

## 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 July 29, 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 August 26, 2015 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by **RUSSELL J. BONO, SHERIFF.**

### First Publication

09-26234

ALL THAT CERTAIN unit, designated as Unit 102 in the property known, named and identified as Dresher Woods Condominiums, located in **Upper Dublin Township**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium and By-Laws of Dresher Woods Condominiums recorded in the Recorder of Deeds Office of Montgomery County on 12-19-97 in Book 5210, Page 2080.

TOGETHER with all right, title and interest being undivided interest of .78125%, in and to the Common Elements, as more fully set forth in the Declaration and the Plats and Plans, and any Amendments thereto together will all right, title, and interest in and to all Limited Common Elements to the Unit, as more fully set forth in the Declaration and Plats and Plans, and any Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Seung H. Lee and Sung Ok Lee, by Deed from Seung H. Lee and Sung Ok Lee, dated 12/22/2006, recorded 03/15/2007 in Book 5639, Page 252.

Parcel Number: 54-00-05410-21-5.

Location of property: 102 Dresher Woods Drive, Dresher, PA 19025-1521.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Seung H. Lee and Sung OK Lee** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P.. Debt: \$142,036.40.

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

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

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

09-43972

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Map of Section I, Lafayette Park, made for Anthony J. Volpi, by Valley Forge Engineers, Inc., King of Prussia, Pennsylvania, dated August 16, 1956 and last revised November 15, 1956, as follows, to wit:

BEGINNING at a point on the Southeast side of Keebler Road, said point being at the distance of 23.56 feet measured along the arc of a circle curving to the right, having a radius of 15 feet from a point of tangent on the Northeast side of Anthony Road (50 feet wide); thence extending along the Southeast side of Keebler Road, North 64 degrees, 46 minutes East, 105.08 feet to a corner of Lot #5; thence along the same South 25 degrees, 14 minutes East, 123.56 feet to a point in line of Lot #32; thence along the same and passing through a 10 feet wide utility easement, South 64 degrees, 46 minutes West, 113.40 feet to a point on the Northeast side of Anthony Road; thence along the same, on the arc of a circle curving to the right, having a radius of 524.85 feet, the arc distance of 83.83 feet to a point of tangent; thence North 25 degrees, 14 minutes West, 25 feet to a point of curve; thence along the same on the arc of a circle curving to the right, having a radius of 15 feet, the arc distance of 23.56 feet to the first mentioned point and place of beginning.

BEING Lot #6 on said plan.

UNDER AND SUBJECT to a certain easement, restrictions and rights as of record.

BEING the same premises which Geraldine Mueller, widow by Deed dated November 18, 2005 and recorded December 12, 2005 in Montgomery County in Deed Book 5582, Page 1902, granted and conveyed unto Geraldine Mueller.

Parcel Number: 58-00-11734-00-7.

Location of property: 644 Keebler Road, Upper Merion Township, PA 19406.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Karen Mueller a/k/a Karen C. Romero Mueller, Co-Executrix of The Estate of Geraldine Mueller, a/k/a Geraldine C. Mueller, Deceased and Charles E. Mueller, III, as Co-Executor of The Estate of Geraldine Mueller a/k/a Geraldine C. Mueller, Deceased** at the suit of U.S. Bank National Association as Trustee for Bear Stearns Asset-Backed Securities I Trust 2006-AC1, Asset-Backed Certificates, Series 2006-AC1. Debt: \$213,609.88.

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

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

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

09-44567

ALL THAT CERTAIN message and lot of land, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania.

BEGINNING at a point in the middle of a public road leading from the Turnpike at Sanatoga Inn to Sanatoga Station and at a corner of land conveyed to Stanley S. Swinehart; thence along said land South 49 degrees, 20 minutes East, one hundred and forty-four feet, four inches (144' 4") to a stake in line of lands of the Pottstown Passenger Railway Company; thence along said land South 38 degrees, 10 minutes West, one hundred and ten feet, three inches (110' 3") to a corner of land conveyed to Mat Marion; thence along said land North 44 degrees, 45 minutes West, one hundred and twenty-five feet, seven inches (125' 7") to a stake in said public road; thence along said public road and land of Harry Brant North 44 degrees, 7 minutes East, seventy-seven feet, eleven inches (77' 11") to a stake, distant nine feet, six inches (9' 6") from a stone dwelling; thence continuing along said public road North 28 degrees, 45 minutes East, twenty-one feet (21') to the place of beginning.

Parcel Number: 42-00-04321-00-2.

Location of property: 294 South Sanatoga Road, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Michael J. Leck and Geri L. Leck** at the suit of Lower Pottsgrove Township. Debt: \$2,006.66.

**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.

10-01075

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a master plan "Summer Hill" made for Gambone Brothers Development Company by Bursich Associates, Inc., Pottstown, Pennsylvania, dated 07/27/1998 and last revised 12/05/2008 and recorded in the Office of the Recorder of Deeds at Norristown in Plan Book A-59, Pages 435 to 436, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Summer Hill Drive (50 feet wide) a corner of Lot 97 on said plan; thence extending along said Summer Hill Drive on the arc of a circle curving to the right having a radius of 2000.00 feet the arc distance of 122.07 feet to a point a corner of Lot 99 on said plan; thence extending along said Lot 99 South 46 degrees, 00 minutes, 57 seconds East, 155.77 feet to a point in line of Lot 95 on said plan; thence extending along said Lot 95, South 59 degrees, 42 minutes, 120 seconds West, 86.84 feet to a point a corner of Lot 96 on said plan; thence extending along said Lot 96, North 83 degrees, 55 minutes, 37 seconds West, 38.11 feet to a point a corner of Lot 97 on said plan; thence extending along said Lot 97, North 55 degrees, 29 minutes, 29 seconds West, 102.21 feet to a point on the Southeasterly side of Summer Hill Drive, aforesaid, being the first mentioned point and place of beginning.

BEING Lot 98 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Brian Cliver, a/k/a Brian Richard Cliver and Jamie Cliver, a/k/a Jamie Lynne Cliver