAN, KYUNG: RYU, SEONG: FIRST NIAGARA,  
GRNSH. - Townline Associates; 201521872;  
WRIT/EXEC.  
HANLON, JAMES: L&H MANUFACTURING:  
BANK OF AMERICA, GRNSH. -  
American Express Bank Fsb; 201427720.  
HILL, LAWRENCE: LAWRENCE: VALERIE, ET AL. -  
M&T Bank; 201133079.  
INNER PEACE FRANCHISING, INC. -  
Leggio, Joseph; 201507370; \$16,997.35.  
J G NASCON, INC.: M&T BANK, GRNSH. -  
Shorquip Supply, Inc.; 201418240.  
JOLINE, JENNIE: TD BANK, GRNSH. -  
American Express Bank Fsb; 201431898.  
JONAS, DONALD: DONALD: RUTTER, H. R,  
ET AL. - Bank Of New York Mellon Trust Company Na,  
et al.; 201506985; \$766,843.67.  
KULP, JESSICA: JUSTIN - M&T Bank; 201427784.  
LOUGHLIN, RUTH - Nationstar Mortgage, LLC;  
201507208.  
LULU RAM BROTHERHOOD, LLC: LULU  
COUNTRY CLUB: WELLS FARGO BANK NA,  
GRNSH. - Us Foodservice, Inc.; 201507226.  
MAL BER MANUFACTURING COMPANY:  
BANK OF AMERICA, GRNSH. - Pennsylvania  
Unemployment Compensation Fund; 201460323;  
WRIT/EXEC.

MERMELSTEIN, DAVID: VANGUARD, GRNSH. -  
Fulton Bank Na; 201103197; \$558,304.71.

MYERS, THERESA: CITIZENS BANK, GRNSH. -  
Cavalry Spv I, LLC; 201508065; \$1,124.25.

ODIORNE, JEFFREY: DONNA: DONNA -  
Jpmorgan Chase Bank National Association, et al.;  
201224675; \$2,118,865.01.

PAWLING, DONNA: DONNA F PAWLING  
AS TRUSTEE OF THE IRVIN JONES PAWLING  
AND: IRVIN JONES PAWLING AND DONNA F  
PAWLING REVOCABLE LIVING TR -  
Jpmorgan Chase Bank National Association;  
201509605; \$228,275.98.

PENN QUAKER SITE CONTRACTORS, INC.:  
ANTHONY, LARRY: MERCHANTS BANK,  
GRNSH. - Highway Materials, Inc.; 201513700;  
\$15,510.66.

PORTER, RHONDA: NORSCO FEDERAL CREDIT  
UNION, GRNSH. - Toyota Motor Credit Corporation;  
201331265; \$9,306.06.

ROGERS, APRIL: YOUNG, CHARLES:  
WELLS FARGO BANK NA, GRNSH. -  
Grimm Brothers Realty Company; 201521800;  
\$3,568.50.

SAGE CONSTRUCTION MANAGEMENT, LLC:  
WHITEMAN, C. - Smith, Grayce; 201206463;  
\$39,783.00.

SCARPATO, FRANK - Jpmorgan Chase Bank Na;  
201420061; \$906,119.50.

SMITH, EMANUEL: EMMANUEL: KIMBERLY:  
PNC BANK, GRNSH. - Episcopal Academy;  
201408207; WRIT/EXEC.

SNOW, RENEE: CASUAL GOURMET, INC.:  
WELLS FARGO BANK, GRNSH. -  
American Express Bank Fsb; 201433282.

STEPHENS, SINQUETTA: CAROL: LEE, BRIAN -  
Nationstar Mortgage, LLC; 201403727; \$229,842.73.

TAFFET, DAVID: PLATYPUS MANAGEMENT, INC.:  
PENN LIBERTY BANK, GRNSH. -  
American Express Bank Fsb; 201429852.

TALASKA, ELENA: BANK OF AMERICA, GRNSH. -  
Cavalry Spv I, LLC; 201500712; WRIT/EXEC.

TOPE, MICHAEL: LLC: PNC BANK, GRNSH. -  
American Express Bank Fsb; 201426786.

WAGNER, JASON: NATIONAL PENN BANK,  
GRNSH. - Cavalry Spv I, LLC, et al.; 201506399;  
WRIT/EXEC.

WAGNER, JEFFREY: WELLS FARGO, GRNSH. -  
Cavalry Spv I, LLC, et al.; 201506316; WRIT/EXEC.

WILLIFORD, RONALD: FIRST UNION BANK,  
GRNSH. - Ford Cr, et al.; 200708977; \$9,467.77.

WILSON, MARY JEAN: DONALD - Nationstar  
Mortgage, LLC, et al.; 201333702.

ALLEN, ORARAY - Drexel University; 201520986;  
Certification of Judgment; \$2,248.31.

ALVES, MARIA - Capital One Bank Usa Na;  
201521027; Judgment fr. District Justice; \$7017.69.

BARBER, TRACY - Class A Realty Corp; 201521322;  
Judgment fr. District Justice; \$3678.67.

BHALALA, SHAILEISH: D BHALALA INC:  
SUNOOO A PLUS TROOPER - Lansdale Candy  
Company Inc; 201520786; Judgment fr.  
District Justice; \$12208.11.

CARRION, LISA - Midland Funding Llc; 201520834;  
Judgment fr. District Justice; \$2,106.22.

CONRAD, DAVID - Team Imaging Inc; 201520731;  
Certification of Judgment; \$3688.35.

COOK, THERESA - Cavalry Spv I Llc; 201521278;  
Judgment fr. District Justice; \$2621.59.

CRESSMAN, DAVID - Midland Funding Llc;  
201520719; Judgment fr. District Justice; \$1,544.43.

DANNICOLE LLC: AAMCO - East Norriton Township;  
201520875; Judgment fr. District Justice; \$4,410.14.

DONNELLY, JENNIFER - Cavalry Spv I Llc;  
201521326; Judgment fr. District Justice; \$5475.16.

FINK, ROBERT: 148 ROCK GLENN LLC -  
Mcsq Llc; 201520711; Mechanics Lien Claim;  
\$2005.00.

HAMILTON, MARLENA - Capital One Bank;  
201521031; Judgment fr. District Justice; \$2144.36.

HIGHT, CHERYL - Bureaus Investment Group  
Portfolio No 15 Llc; 201520948; Judgment fr.  
District Justice; \$2,029.88.

HORVATH, RONALD: GARGER ASSOCIATES LLP -  
Mitchell, William; 201520748; Foreign Judgment;  
\$316,249.63.

JOHNSON, BLANCH - Jmmpe Company; 201520668;  
Judgment fr. District Justice; \$4423.93.

JOHNSON, VENESIA - Capital One Bank Usa Na;  
201521033; Judgment fr. District Justice; \$1884.89.

KELLY, JOANN - Stonegate Hoa; 201521084; Lien;  
\$986.00.

KROLL, ED - Morgridge, Kristi; 201521020;  
Certification of Judgment; \$1,108.00.

LAP, CHRISTINA: NGUYEN, LUAN -  
Jk Development Associates Lp; 201520751;  
Certification of Judgment; \$386375.63.

MARCHESE, MARIE - Estate Of Joseph D Marchese;  
201520937; Certification of Judgment; \$507,250.00.

MARUCCI, JENNIFER - Capital One Bank Usa Na;  
201521032; Judgment fr. District Justice; \$2362.75.

MCCARTHY, THOMAS - Lvnv Funding Llc;  
201521025; Judgment fr. District Justice; \$7462.39.

NAGY, LINDSAY - Capital One Bank; 201520922;  
Certification of Judgment; \$2,367.24.

PRENDERGAST, WILLIAM - Weikert, Mark;  
201520951; Judgment fr. District Justice; \$785.48.

QUIGLEY, WILLIAM - Advantage Assets Ii Inc;  
201520738; Certification of Judgment; \$2982.56.

RANKINE, ANN - Lvnv Funding Llc; 201520934;  
Judgment fr. District Justice; \$2838.93.

REYNOLDS, HELEN - Lvnv Funding Llc;  
201521110; Judgment fr. District Justice; \$1155.73.

SCHREINER, KEITH: CHRISTINE - Salford Pond Hoa;  
201521085; Lien; \$1,727.00.

STANKIEWICZ, PETER - Lvnv Funding; 201520715;  
Judgment fr. District Justice; \$3585.51.

STARKMAN, LAWRENCE - Lvnv Funding Llc;  
201520983; Judgment fr. District Justice; \$1,717.12.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending August 4, 2015**

**The Defendant's Name Appears  
First in Capital Letters**

8000 INC: KELLY, THOMAS: THOMAS -  
United States Securities And Exchange Commission;  
201514400; Foreign Judgment; \$462,289.00.

ALBRIGHT, MELISSA - Lvnv Funding Llc;  
201520930; Certification of Judgment; \$1,166.96.



SWAVELY, STEPHEN - Capital One Bank Usa Na;  
201521122; Judgment fr. District Justice; \$3013.38.  
WILLIAMS, IRISH - Lvnv Funding Llc; 201520985;  
Judgment fr. District Justice; \$3,338.95.  
WILLIAMS, OLETHEA - Bianconi, Kathy;  
201520972; Judgment fr. District Justice; \$9328.12.  
YOUCHISON, JOSEPH - Lvnv Funding Llc; 201520943;  
Certification of Judgment; \$3,608.52.

**ABINGTON TWP. -  
entered municipal claims against:**

Kada, Thomas; 201520843; \$1047.12.

**CHELTENHAM TOWNSHIP SCHOOL DIST. -  
entered municipal claims against:**

Kreines, Ronald; Suzanne; 201520899; \$4899.59.

**CONSHOHOCKEN BORO. AUTH. -  
entered municipal claims against:**

Bonenberger, Michael; Barbara; 201521076; \$673.27.  
Brand, Adam; Catherine; 201521188; \$601.93.  
Carey, Kirstin; 201521298; \$857.58.  
Comber, Joseph; Diana; 201521294; \$1335.37.  
Dalessandro, Joanna; 201521299; \$1310.71.  
Dicurcio, Randall; 201521189; \$584.55.  
Farley, Elizabeth; Mary Ann; Patricia, Et.Al.;  
201521191; \$569.85.  
Flack, Matthew; 201521192; \$564.83.  
Green, Roxanne; 201521293; \$1506.50.  
Harte, Joseph; Rockett-Harte, Lisa; 201521074;  
\$586.43.  
Hernson, Catherine; Jonathan; 201521196; \$539.41.  
Howard, Terrence; 201521291; \$523.42.  
Ingling, Donna; 201521075; \$1011.77.  
Johnson, Idell; Fanny; 201521194; \$554.32.  
Kelly, Vincent; 201521297; \$1283.11.  
Mackay, Robert; Linda; 201521073; \$608.37.  
Manoppelo, Richard; Linda; 201521079; \$721.55.  
Mcgrath, John; Marie; 201521078; \$733.13.  
Mcquiston, Glenn; Wendy; 201521296; \$1531.07.  
Moore, Anthony; Michelle; 201521082; \$606.37.  
Natterman, Catherine; Ohara, David; Elizabeth;  
201521081; \$607.66.  
Ramey, Regina; Cook, Agatha; Ramey, Regina;  
201521080; \$619.50.  
Ratkowski, Edward; 201521195; \$545.01.  
Rookstool, William; Heather; 201521077; \$792.93.  
Scott, Oethan; 201521292; \$3385.04.  
Shaffer, Robert; 201521190; \$579.22.  
Spampinato, Marcie; Michael; 201521197; \$553.27.  
Tumminia, Ian; 201521290; \$518.53.  
Washington, Eddie; Teresa; 201521295; \$2340.49.  
Williams, Carrie; 201521193; \$562.81.

**LOWER MORELAND TWP. SCHOOL DIST. -  
entered municipal claims against:**

Lader, William; 201520783; \$8634.39.

**LOWER PROVIDENCE TWP. -  
entered municipal claims against:**

Leck, Michael; Geri; 201520824; \$469.19.  
Manfredi, Peter; 201520891; \$387.33.  
Pottstown Land Corp; 201520895; \$1098.43.

**NORRISTOWN BORO. -  
entered municipal claims against:**

Rmg Investments; 201520877; \$1054.63.

**PENNA. UNEMPL. COMP. FUND -  
entered claims against:**

Lattanzio, Lillie; Lattanzios Steaks And Stuff;  
201561501; \$836.07.

**PERKIOMEN VALLEY SCHOOL DIST. -  
entered municipal claims against:**

Nolan, John; Gwen; 201520887; \$2596.41.

**POTTSGROVE SCHOOL DIST. -  
entered municipal claims against:**

Mast, Barbara; 201520797; \$309.55.  
Rohrbach, Ralph; Elizabeth; 201520793; \$2790.06.

**POTTSTOWN BORO. -  
entered municipal claims against:**

Delaney, Martin; Mary; 201521068; \$699.48.  
F And R Partners; 201520778; \$615.61.  
Masucci, Michael; 201520869; \$665.61.  
Pottstown Land Corp; 201520827; \$535.43.

**POTTSTOWN BORO. AUTH. -  
entered municipal claims against:**

Batman, Donald; Casandra; 201520882; \$695.36.  
Price, Donald; 201520819; \$665.61.  
Rhoads, Roberta; 201521057; \$615.61.  
Santaniello, Nicholas; Hoke, Amy; 201520820; \$348.43.  
Somers, Joseph; 201521052; \$609.83.

**POTTSTOWN SCHOOL DIST. -  
entered municipal claims against:**

Alliance Realty Capital Llc; 201520816; \$2353.66.  
Jar Investments Inc; 201521072; \$1377.66.  
Watters, Edward; 201520811; \$1204.50.

**SOUDERTON AREA SCHOOL DIST. -  
entered municipal claims against:**

Cosentino, Fara; 201520776; \$6038.38.  
Labosh, Michael; Joan; 201520771; \$5955.79.  
Patterson, Ronald; Brown, Darnetta; 201520808;  
\$5233.79.  
Webb, William; Jamie; Lydia, Et.Al.; 201520802;  
\$8799.84.

**UPPER DUBLIN SCHOOL DIST. -  
entered municipal claims against:**

Rines, Neil; Theresa; 201520926; \$2751.47.

**UPPER MORELAND TWP/HATBORO BORO.  
JOINT SEWER AUTH. -  
entered municipal claims against:**

Beyer, Kirk; 201520759; \$1239.87.  
Bura, Krystina; 201520760; \$2457.98.  
Cripps, Peter; Susan; 201520761; \$480.61.  
Fitzgerald, William; 201520763; \$2675.19.  
Fitzgerald, William; 201520762; \$1472.83.  
Gould, Joseph; Anita; 201520764; \$682.27.  
Leax, Shannon; Robert; 201520765; \$762.45.  
McCloskey, Karen; 201520863; \$903.91.  
Shand, Claire; 201520766; \$728.25.  
Springfield, Brinton; Gabrielle; 201520767; \$464.37.

**UPPER PERKIOMEN SCHOOL DIST. -  
entered municipal claims against:**

Chandler, Larry; Tamara; 201520785; \$328.32.

**UPPER POTTS GROVE TWP. -  
entered municipal claims against:**

Rose, Derrick; Kecia; 201521083; \$882.63.

**LETTERS OF ADMINISTRATION**

**Granted Week Ending August 4, 2015**

**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

- BADAME, EDWARD J. - Lower Salford Township;  
Badame, Mary Ann, 61 Montgomery Drive  
Harleysville, PA 19438.
- BAILEY, DAVID R. - Franconia Township;  
Bailey, Cynthia, 86 Leforge Court Wayne, PA 19087.
- BEAVER, LOUISE M. - Abington Township;  
Staley, Barbara M., 2292 Monmouth Road  
Jobstown, NJ 08041.
- BOWEN, JAMES E. - Lower Salford Township;  
Bowen, Mari A., 591 Harleysville Pike  
Lederach, PA 19450.
- BRINKLEY, BEVERLY A. - Norristown Borough;  
Brinkley, Faruq, 7845 Thouron Avenue  
Philadelphia, PA 19150; Brinkley, Frederick, Sr.,  
7845 Thouron Avenue Philadelphia, PA 19150.
- BURGESS, HARRY W. - Lower Providence Township;  
McMillan, Elaine A., 18696 West Marshall Street  
Norristown, PA 19403.
- CAMPBELL, JORDAN P. - ; Borits, Marci,  
1141 Snyder Road Lansdale, PA 19446.
- CARL, MARY E. - Perkiomen Township;  
Carl, Robert E., Sr., 23 Wartman Road  
Collegeville, PA 19426.
- CASE, LAVERNE P. - Springfield Township;  
Hill, Jeffrey M., 1701 Newbold Lane  
Glenside, PA 19038.
- CASTROVILLO, PAULA A. - West Norriton Township;  
Julian, Maria A., 839 Morgan Avenue  
Palmyra, NJ 08065-1933.
- CRAWFORD, ELLEN E. - Hatfield Township;  
Crawford, Dawn R., 60 Ivy Ct  
Quakertown, PA 18951; Crawford, Lisa E.,  
2519 Hilltown Pike Hilltown, PA 18927.
- CROSS, PAULA - Cheltenham Township;  
Liebman, Susan C., 959 Leopard Road  
Rydal, PA 19046.
- CURCIO, MARYCAROL - Whitemarsh Township;  
Keenan, Renee E., 629 Coates Lane  
King Of Prussia, PA 19406.
- DAYWALT, NANCY M. - Upper Providence Township;  
Daywalt, Gerald M., Sr., 38 Pin Oaks Drive  
Oaks, PA 19456.
- DICARLO, RICHARD P. - Lower Merion Township;  
Dicarlo, Ann Marie, 1740 Oakwood Terrace  
Penn Valley, PA 19072.
- DUGAN, KEITH P. - Plymouth Township;  
Dugan, Joseph F., 114 N. Towamencin Avenue  
Lansdale, PA 19446.
- EICHMAN, JOHN E., JR. - Hatboro Borough;  
Sprenkle-Eichman, Linda L., 508 High Avenue  
Hatboro, PA 19040.
- EISENHARD, DANIEL - Pottstown Borough;  
Eisenhard, Richard L., 110 Aspen Lane  
Gilbertsville, PA 19525.
- FENIMORE, ERVIEN A. - Franconia Township;  
Fenimore, John W., 197 Harleysville Pike  
Souderton, PA 18964.
- GALLICCHIO, MARYANN - Abington Township;  
Gallicchio, Fiorenzo E., 2063 Wharton Road  
Glenside, PA 19038.
- GONSAULS, CYRIL F. - Lower Pottsgrove Township;  
Blevins, Arlene, 1234 West Bridge Street  
Spring City, PA 19475; Skorich, Linda A.,  
107 Country Road Sterling, VA 20165-5820.
- HALPER, RICHARD M. - Hatboro Borough;  
Halper, John M., 7 Canal Run West  
Washington Crossing, PA 18977.
- HENDERSON, LARRY D. - Plymouth Township;  
Henderson, Barbara, 1 Skip Road  
Plymouth Meeting, PA 19462.
- JILES, RICHARD F. - Abington Township;  
Jiles, Anisa L., 1712 Prospect Avenue  
Willow Grove, PA 19090.
- JOHNSON, DIANNE Y. - Norristown Borough;  
Butcher, Deanne N., 106 Garden View Drive  
Thorndale, PA 19372.
- JORDAN, JAMES E. - Upper Merion Township;  
Jordan, Michael L., 708 Crooked Lane  
King Of Prussia, PA 19406.
- KARIVALIS, WILLIAM J. - Lower Merion Township;  
Karivalis, Julie A., 381 East Montgomery Avenue  
Wynnewood, PA 19096.
- KESTER, CAROL K. - Towamencin Township;  
Kester, D. B., 1890 Linden Lane Hatfield, PA 19440.
- LAGREDELLE, DAVID M. - Cheltenham Township;  
Clement, Jocelyne, 7318 Chestnut Avenue  
Melrose Park, PA 19027.
- LAMBETH, MIRANDA E. - Lower Salford Township;  
Lambeth, Harris G., 422 Main Street  
Harleysville, PA 19438.
- LAVONG, JOYCE L. - East Norriton Township;  
Lavong, April L., 2319 Carol Lane  
East Norriton, PA 19401.
- LIEGEL, WILLIAM, SR. - Lansdale Borough;  
Liegel, William, Jr., 226 Susquehanna Avenue  
Lansdale, PA 19446.
- LINDSEY, AUDREY E. - Abington Township;  
Mcalister, Donna J., 2952 Anzac Avenue  
Roslyn, PA 19001.
- LOZINAK, JAKOB P. - Lower Providence Township;  
Lozinak, Holly B., 4008 Chieftan Circle,  
COLLEGEVILLE PA; Lozinak, John P., Jr.,  
4008 Chieftan Circle Collegeville, PA 19426.
- MASH, WILLIAM B. - Abington Township;  
Wilkins-, Mash Janis A., 1354 Lindbergh Avenue  
Roslyn, PA 19001.
- MATTERO, JOSEPH P. III - Lansdale Borough;  
Mattero, Mary Anne, 509 Walnut Street  
Lansdale, PA 19446.
- MCSTAY, MICHAEL J. - Abington Township;  
Mestay, Katherine M., 1010 Garfield Avenue  
Ardley, PA 19038.
- MONTESANO, PAUL - Hatboro Borough;  
Jasinna, Diane E., 1113 Secane Avenue  
Secane, PA 19018.
- MOONEY, ROBERT S. - Lansdale Borough;  
Mooney, John D., 73 Kingswear Circle  
South Dennis, MA 02660.

NACHMANI, REFAEL - Lower Merion Township;  
Nachmani, Bianca L., 449 Montgomery Avenue  
Haverford, PA 19041.

NYCE, JOHN R., SR. - East Norriton Township;  
Nyce, Joan, 109 Valley View Road  
Norristown, PA 19011.

OSTROWSKI, MARY A. - Abington Township;  
Wolcott, Deborah L., 4746 W. Chapin Lane  
Berrien Springs, MI 49103.

PAPARELLA, JULIA B. - Lower Merion Township;  
Paparella, Thomas E., 79 Kinsey Road  
Harleysville, PA 19438.

PRAMBA, KATHLEEN E. - Upper Frederick Township;  
Pramba, Eamon V., 1863 Gravel Pike  
Perkiomenville, PA 18074.

RENZI, ANDREW - Skippack Township;  
Renzi, Vicki L., 827 Plainfield Avenue  
Collegeville, PA 19426.

RHODES, HERBERT A. - Norristown Borough;  
Rhodes, Cassandra E., 617 Raspberry Court  
Williamstown, NJ 08094-5705.

RIVERA, THOMAS - Perkiomen Township;  
Rivera, Betty, 84 Salem Road  
Schwenksville, PA 19473.

ROBINSON, DOROTHY H. - Whitpain Township;  
Podlogar, Mary E., 608 West Main Street  
Lansdale, PA 19446.

ROBINSON, ROVENA M. - Lower Merion Township;  
Gordon, Wilvena, 1665 East 7th Street 6E  
Brooklyn, NY 11230.

SASLOW, SELMA - : Saslow, Steven A.,  
310 Hunters Farm Road Henryville, PA 18332.

SAWYER, LENARD K. - Norristown Borough;  
Sawyer, Yakeita K., 227 E Oak Street  
Norristown, PA 19011.

SAWYER, LENARD K. - Norristown Borough;  
Sawyer, Yakeita K., 227 E. Oak Street  
Norristown, PA 19011.

SCHEPISI, MIRIAM E. - Abington Township;  
White, Ann E., 856 Willow Street  
Southampton, PA 18966.

SCOTT, ROBERT H. - Cheltenham Township;  
Scott, Andre N., 1386 St Charles Place  
Roslyn, PA 19001.

SHALINSKY, BRIAN M. - Lower Salford Township;  
Shalinsky, Mark A., 2203 Wodock Avenue  
Warrington, PA 18976.

SINCLAIR, LYNNE S. - Upper Moreland Township;  
Riccardo, Rosemarie A., 20 Birch Avenue  
Richboro, PA 18954.

SOGHOMONIAN, KRIKOR G. - Norristown Borough;  
Lange, Susanna, 842 Arden Court  
West Chester, PA 19382.

STEVENSON, MAUREEN A. - Upper Merion Township;  
Jackson, Dale, 946 Richmond Hill Court  
Lawrenceville, GA 30043-7721.

STRICKLING, DAISY B. - Upper Dublin Township;  
Allen, Diane, 251 Girard Avenue  
North Hills, PA 19038-1009.

STURM, CAROLINE R. - Plymouth Township;  
Sturm, Quentin C., 408 Barefield Lane  
Conshohocken, PA 19428.

SWANSON, CECILIA - Norristown Borough;  
Swanson, Brian, 139 Hastings Avenue  
Havertown, PA 19083.

TATNALL, JOSEPH M. - Upper Frederick Township;  
Tatnall, Tracey L., 734 Perkiomenville Road  
Perkiomenville, PA 18074.

TRANKLE, JOHN - ; Trankle, Bernadette,  
25 Liberty Avenue Norristown, PA 19403.

TRUMBAUER, ALVERDA - Upper Hanover Township;  
Swartley, Donna M., 232 Yankee Road  
Quakertown, PA 18951; Trumbauer, William E.,  
783 Gravel Pike Palm, PA 18070.

TYLER, SUSAN - Upper Providence Township;  
Tyler, Brian, 630 Charles Drive  
Gilbertsville, PA 19525.

WEAVER, JOHN A. - Upper Dublin Township;  
Weaver, Anne M., 529 Summit Avenue  
Fort Washington, PA 19034.

WILLIAMS, KENNETH - Whitpain Township;  
Williams, Tammy, 950 Skippack Pike  
Blue Bell, PA 19422.

WRONA, STANLEY - Bridgeport Borough;  
Wrona, David A., 12 Buckwalter Road  
Spring City, PA 19475.

YONAS, MICHAEL P. - Pottstown Borough;  
Yonas, Kevin G., 414 Eastwick Drive  
Reading, PA 19606; Yonas, Mickey M.,  
720 High Street Apt 1-R Pottstown, PA 19464.

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## SUITS BROUGHT

**Week Ending August 4, 2015**

### **The Defendant's Name Appears First in Capital Letters**

AIRAS-SULEIMAN, NEYSA: MADINA PROPERTY  
MAINTENANCE SERVICE - Usm Inc; 201516328;  
Petition; Wescoe, James A.

ASHER, KAITLYN: SCARAFONE, PAUL -  
Carfrey, Jennifer; 201519938; Complaint for  
Custody/Visitation; Walker, Michael A.

BASSI, SHILPI - Vaid, Sunny; 201520774;  
Complaint Divorce; Fabick, Edward J.

BEARDE, DIANE - Portfolio Recovery Associates LLC;  
201521321; Civil Action; Brown, Carrie A.

BRETZ, ALYSSA - Portfolio Recovery Associates LLC;  
201521319; Civil Action; Brown, Carrie A.

BREUSTEDT, SCOTT - Breustedt, Stephanie;  
201521337; Complaint Divorce.

BROOKS, CHERYL - Nationstar Mortgage LLC;  
201521420; Complaint In Mortgage Foreclosure;  
Wapner, Peter.

CARROLL, CHRISTOPHER - Bocchinfuso, Tahnne;  
201521391; Complaint Divorce.

CAVASMI, SVETTANA - Moisseev, Euguen;  
201520672; Petition.

CILIO, PATRICIA - Cilio, Michael; 201521402;  
Complaint for Custody/Visitation;  
Cheetham, Donald B. Iii.

COMMONWEALTH OF PA DEPARTMENT OF  
TRANSPORTATION BUREAU OF D -  
Kang, Sun; 201521325; Appeal from Suspension/  
Registration/Insp; Harbison, Keith A.

COOKSON, HOLLY - Cookson, Timothy; 201521003;  
Complaint Divorce.

CORNER, CHERISSE: DARRELL: DARRELL -  
Jpmorgan Chase Bank; 201520590; Complaint In  
Mortgage Foreclosure; Wooters, Meridith H.

CUPIDORE, ELRICA - Nationstar Mortgage LLC;  
201520979; Complaint In Mortgage Foreclosure;  
Wolf, Katherine M.

- DOE, JOHN: TENANT/OCCUPANT - Us Bank National Association; 201520706; Complaint in Ejectment; Labletta, Nicole B.
- DOLFMAN, DOUGLAS - Dolfman, Elyse; 201521250; Complaint Divorce.
- ELY, ANDREA: HARTER, CHRISTOPHER: UNITED STATES OF AMERICA - Nationstar Mortgage Llc; 201520975; Complaint In Mortgage Foreclosure; Wolf, Katherine M.
- ERWIN, MATTHEW: OCCUPANTS - Federal National Mortgage Association; 201520989; Complaint in Ejectment; Cressman, Paul.
- FEILLHEIMER, KATHY - Fellheimer, Ethan; 201520705; Complaint Divorce; Young, Cheryl L.
- FORRINGER, AARON - Forringer, Katherine; 201521328; Complaint Divorce.
- FOX, GAIL - Duguay, George; 201520136; Complaint for Custody/Visitation.
- FRANCESCHINA, DINO - Maddox, Donald; 201521308; Civil Action.
- GARG, PATRICIA - Merone, Biagio; 201520701; Petition; Campbell, Charles W.
- GONZALEZ, ANTONIO - Gonzalez, Michelle; 201520695; Complaint Divorce.
- GRANESE, DIANA: DIANA: DIANA, ET.AL. - American Express Centurion Bank; 201520736; Civil Action; Cawley, Jonathan Paul.
- HAIM, MELLISSA - Hain, Daniel; 201520954; Complaint Divorce.
- HAIRSTON, DURRELL - Portfolio Recovery Associates Llc; 201521280; Civil Action; Brown, Carrie A.
- HALLMAN, SUSAN - Hallman, Kevin; 201521354; Complaint Divorce.
- HAMILTON, WILLIE - Hamilton, Keisha; 201521401; Complaint Divorce; Solomon, Don J.
- HAZELWOOD, GEOFFREY - Portfolio Recovery Associates Llc; 201521346; Civil Action; Brown, Carrie A.
- HERBST, LISA: STEPHEN - Us Bank National Association; 201521002; Complaint In Mortgage Foreclosure; Wolf, Katherine M.
- HOOKS, ERIC - Blair Mill Associates; 201520687; Defendants Appeal from District Justice.
- HOUCK, DAYNA - Gross, Scott; 201516348; Complaint for Custody/Visitation; Dischell, Mark B.
- HUGHES, MATTHEW - Wells Fargo Bank Na; 201520982; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- JOHNSON, GINA - Portfolio Recovery Associates Llc; 201521241; Civil Action; Brown, Carrie A.
- JOHSON, MIAJA - Portfolio Recovery Associates Llc; 201521233; Civil Action; Brown, Carrie A.
- KATZ, BARRY - Lower Merion School District; 201521017; Petition; O'Donoghue, Justin M.
- KIM, ESTHER - American Express Centurion Bank; 201521034; Civil Action; Felzer, Jordan W.
- LEE, HYUN: MOON, SEUNG - Portfolio Recovery Associates Llc; 201521324; Civil Action; Brown, Carrie A.
- MANFRED, HELEN - Portfolio Recovery Associates Llc; 201521353; Civil Action; Brown, Carrie A.
- MAUGER, STEPHANIE - Portfolio Recovery Associates Llc; 201521351; Civil Action; Brown, Carrie A.
- MEACHAM, MICHELE: MICHELE - Jp Morgan Chase Bank National Association; 201521410; Complaint In Mortgage Foreclosure; Wapner, Peter.
- MERLINI, MERIDITH: SUSAN - Thompson, Jacqueline; 201520692; Defendants Appeal from District Justice.
- MESSICK, RICHARD: RICHARD - Wells Fargo Bank Na; 201521238; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- MESTRE, INDIA - Rivera, Anthony; 201520066; Complaint for Custody/Visitation.
- MOORE, ERICA - Jtit Management Llc; 201521051; Defendants Appeal from District Justice.
- NOECKER, WALTER: RUSTY - Ragusa, Diana; 201521307; Complaint in Ejectment; Ibrahim, Marcia B.
- PALUMBO, JUDITH: ANTHONY: ANTHONY - Wells Fargo Bank Na; 201520539; Complaint In Mortgage Foreclosure; Bates, Kenya.
- PARK, EUN - Paek, Hun; 201520709; Complaint Divorce; Ahn, Moon Y.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Sokolek, Dennis; 201520792; Appeal from Suspension/Registration/Insp; Laird, Andrew C.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Sokolek, Dennis; 201521019; Petition; Laird, Andrew C.
- PUJOL, CARMEN: CARMEN - Ocwen Loan Servicing Llc; 201521218; Complaint In Mortgage Foreclosure; Wapner, Peter.
- RAHMAN, MAKSUDA - Rahman, Shofiur; 201520957; Complaint Divorce.
- RESCIGNO, WILLIAM: WILLIAM - American Express Centurion Bank; 201521026; Civil Action; Felzer, Jordan W.
- RIDGE, WILLIAM - Portfolio Recovery Associates Llc; 201521310; Civil Action; Brown, Carrie A.
- ROBINSON, LAWRENCE - Portfolio Recovery Associates Llc; 201521236; Civil Action; Brown, Carrie A.
- RON LIBBY & SONS MAINTENANCE - Usm Inc; 201516255; Petition; Wescoe, James A.
- ROSENTHAL, RONALD: OCCUPANTS - Wells Fargo Bank Na; 201520546; Complaint in Ejectment; Cressman, Paul.
- SCENIC CREATIONS LLC - Usm Inc; 201516254; Petition; Wescoe, James A.
- SEO, YANG: OCCUPANTS - Federal National Mortgage Association; 201520994; Complaint in Ejectment; Cressman, Paul.
- SIMON, NICOLE - Simon, Adam; 201520718; Complaint Divorce.
- SIPI, SUAUU - Jaffe, Marc; 201521066; Defendants Appeal from District Justice.
- SONG, HUI - Huang, Yan; 201521315; Complaint Divorce; Seth, Anita M.
- TRIGILIA, LUCAS - Healy, Ronald; 201521320; Civil Action; Donaghue, Hugh A.
- TSAKIRIS, ATHANASIOS - Yuengling, Dana; 201521024; Complaint Divorce.
- UNDERWOOD, TAMMY - Discover Bank; 201520677; Civil Action; Gulko, Ralph.
- WADE, GREGORY - Portfolio Recovery Associates Llc; 201521312; Civil Action; Brown, Carrie A.
- WARD, JULIE - Sutton Terrace Condominiums; 201521306; Petition; O'Shea, Ethan R.



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**WILLS PROBATED**
**Granted Week Ending August 4, 2015****Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Executors**

- ALEXANDER, ARTHUR H. - Cheltenham Township;  
Alexander, Elaine, 7848 Spring Avenue  
Elkins Park, PA 19027.
- AMADA, FREMA - Horsham Township;  
Amada, Robert E., 177 Log Pond Drive  
Horsham, PA 19044.
- ARENA, ELEANOR M. - Worcester Township;  
Iffland, Catherine, 20 Cross Street  
Westport, CT 06880.
- ARIZA, VALERIE - Lower Moreland Township;  
Convery, Marguerite, 3247 Maple Road  
Huntingdon Valley, PA 19006; Jeffers, Michele,  
629 Cascade Drive South Mount Laurel, NJ 08054.
- ARMSTRONG, EVELYN W. - Abington Township;  
Stradford, Stephanie A., 270 Cobb Parkway S  
Marietta, GA 30060.
- ARNOLD, FREDERICK W. - Upper Providence Township;  
Arnold, Wayne M., 309 Paul Circle  
Downingtown, PA 19335.
- ASBURY, JOSEPH B. - Limerick Township;  
Asbury, Clinton S., 51 Dewsbury Lane  
Quakertown, PA 18951; Yaeckel, Cynthia D.,  
2423 New Hanover Square Road  
Gilbertsville, PA 19525.
- BACINO, STEPHEN J. - Whitpain Township;  
Bacino, Charlotte B., 159 Brindle Court  
Eagleville, PA 19403.
- BARNDT, MIRIAM M. - Franconia Township;  
Sell, Betty A., 2152 Quarry Road  
Cooperburg, PA 18036.
- BAUMANN, MYRTLE A. - Abington Township;  
Dowling, Anne, 164 Kentucky Avenue  
Mays Landing, NJ 08330.
- BEARD, CLAUDE G. III - Upper Pottsgrove Township;  
Haney, Zachary, 1836 Gilson Street  
Falls Church, VA 22043-1110.
- BENNETT, MARK - Lower Providence Township;  
Bennett, Rayna, 604 Mockingbird Lane  
Audubon, PA 19403.
- BENSON, THERESA A. - Upper Providence Township;  
Quinn, Kathleen A., 505 Logan Road  
Phoenixville, PA 19460.
- BERG, MORTON - Lower Merion Township;  
Berg, Marcia J., 120 Sibley Avenue # 201  
Ardmore, PA 19003; Triester, Jeffrey L.,  
1400 Prospect Hill Road Villanova, PA 19085.
- BEVAN, DAVID A. - Lower Merion Township;  
Bevan, Maryanne M., 425 Williamson Road  
Gladwyne, PA 19035.
- BILLINGS, STEPHEN R. - Lower Merion Township;  
Billings, Barbara M., Po Box 164  
Haverford, PA 19041.
- BISHOP, E. M. - Franconia Township;  
Hendricks, Rebecca B., 615 Fairway Drive  
Telford, PA 18969.
- BLANK, IRVIN - Cheltenham Township;  
Levin, Michele B., 303 West Avenue  
Jenkintown, PA 19046.
- BLUM, BARBARA C. - Upper Gwynedd Township;  
Wilkinson, Vicki L., 165 Race Street  
Ambler, PA 19002.
- BOGDANOFF, CHARLES J. - Abington Township;  
Bogdanoff, Shirley, 995 Meetinghouse Road  
Rydal, PA 19046.
- BOLEF, SILAS - West Norriton Township;  
Bolef, Steven, 2112 Yorktown South  
Norristown, PA 19403; Halfond, Susan B.,  
108 Stonybrook Drive Norristown, PA 19403.
- BONACCORSI, GLORIA A. - Lower Providence Township;  
Bonaccorsi, Renee, 2705 Matlack Drive  
Audubon, PA 19403.
- BONWIT, MILDRED S. - Abington Township;  
Bonwit, Andrew M., 1020 Circle Avenue  
Forest Park, IL 60130-2325; Bonwit, Nancy S.,  
433 E. 56Th Street New York, NY 10022.
- BOREN, VIRGINIA B. - Towamencin Township;  
Fitzgerald, Mary E., 200 Veterans Lane  
Doylestown, PA 18901.
- BOSCH, ELEANOR E. - Lower Merion Township;  
Bosch, Robert E., Jr., 1020 Carolyn Drive  
West Chester, PA 19382.
- BOYNES, GEORGE R. - Norristown Borough;  
Boynes, Mary E., 318 East Marshall Street  
Norristown, PA 19401.
- BRADBURY, LORETTA D. - Douglass Township;  
Pavie, Nancy B., 53 Roosevelt Drive  
Boyetown, PA 19512.
- BRADY, HELEN S. - Bridgeport Borough;  
Brady, Dennis J., 17 East Rambo Street  
Bridgeport, PA 19405; Brady, Owen P.,  
166 Crooked Lane King Of Prussia, PA 19406.
- BROWN, MARGARET - Upper Providence Township;  
Brown, David S., Jr., 370 Jamestown Circle  
Eagleville, PA 19403.
- BROWN, ROSE - Lower Moreland Township;  
Brown, William, 139 Harriet Road  
Churchville, PA 18966.
- BUTLER, BARBARA F. - Abington Township;  
Rackover, Eileen T., 557 Franklin Way  
West Chester, PA 19380; Rackover, Michael,  
557 Franklin Way West Chester, PA 19380.
- BUTTERWORTH, JOHN - Lower Merion Township;  
Butterworth, John, Jr., 3 Loring Street  
Auburn, MA 01501.
- CAPLAN, KATHLEEN H. - Lower Gwynedd Township;  
Gross, William, 315 Powderhorn Road  
Fort Washington, PA 19034.
- CARBONE, SERGIO - Lower Providence Township;  
Carbone, Jean D., 221 East Mount Kirk Avenue  
Norristown, PA 19403.
- CARNEY, CHARLES E., SR. - Horsham Township;  
Carney, Brian, 132 Holly Drive Hatboro, PA 19040.
- CARNEY, ELIZABETH M. - Horsham Township;  
Carney, Brian, 132 Holly Drive Hatboro, PA 19040.
- CAROLINA, REESE, JR. - Cheltenham Township;  
Simms, Shelley Y., 539 Woodland Lane  
Radnor, PA 19087.
- CARROLL, LUCY E. - Upper Moreland Township;  
Cummings, Joan, 3875 Round Meadow Lane  
Hatboro, PA 19040.
- CASEY, THOMAS H. - Upper Gwynedd Township;  
Hudson, Maureen, 2727 Matte Lane  
Vista, CA 92081.
- CERASI, VERGILIO - Ambler Borough;  
Cerasi, Virgil A., 6004 Snapdragon Court  
Bensalem, PA 19020.



- CHRISTY, DAVID E., SR. - Towamencin Township;  
Rodgers, Diane C., 275 Valley View Road  
Malvern, PA 19355.
- CICALA, SAMUEL M. - Franconia Township;  
Foraker, Elizabeth M., 2620 Dekalb Pike E.  
Norriton, PA 19403.
- COCHRAN, WILLIAM C. - Lower Gwynedd Township;  
Cochran, Rose S., Gwynedd Estates  
Ambler, PA 19002.
- COHEN, MARIE - Cheltenham Township;  
Cohen, James A., 8130 Cedar Road  
Elkins Park, PA 19027.
- COMBS, THELMA - Jenkintown Borough;  
Combs, Lloyd T., P.O. Box 1431 Roslyn, PA 19001.
- CONLIN, PHYLLIS P. - Lower Merion Township;  
Odonnell, Barbara A., 410 Hoffman Road  
Harleysville, PA 19438-2184.
- COSGROVE, WILLIAM J. - Lower Merion Township;  
Cosgrove, John P., 265 North Linden Avenue  
Upper Darby, PA 19082.
- COWHEY, ROSE J. - Lower Moreland Township;  
Cowhey, Thomas J. Iii, 80 Courtney Road  
Harwich, MA 02645-1835.
- COYNE, COLETTE M. - Springfield Township;  
Klunk, Joan, 8300 Cheltenham Avenue  
Wyndmoor, PA 19038.
- CULLEN, WILLIAM M. - Abington Township;  
Cullen, Daniel P., 259 East Washington Avenue  
Jenkintown, PA 19046.
- DAMIANOV, MARY H. - Lower Providence Township;  
Gehman, Margaret, 1531 Honeysuckle Ct  
West Chester, PA 19380.
- DEPASQUALE, JOSEPH - Lower Merion Township;  
Depasquale, Robert, 1418 Osbourne Avenue  
Roslyn, PA 19001; Schireson, Henry J.,  
333 E. Lancaster Avenue Wynnewood, PA 19096.
- DESTEFANO, ROBERT G. - Upper Merion Township;  
Hunter, Mary D., 7 Cory Lane  
Bridgewater, NJ 08807.
- DIBONAVENTURE, CONSTANCE -  
New Hanover Township; Dibonaventure, Brian,  
2572 Romig Road Gilbertsville, PA 19525.
- DICCIANNI, SHIRLEY M. - Plymouth Township;  
Diccianni-Nov, Doreen, 103 Ross Court  
North Wales, PA 19454; Santangelo, Marsha F.,  
1237 Forest Hill Drive Lower Gwynedd, PA 19002.
- DILAURO, FELICE - Whitmarsh Township;  
Dilauro, Ann Marie, 4020 South Warner Road  
Lafayette Hill, PA 19444.
- DILKS, MARY A. - Upper Providence Township;  
Dilks, Thomas A., 310 Vincent Heights  
Spring City, PA 19475.
- DIPPOLITO, JAMES M. - Lower Merion Township;  
Na, Sang J., 2830 Breckenridge Blvd  
Eagleville, PA 19403.
- DOAR, ABRAHAM - Lower Merion Township;  
Kaye, Bonnie, 528 Wynlyn Road  
Wynnewood, PA 19096.
- DOBBS, MARTIN J. - Pottstown Borough;  
Dobbs, Frank A., Jr., 122 Woodhill Drive  
Floetwood, PA 19522.
- DOLSKY, HARRY - Limerick Township;  
Portnoff, Rochelle, 1 Madison Court  
Montville, NJ 07045.
- DONATO, CAROLYN A. - Limerick Township;  
Donato, Michael A., 316 Mulberry Drive  
Limerick, PA 19468.
- DUNBAR, YOUNGSHIL K. - Cheltenham Township;  
Graves, Salina D., 207 Windsor Avenue  
Melrose Park, PA 19027.
- EDELMAN, ANNE - Jenkintown Borough;  
Grossman, Ellen E., 716 Forrest Avenue  
Rydal, PA 19046; Ryan, Marsha,  
3591 West Drive Bensalem, PA 19020.
- ELLIS, JOY N. - Lower Gwynedd Township;  
Cohen, Betsy L., 1301 Wisteria Drive  
Malvern, PA 19355.
- ELSASSER, ELLA M. - Abington Township;  
Elsasser, Thomas C., 495 E Gravers Lane  
Philadelphia, PA 19118.
- EVANGELIST, RUTH C. - Abington Township;  
Saybolt, Jacqueline, 12439 Balston Road  
Philadelphia, PA 19154.
- FALCONE, NICOLA - Lower Merion Township;  
Delaney, Thomas F., 767 Inverness Drive  
West Chester, PA 19380; Dimartino, Yolanda,  
157 Pennsylvania Avenue Bryn Mawr, PA 19010.
- FELTON, MARIE E. - East Norriton Township;  
Felton, Glenn E., 911 Copes Lane  
West Chester, PA 19380.
- FINE, PAULINE S. - Pottstown Borough;  
Fine, Deborah M., 79 Oak Ridge Drive  
Langhorne, PA 19047; Oneal, Cynthia M.,  
195 Palmer Lane Mesquite, NV 89027-2902;  
Rowland, Pamela F., 1 Wilson Way  
Delanco, NJ 08075-5257.
- FINKLE, RUTH - Ambler Borough; Finkle, Saul,  
233 S. 6Th Street Philadelphia, PA 19106.
- FORD, ROSE T. - Pottstown Borough; Ford, Michael,  
1827 Lawrence Road Havertown, PA 19083;  
Ford, Parick J., 7701 S. Desoto Street  
Tampa, FL 33616.
- FREI, KAREN - East Norriton Township;  
Mcmullin, Timothy, 2622 Swede Road  
East Norriton, PA 19401.
- GETZ, BERNICE A. - Whitmarsh Township;  
Getz, Robert J., 11 Robin Lane  
Lafayette Hill, PA 19444.
- GLICKMAN, DOROTHY G. - Lower Gwynedd Township;  
Glickman, Jay C., 2605 North Broad Street  
Lansdale, PA 19446.
- GODSHALL, CLYDE M. - Upper Frederick Township;  
Godshall, Gerald K., 7161 Ridge Road  
Zionsville, PA 18092.
- GODSHALL, SHIRLEY A. - Hatfield Township;  
Godshall, Connie L., 3206 Cowpath Road  
Souderton, PA 18964; Kinnan, Wendy S.,  
321 Sherwood Court Souderton, PA 18964.
- GOODRICH, MELVIN - Plymouth Township;  
Byer, Susan, 666 W. Germantown Pike  
Plymouth Meeting, PA 19462; Goodrich, Bruce,  
4705 Fowler Street Phila, PA 19127;  
Goodrich, Myrna, 200 W. Elm Street  
Conshohocken, PA 19428.
- GRAHAM, JOHN J. - Towamencin Township;  
Graham, Diane, 403 Revere Drive  
Harleysville, PA 19438.
- GRAY, DONALD W. - Horsham Township;  
Gray, Richard D., 311 Ridge Road  
Telford, PA 18969; Gray, Robert M.,  
8068 Easton Road Ottsville, PA 18942.
- GRAY, LUCILLE E. - Franconia Township;  
14 N. Main Street Souderton, PA 18964.

- GRONER, GRACE E. - Springfield Township;  
Weiner, Deborah S., 8812 Delphine Road  
Wyndmoor, PA 19038.
- HAUCK, PAULINE H. - New Hanover Township;  
Hauck, Kenneth E., Jr., 188 Landis Store Road  
Boyertown, PA 19512.
- HAUSER, ROSLYN B. - Cheltenham Township;  
Hauser, James D., 204 Pine Top Trail  
Bethlehem, PA 18017.
- HAWLK, JOYCE M. - West Norriton Township;  
Hawk, Neil, 195 Church Place  
Yorktown Heights, NY 10598; Hawk, Scott,  
310 Park Palce 3F Brooklyn, NY 11238.
- HECKLER, LYNNE A. - Upper Salford Township;  
Heckler, P. S., 1810 Quarry Road Salford, PA 18957.
- HEINTZ, ELMER A. - Upper Frederick Township;  
Heintz, Lawrence, 1616 Becker Road  
Green Lane, PA 18054.
- HERBERT, JOAN G. - Whitpain Township;  
Grace, Lori F., 111 Birkdale Drive  
Blue Bell, PA 19422.
- HOBSON, MARY G. - Jenkintown Borough;  
Moretti, Valerie M., 200 Highland Avenue  
Jenkintown, PA 19046.
- HOOPER, LILLIAN S. - East Norriton Township;  
Hooper, Marianne K., 609 Bob White Road  
Wayne, PA 19087.
- HYLINSKI, EDWARD S. - Conshohocken Borough;  
Domurat, Dorothy, 701 Village Way  
Royersford, PA 19468.
- JACKSON, PHILIP D. - Lower Providence Township;  
Jackson, Virginia H., 2711 Amy Drive  
Norristown, PA 19403.
- JANCZUK, IRENE T. - Lower Providence Township;  
Janczuk, Robert, 2 Elm Avenue  
Norristown, PA 19403.
- JETT, RICHARD C., JR. - Ambler Borough;  
Jett, Debra A., 210 Maida Court Ambler, PA 19002.
- JOHNSON, JEANNE L. - Upper Gwynedd Township;  
Caprioli, Virginia B., 219 Noble Street  
Souderton, PA 18964.
- KANG, SUK H. - Montgomery Township;  
Kang, Una Y., 256 Academy Street  
South Orange, NJ 07079-1830.
- KEENE, DONALD F. - Whitmarsh Township;  
Shank, David R., 402 Heatherwood Road  
Havertown, PA 19083; Shank, Rachel A.,  
402 Heatherwood Road Havertown, PA 19083.
- KELLY, EUGENE L. - Upper Moreland Township;  
Smith, John S., 213 Hurffville Road  
Sewell, NJ 08080-9416.
- KELLY, JEANIE T. - Upper Gwynedd Township;  
Shlegel, Patricia R., 344 Upper Valley Road  
North Wales, PA 19454.
- KERR, E. P. - Lower Pottsgrove Township;  
Kerr, Donald L., 2292 Brown Street  
Pottstown, PA 19464.
- KIRLIN, MARIE C. - Lower Pottsgrove Township;  
Kirlin, Dale A., 824 Monocacy Creek Road  
Birdsboro, PA 19508.
- KOCH, JOHN - Upper Moreland Township;  
Koch, Linda M., 1 Pike Lane  
Willow Grove, PA 19090.
- KUNDA, WATSON T. - Limerick Township;  
Chermak, Kelli, 469 West Hoffercker Road  
Pottstown, PA 19465; Harris, Wendy M.,  
1199 East Main Street Douglassville, PA 19518.
- LASORDA, MARY C. - Lower Providence Township;  
Borzillo, Lillian A., 132 Lattice Lane  
Collegeville, PA 19426; Curran, Anna May,  
1907 Juniata Road Norristown, PA 19403.
- LEIGHT, JOAN W. - Lansdale Borough;  
Lawrence, Dianne E., 3105 Potshop Road  
Norristown, PA 19403; Leight, Barth D.,  
P.O. Box 2065 St Augustine, FL 32084.
- LEVINE, JOSEPH H. - Lower Merion Township;  
Aaron, Bennett L., 190 Presidential Blvd  
Bala Cynwyd, PA 19004; Levine, Adam D.,  
306 Kent Road Bala Cynwyd, PA 19004;  
Levine, Brian M., 209 Sumter Place  
Maple Glen, PA 19002; Levine, Jonathon D.,  
1647 Pembroke Road Maple Glen, PA 19002.
- LEWANDOWSKI, MARY A. - Norristown Borough;  
Puleo, Joseph, 25 E. Fornance Street  
Norristown, PA 19401.
- LEWIS, GILDA P. - Lower Providence Township;  
Auslander, Sam S., 344 West Front Street  
Media, PA 19063.
- LIPSON, JUDITH B. - Lower Merion Township;  
Lipson, David, 1337 Grenox Road  
Wynnewood, PA 19096.
- LOMBARDI, FRANCES C. - Norristown Borough;  
Lombardi, Josephine A., 619 East Oak Street  
Norristown, PA 19401; Lombardi, Robert J.,  
150 Barley Sheaf Drive East Norriton, PA 19403.
- LUCE, WALTER F. - Abington Township;  
Stratoti, Gregory D., 2 West Baltimore Avenue  
Media, PA 19063.
- MACKERELL, JOHN I. - ; Leib, Barbara J.,  
504 Woodlyn Ave Norristown, PA 19401.
- MAJORS, MORTON W. - Abington Township;  
Gregory, Arlene M., 1244 Mondrain Loop  
Virginia Beach, VA 23453.
- MANCINI, DOROTHY J. - Whitmarsh Township;  
Mancini, Leonard A., 2000 Allison Circle  
Collegeville, PA 19426.
- MARLOW-MARINO, SUSAN M. - Upper Merion Township;  
Marino, Richard, 420 Weeping Willow Lane  
King Of Prussia, PA 19406.
- MARRON, ANNA M. - Upper Gwynedd Township;  
Marron, Henry T., 836 Hamel Avenue  
Ardley, PA 19038.
- MASHINTONIO, ELLA J. - Conshohocken Borough;  
Evans, Donna, 1814 Huffs Church Road  
Barto, PA 19504.
- MATCHICA, GEORGE P. - Plymouth Township;  
Lucas, Joan, 1345 Wentz Road Blue Bell, PA 19422.
- MCDANIEL, PHOEBE L. - Lansdale Borough;  
Mcdaniel, Paula L., 521 Lamplighter Way  
Lansdale, PA 19446.
- MCGINN, JOHN W. - Upper Hanover Township;  
Mcginn, Michael P., 1006 Stoudt Road  
Palm, PA 18070.
- MEHNERT, MERNA R. - East Norriton Township;  
Wiernicki, Kristl L., 2121 Carol Lane  
Norristown, PA 19401.
- MONAGHAN, LENA F. - Norristown Borough;  
Monaghan, Joseph D., Jr., 917 Capitol Road  
Norristown, PA 19403.
- MOWERY, HAROLD E. - Pottstown Borough;  
Mowery, Ronald, 214 Wilson Street  
Pottstown, PA 19464.
- MUNDY, DENNIS R. - West Norriton Township;  
Brillhart, Lisa, 1208 Empire Circle  
Lancaster, PA 17601; Stagliano, Denise,  
612 Northampton Road Norristown, PA 19403.

- NADZADY, JUDITH A. - Abington Township;  
Gerhard, Karen N., 816 Judie Lane  
Ambler, PA 19002.
- NASE, AILENE M. - Lower Salford Township;  
Nase, Benjamin L., 404 Main Street  
Harleysville, PA 19438.
- NISSENBAUM, DOROTHY - Nissenbaum, Lisa,  
6292 Gardner Road Altamont, NY 12009.
- OLEARY, ESTHER P. - Royersford Borough;  
Aaronson, Kathleen A., 892 Bob-O-Link Lane  
West Chester, PA 19382; Oleary, Thomas F.,  
1331 Fitzwatertown Road Roslyn, PA 19001.
- ORONA, LUCY - Horsham Township;  
Orona, Iluminado, 428 Blair Mill Road  
Hatboro, PA 19040.
- PACIFICCO, MARY - East Norriton Township;  
Petrino, Frank J., 420 South York Road  
Hatboro, PA 19040.
- PEACOCK, ANNA M. - Pennsburg Borough;  
Peacock, Raymond A., 1444 Werner Rd  
Hatfield, PA 19440.
- PESKIN, MURIEL - Jenkintown Borough;  
Simon, Mark, 1311 Rio Falls Drive  
Raleigh, NC 27614-7550.
- PIAGGIONE, CHARLES J. - Lower Merion Township;  
Piaggione, Anthony, 170 Lakeside Road  
Ardmore, PA 19003.
- PULLI, ANTHONY - Ambler Borough;  
Dixon, Christine, 138 Elio Circle  
Limerick, PA 19468; Pulli, John, 123 Matthew Drive  
North Wales, PA 19454; Pulli, Steven,  
401 East 11th Avenue Conshohocken, PA 19428.
- QUINTAVALLE, JULIUS A. - Montgomery Township;  
Quintavalle, Edward J., 196 E. Willow Grove  
Avenue Philadelphia, PA 19118.
- RATHMAN, ROSEMARY P. - New Hanover Township;  
Smith, Susan L., 568 Buchert Road  
Gilbertsville, PA 19525.
- REDDINGTON, MARTIN J. - Horsham Township;  
Reddington, Eileen, 5 Gentry Lane  
Ambler, PA 19002.
- REGISTER, BERNICE - Abington Township;  
McMullen, Theresa, 215 Forrest Avenue  
Elkins Park, PA 19027.
- RENS, ELIZABETH R. - Lower Merion Township;  
Rens, James T., 921 Mt. Pleasant Road  
Bryn Mawr, PA 19010.
- RICHTER, ELEANOR M. - Springfield Township;  
Richter, John B., 169 East 69th Street  
New York, NY 10021; Richter, Susan M.,  
880 N. Pollard Street Arlington, VA 22203.
- RISKO, BETTY L. - New Hanover Township;  
Lehr, Christine E., 1001 Eichele Road  
Perkiomenville, PA 18074; Risko, William S.,  
2003 Hill Road Perkiomenville, PA 18074.
- RISOLI, LUCY - Lower Merion Township;  
Delgrosso, Karen, 101 Parkview Circle  
Media, PA 19063; Medici, Alan J., 14 Dover Place  
Holland, PA 18966.
- ROBINSON, ROSE M. - East Norriton Township;  
Nevergole, Rosemarie R., 4016 Crescent Avenue  
Lafayette Hill, PA 19444.
- ROOSA, ROBERT A. - Upper Merion Township;  
Roosa, Joanne L., 530 Forest Road  
Wayne, PA 19087-2322.
- ROSENFELD, LESTER - Whitpain Township;  
Hirschhorn, George, 906 Stratford Avenue  
Melrose Park, PA 19027-2922; Rosenfeld, Ellyn,  
1303 Markkress Road Cherry Hill, NJ 08003-2625;  
Rosenfeld, Helene M., 3 Pastern Lane  
Blue Bell, PA 19422-2429; Rosenfeld, Robert,  
1829 Country Club Road Cherry Hill, NJ 08003-3313;  
Rosenfeld, Stuart, 617 Cornerstone Lane  
Bryn Mawr, PA 19010-2073.
- RYDER, DONALD E. - Skippack Township;  
Lehman, Cynthia A., 253 Steinmetz Road  
Schwensville, PA 19473.
- SAYRE, FLORENCE L. - Worcester Township;  
Martin, Leona S., 25 Beagle Road  
Lewisburg, PA 17837.
- SEHENUK, HELEN G. - Horsham Township;  
Sehenuk, Michael J., Jr., 52 Asbury Court  
Sewell, NJ 08080.
- SIMMONS, KATHERINE G. - Lower Providence Township;  
Halpin, Charles A. Iii, 405 Elliott Road  
Elkins Park, PA 19027.
- SIMPSON, MARY M. - Upper Dublin Township;  
Simpson, Barbara R., 42 Palmer Drive  
Camp Hill, PA 17011.
- SIRIANNI, DONALD G. - Whitemarsh Township;  
Sirrianni, Donald G., Jr., 411 Crest Road  
Oreland, PA 19075.
- SKORA, BETTY L. - Douglass Township;  
Paul, Rosemarie, 1699 Swamp Pike  
Gilbertsville, PA 19525.
- SMITH, JEAN C. - Plymouth Township;  
Smith, Christopher A., 156 Old Orchard Road  
Chalfont, PA 18914; Smith, Steven E.,  
2044 Carriage Hill Road Allison Park, PA 15101.
- SNARELY, WILLIAM H. - Montgomery Township;  
Crockett, Wilma L., 2650 Hartman Drive  
Center Valley, PA 18034.
- SORIN, SOLOMON - Whitemarsh Township;  
Rose, Marcia G., 541 Cedar Drive  
Lafayette Hill, PA 19444.
- SOUPIK, MARY E. - Norristown Borough;  
Soupik, Joseph B., 409 Klemman Road  
Gilbertsville, PA 19525.
- STEEN, MARY J. - Lansdale Borough;  
Steen, Edward C., 519 Presido Park Place  
Poinciana, FL 34759-6203.
- STRICKLAND, SHEILA M. - Worcester Township;  
Strickland, Mathew G., 2278 Locust Drive  
Lansdale, PA 19446.
- SWIFT, MARGARET A. - East Norriton Township;  
Swift, John J., Jr., 1141 Brians Way  
Wayne, PA 19087.
- TADEO, MICHAEL H. - Norristown Borough;  
Tadeo, Thomas, 190 Presidential Blvd.  
Bala Cynwyd, PA 19004.
- TEGLER, THOMAS D., JR. - Collegeville Borough;  
Demeo, Patricia T., 116 Fairfax Court  
Phoenixville, PA 19460; Tegler, Moira S.,  
254 Zvarick Road Collegeville, PA 19426.
- TESTA, MARY J. - Towamencin Township;  
Dancer, Joy, 6011 Langton Circle  
Westerville, OH 43082; Testa, Charles J.,  
635 Drinnon Way Lansdale, PA 19446.
- THOMPSON, RICHARD - Upper Gwynedd Township;  
Thompson, James R., 5846 Crittenden Street  
Philadelphia, PA 19138.

TIFFANY, JANN E. - Upper Merion Township;  
Tiffany, Robert E., 1141 Lafayette Road  
Wayne, PA 19087.

TITANO, LOUIS S. - Cheltenham Township;  
Singer, Karen L., 219 S. Pennsylvania Avenue  
North Wales, PA 19454.

TRACY, GEORGE W. - Towamencin Township;  
Tracy, Lettie J., 1320 Stonybrook Lane  
Lansdale, PA 19446.

ULMER, LISA A. - Lower Merion Township;  
Ulmer, Justin, 310 East Elm Street  
Conshohocken, PA 19428.

VAUGHAN, KATE B. - Cheltenham Township;  
Hunt, Holly V., 43 Pine Street Sudbury, MA 01776;  
Vaughan, William, 35 Johns Road  
Cheltenham, PA 19012.

VETTERLEIN, JEANNETTE - Plymouth Township;  
Vetterlein, Steven, 73 Gentle Drive  
East Earl, PA 17519.

VICTOR, MICHAEL J. - Lansdale Borough;  
Foster, Carol, 642 S. Valley Forge Road  
Lansdale, PA 19446.

VOLPI, MARY T. - New Hanover Township;  
Dicicco, Joan, P.O. Box 201  
Sassamansville, PA 19472; Volpi, David,  
248 Creamery Road Elverson, PA 19520.

WARREN, DENNIS L. - Cheltenham Township;  
Warren, Charlene Y., 7901 Newbold Lane  
Glenside, PA 19038.

WEISS, MILI D. - Cheltenham Township;  
Levitsky, Linda C., 600 Commodore Court  
Philadelphia, PA 19146; Weiss, Randall D.,  
771 West End Avenue New York, NY 10025.

WENHOLD, MARIE - Towamencin Township;  
Gorrell, Deborah, 2120 Berry Drive  
Hatfield, PA 19440.

WILKIE, ALICE I. - Skippack Township;  
Flatley, Nancy J., 20 Dunleavy Circle  
Schwensville, PA 19473; Wilkie, James F.,  
2605 Hedrick Road Cedars, PA 19423.

WILLIAMS, FEBERE M. - Lower Merion Township;  
Williams, Riad P., 700 Grove Street  
Jersey City, NJ 07310-1269.

WINDISH, THERESA H. - Abington Township;  
Windish, Sharonrose, 1353 Arline Avenue  
Roslyn, PA 19001.

WRONA, ANN - Bridgeport Borough; Wrona, David A.,  
12 Buckwalter Road Spring City, PA 19475.

YOVISH, FRANCIS J. - Lansdale Borough;  
Brownell, Patricia Y., 1310 Wainwright Court  
Lower Gwynedd, PA 19002.

ZENKER, ALEXANDER - Upper Merion Township;  
Glickman, Edward M., 943 Lindy Lane  
Bala Cynwyd, PA 19004-1330.

ZUMMO, JUNE E. - Conshohocken Borough;  
Zummo, Thomas D., 420 Roberts Avenue  
Conshohocken, PA 19428.

## RETURN DAY LIST

August 24, 2015  
COURT ADMINISTRATOR

**All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.**

1. Akanbi v. Test - Motion to Compel Deposition (Seq. 6 D) - **L. Rubin - A. Filopoulos.**
2. American Credit & Collections, LLC v. Kavanagh - Motion to Break and Enter (Seq. 6) - **J. Mulligan.**
3. Argos Associates v. Katz - Motion for Protective Order (Seq. 62 D) - **W. Rothstein - J. O'Brien.**
4. Azeredo v. Azeredo - Petition to Withdraw as Counsel (Seq. 28) - **D. Keightly - M. Winter.**
5. Bank of America, N.A. v. Jones - Motion to Reassess Damages (Seq. 18) - **J. Kolesnik - J. Thomas.**
6. Benson v. Pennock - Defendant's Motion to Compel Discovery Requests (Seq. 15 D) - **M. Greenfield - T. Winicov.**
7. Bernd v. Kopper Kettle, Inc. - Motion to Compel Directed to Defendant Kopper Kettle, Inc. (Seq. 44-D) - **T. Farnish - A. Quasti.**
8. Binswanger of Pennsylvania, Inc. v. TSG Real Estate - Motion for Admission Pro Hac Vice of Kevin M. Capuzzi, Esquire (Seq. 43 D) - **J. Priselac - J. Hoover.**
9. Brooks v. Farra - Motion to Compel Complete Answer to Interrogatories (Seq. 14 D) - **J. Goldberg - L. Strebel.**
10. Brooks v. Farra - Motion to Compel Complete Responses to Defendants' Request for Production of Documents (Seq. 15 D) - **J. Goldberg - L. Strebel.**
11. Bryn Mawr Trust Company v. Palumbo - Motion for Access to Property (Seq. 17) - **P. Berger.**
12. Buckmans, Inc. v. Metrotek Electrical Services Company - Motion for Pro Hac Vice Admission of Jenny R. Caruso on Behalf of Defendant (Seq. 9 D) - **D. Allebach - M. Hensley.**
13. Budenz v. Geryville Associates, LLC - Plaintiff's Motion to Compel Arbitration, Appoint an Independent Arbitrator, and to Compel an Accounting With Service (Seq. 1) - **J. Walsh - G. Mullaney.**
14. Burman v. Nixon - Motion to Compel Plaintiff's Answer to Discovery (Seq. 19 D) - **F. Murphy - E. McGinn.**
15. Burtoft v. The Pension Company - Motion to Compel Discovery Directed to Defendants The Pension Company and Frank A. Pension (Seq. 8 D) - **J. Bagby - M. Galey.**
16. Burtoft v. The Pension Company - Motion to Compel the Deposition of Defendant Frank A. Pension (Seq. 9 D) - **J. Bagby - M. Galey.**
17. Callahan v. Kinee - Motion to Compel Independent Medical Exam (Seq. 42 D) - **M. Brunnabend - S. Stenson.**



18. *Carty v. Pauciulo* - Defendants' Motion for Leave to File an Amended New Matter to Plaintiff's Second Amended Complaint (Seq. 104) - **J. Carty - P. Mooney**.
19. *Cedarbrook Plaza, Inc. v. Storage Partners of Cheltenham* - Plaintiff's Motion to Compel More Complete Answer by Bruce Manley to Interrogatories and Request for Production of Documents (Seq. 143 D) - **S. Elia**.
20. *Commonwealth of Pennsylvania v. Ford* - Motion to Compel Discovery and Impose Sanctions (Seq. 30 D) - **J. Quain - B. Smith**.
21. *Consalvo v. Duda* - Motion to Compel Independent Medical Exam (Seq. 153 D) - **A. Rimol - K. Wright - M. Schumaker**.
22. *Corelien v. Weiss* - Defendant's Motion to Compel Plaintiff's Answer to Discovery (Seq. 4 D) - **M. Coates - J. Gilman**.
23. *Crawford v. Scema* - Motion to Compel Discovery Responses (Seq. 20 D) - **R. Gelinas - M. Riley**.
24. *Demyun v. Laffey* - Motion to Compel Plaintiff's Discovery (Seq. 6 D) - **G. Fellerman - S. Stenson**.
25. *DiBello v. Paul Macht Architects, LLC* - Motion to Compel More Specific Discovery Responses and Documents from Plaintiff (Seq. 47 D) - **J. Herbst - M. Hook**.
26. *DiFranco v. Hellesen* - Motion to Compel Plaintiffs' Discovery (Seq. 5 D) - **K. Cohen - S. Stenson**.
27. *Ehrlich v. Nelson* - Motion to Compel Plaintiff's Discovery Responses (Seq. 14 D) - **B. Smith - J. Walsh**.
28. *Estate of Claire Cofoni, Deceased v. Andorra Woods Healthcare Center* - Motion to Compel Discovery Responses to Interrogatories and Requests for Production of Documents (Seq. 68 D) - **I. Norris - R. Dillon**.
29. *Fargas v. Weis Markets, Inc.* - Motion to Compel Discovery (Seq. 27 D) - **E. Frost - C. Spitz - E. Horneff**.
30. *Fargas v. Weis Markets, Inc.* - Motion to Compel Discovery (Seq. 28 D) - **E. Frost - C. Spitz - E. Horneff**.
31. *Figaro v. Yetter* - Motion to Compel Discovery (Seq. 18 D) - **B. Ginsburg - L. Zikoski**.
32. *First Select, Inc. v. Nolan* - Motion to Compel Answer to Interrogatories (Seq. 11 D) - **V. Angst**.
33. *Foster v. Cramer* - Defendant's Motion to Compel Discovery (Seq. 13 D) - **K. O'Brien - G. Mondjack**.
34. *Gerson v. Elwell* - Plaintiffs' Motion to Allow Punitive Damages Discovery (Seq. 46 D) - **R. Sokorai - T. Holman**.
35. *Giles v. Martin* - Motion to Withdraw as Counsel (Seq. 145) - **S. Goldsman - K. Adams**.
36. *Giles v. Martin* - Motion to Withdraw as Counsel (Seq. 146) - **S. Goldsman - K. Adams**.
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38. *Grochowski v. Stevens* - Motion to Compel Plaintiff's Answer to Interrogatories and Request for Production of Documents (Seq. 13 D) - **K. Cohen - E. Appelbaum**.
39. *Huntingdon Pike Company v. RCLM, Inc.* - Motion to Amend Petition to Open (Seq. 25) - **C. Miller - P. Cohen**.
40. *Ivanoski v. Farrer* - Motion to Compel Discovery (Seq. 36 D) - **M. Feldman - M. Bleefeld**.
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43. *Jumpstart Capital Management, LLC v. Skelley* - Motion to Transfer (Seq. 2) - **A. Mege**.
44. *Kaeberlein v. McGraw* - Motion for Leave to File an Amended Complaint (Seq. 14) - **L. Borelli**.
45. *Kerns v. Bones* - Plaintiffs' Motion to Compel Defendants to Produce Documents in Response to Plaintiff's Document Requests (Seq. 22 D) - **J. Soderberg - M. Dalton - M. Avrigian**.
46. *Khripkova v. Khripkov* - Petition to Withdraw as Counsel (Seq. 108) - **D. Ladov - J. Berschler**.
47. *Kline v. Kline* - Petition to Withdraw as Counsel (Seq. 22) Only Docket #2014113-68 - **D. Schnarrs**.
48. *Kraft v. Calfayan Construction Association* - Motion to Withdraw as Counsel (Seq. 80) - **J. Schaffer - R. Ewing**.
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50. *Lacey v. Wegmans Food Markets, Inc.* - Motion to Compel Plaintiffs' Answers to Discovery (Seq. 6 D) - **R. Miller - M. Riley**.
51. *Lamaina v. Taqueria Chavinda, Inc.* - Motion to Compel Responses to Interrogatories and Document Requests (Seq. 9-D) - **T. Knowles - C. Kellerman**.
52. *Leary v. Gilman* - Motion to Compel Answers to Interrogatories and Requests for Production of Documents (Seq. 15 D).
53. *Leisz v. Hartford Insurance Company* - Petition to Reinstate Settlement (Seq. 7) - **R. Gordon - M. Bosniak**.
54. *Lewis Road Associates, LLC v. Services Partners One, Inc.* - Motion for Protective Order (Seq. 66 D) - **M. Clemm - M. Himsworth**.
55. *Lincoln Investment Planning, Inc. v. Bailey* - Amended Petition to Confirm Arbitration Award and Enter Judgment (Seq. 5) - **C. Harper**.
56. *Lindsay v. Liu* - Petition to Substitute Commonwealth Land Title Insurance Company as Plaintiff (Seq. 19) - **J. Willhite - H. Weinrich**.
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58. *Luft v. Kolb* - Motion for Leave to Withdraw as Counsel (Seq. 21) - **J. Shrimp - D. Pennington**.
59. *Mahon v. Hershey* - Motion of Defendant Douglas Hershey to Compel Additional Defendant's Nikia Wright's Answer to Interrogatories and Request for Production of Documents (Seq. 19 D) - **J. Aris - D. Wall - D. Doyle**.
60. *Malin v. Letki* - Motion to Dismiss (Seq. 9) - **S. Leonard**.
61. *Marina District Development Company v. Patel* - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 9-D) - **J. Knapp**.
62. *Martinelli Interior Construction v. Gambone Construction Company* - Motion to Determine Objections (Seq. 36 D) - **D. Makara - K. McWhirk**.
63. *Massey v. Pinkerton* - Petition to Withdraw as Counsel (Seq. 52) - **C. Consolo**.



64. Mathie v. Karnam - Plaintiff's Motion to Compel Written Discovery Responses from Defendant Santi Karnam (Seq. 20 D) - **J. Fonash - D. Bush.**
65. McCabe v. Mitchell - Motion to Compel Plaintiff's Answer to Discovery (Seq. 6 D) - **M. Greenfield - E. Gavin.**
66. McConnell v. Luther Woods Corporation - Motion for Protective Order (Seq. 15 D) - **D. Jokelson.**
67. Mental Health Association of Southeastern Pennsylvania v. Biggins - Motion to Strike Appeal for Failure to Timely File Notice of Appeal (Seq. 19) - **M. Revness.**
68. Mental Health Association of Southeastern Pennsylvania v. Biggins - Second Motion to File Notice of Appeal Nunc Pro Tunc (Seq. 20) - **M. Revness.**
69. Meoli v. Colesberry - Motion to Compel IME Reports (Seq. 43 D) - **R. Braker - A. Kramer - J. Riddell.**
70. Mercer v. Rejouis - Motion to Compel Plaintiff's Interrogatories and Responses to Request for Production of Documents (Seq. 6 D) - **D. Aaron - J. Juliana.**
71. Monteith v. Verizon Pennsylvania, Inc. - Motion to Compel Additional Defendants Stephen D. Stenderowicz and DSA Collision Center, Inc. to Produce Witnesses for Deposition (Seq. 69-D) - **W. Weber - C. Wright - R. Pugh.**
72. Nau v. Alliance Pharmacy, Inc. - Motion to Compel Plaintiff's Signed Authorization for the Release of Medical Records from Foundations Behavioral Health (Seq.-28d) - **T. Hough - J. Hoynski.**
73. Nazzaro v. Sokol - Motion for Judgment of Non Pros (Seq. 35) - **R. DeLuca - J. Weiss.**
74. Parke Bank v. Dozier - Defendants' Motion for Leave to File an Amended Answer With New Matter and Counterclaim, et al. (Seq. 42) - **P. Berger.**
75. Peachtree Funding Northeast, LLC v. Kellerman and Connelly, P.C. - Motion to Compel Responses to Plaintiff's Interrogatories (Seq. 16 D).
76. Pennsylvania Commonwealth v. Hertzog - Motion to Compel Discovery and Impose Sanctions (Seq. 34 D) - **J. Quain - B. Smith.**
77. Pennsylvania Department of Com. v. Ford - Motion to Compel Discovery and Impose Sanctions (Seq. 33 D) - **J. Quain - B. Smith.**
78. Pennsylvania Manufacturers Association v. Ametek, Inc. as Successor in Interest - Petition to Coordinate Actions in Different Counties and to Stay Action in Chester County Pending Resolution of Petition (Seq. 2) - **J. Sullivan.**
79. Philadelphia Indemnity Insurance Company v. Kirkpatrick - Motion for an Order of Coordination (Seq. 7) - **E. Rostick - M. Simonini.**
80. Pressley v. Arbosheski - Petition to Withdraw as Counsel (Seq. 37) - **P. Bort - L. Goldman.**
81. Ragusa v. MGF Eateries, LLC - Motion to Compel Discovery, Depositions and Entry Upon Land (Seq. 12 D) - **J. Bernstein - M. Durkin.**
82. Rittenhouse Property Management v. Hargett - Petition to Withdraw as Counsel (Seq. 49) - **K. Eberle - R. Keenan.**
83. Ron Fellnor General Contractor v. Wentworth Property Management - Motion to Compel Discovery (Seq. 67 D) - **S. Eisenberg - G. Gitomer.**
84. Sakmary v. Borough of North Wales - Motion to Compel Discovery Responses (Seq. 9 D) - **J. Fitzpatrick - K. McNulty.**
85. Salley v. Federman - Motion to Compel Discovery (Seq. 8 D) - **M. Simon - M. Poper.**
86. Santander Bank, N.A. v. Jimerson - Plaintiff's Motion to Compel Answers to Request for Admissions, Request for Production of Documents and Interrogatories (Seq. 9 D) - **T. McCabe - A. Tuttle.**
87. Scheinman v. Builder Services Group, Inc. - Cross Motion for Protective Order (Seq. 81 D) - **J. Shutt - S. Grubb.**
88. Scheinman v. Builder Services Group, Inc. - Motion for Protective Order (Seq. 83 D) - **J. Shutt - S. Grubb.**
89. Shamis v. Quinton - Defendant's Motion to Compel Igor's Landscaping's Compliance With a Valid Subpoena (Seq. 9 D) - **W. Shindell - E. Gavin.**
90. Shemin Nurseries, Inc. v. Turning Leaf, LLC - Plaintiff's Second Motion to Compel Answers to Discovery (Seq. 22 D) - **M. Lessa.**
91. Silverman Tabas v. Marshall - Motion of Defendant Lindsey F. Marshall, DMD to Compel Plaintiffs to Produce Expert Curricula Vitae and Expert Reports (Seq. 265d) - **J. Farrell.**
92. Sole v. Evans - Motion to Compel Interrogatories (Seq. 5 D) - **T. Bass - L. Borelli.**
93. Sovereign Bank, N.A. v. Briggs - Motion to Reassess Damages (Seq. 23) - **J. Kolesnik.**
94. Spina v. Refrigeration Service and Engineering, Inc. - Motion to Consolidate Actions (Seq. 50) - **H. Pass - R. Miller.**
95. State Farm Fire and Casualty Company v. Bradford White Corporation - Motion to Compel Defendant's Cash Acme's Answers to Request for Production of Documents (Seq. 55 D) - **C. Deegan - R. DeVine.**
96. State Farm Fire and Casualty Company v. Bradford White Corporation - Motion to Compel Defendant's Bradford Whit Corporation, Answers to Request for Production of Documents (Seq. 56 D) - **C. Deegan - R. DeVine.**
97. Streets v. Streets - Petition to Withdraw as Counsel (Seq. 32) Only Docket #2006236-44.
98. Surace v. Albright - Defendant's Motion to Compel Plaintiffs' Answer to Interrogatories and Executed Authorization and Motion for Sanctions (Seq. 24 D) - **S. Corr - J. Dodd-O.**
99. Udell v. Udell - Motion to Compel Compliance With Subpoenas (Seq. 39 D) Only Docket #201229250 - **K. O'Brien - J. Connor.**
100. U.S. Bank National Association v. Wolfe - Motion to Compel Request for Admissions (Seq. 42 D) - **L. Mester - M. Grenen.**
101. USM, Inc. v. Airassuleiman - Petition to Confirm Arbitration Award and Enter Judgment (Seq. 0) - **J. Wescoe.**
102. USM, Inc. v. Ron Libby & Sons Maintenance - Petition to Confirm Arbitration Award and Enter Judgment (Seq. 0) - **J. Wescoe.**
103. USM, Inc. v. Scenic Creation, LLC - Petition to Confirm Arbitration Award and Enter Judgment (Seq. 0) - **J. Wescoe.**
104. Vangas v. Shulman - Motion to Preclude (Seq. 43 D) - **M. MacDonald.**

105. Verizon Pennsylvania, Inc. v. Remington Vernick & Beach Engineering - Motion to Compel Responses to Discovery (Seq. 18 D) - **B. Berman.**
106. Wells Fargo Bank, N.A. v. Chiffens - Motion to Reassess Damages (Seq. 7) - **P. Wapner.**
107. Wells Fargo Bank, N.A. v. Henderson - Motion to Amend Caption (Seq. 8) - **A. Marin.**
108. Westfield Insurance Company v. Fire Protection Services, LLC - Plaintiff's Motion to Compel Deposition of Jamie Bonham (Seq. 30 D) - **D. Hogan - A. Sorce.**
109. Whitemarsh Township v. SPM Global Services, Inc. - Petition to Withdraw as Counsel (Seq. 15) - **S. Kilkenny - J. Walker.**
110. Whitemarsh Township Authority v. Davis - Motion to Compel Discovery (Seq. 19 D) - **M. Clarke - T. Speers.**
111. Willcox v. Pension Company - Motion to Compel Discovery Directed to Defendants The Pension Company and Frank A. Pension (Seq. 8 D) - **J. Bagby - M. Galey.**
112. Willcox v. Pension Company - Motion to Compel The Deposition of Defendant Frank A. Pension (Seq. 9 D) - **J. Bagby - M. Galey.**
113. Williams v. Silks - Petition to Withdraw As Counsel (Seq. 35) - **A. Lopresti - J. Godin.**
114. Willis v. Traditions of Hanover Township - Plaintiff's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 14 D) - **B. Felgoise - P. Callahan.**
115. Wolstenholme v. Deere & Company - Petition for Prepleading Discovery (Seq. 1 D) - **A. Baratta.**
116. Wynn v. McEntee - Petition to Withdraw as Counsel (Seq. 23) - **M. Gibbons.**
117. Yellowbook, Inc. v. TreePro Tree Service - Petition to Withdraw as Counsel (Seq. 29) - **A. Weinroth-Shaw - S. Breidenbach - A. Sandoval.**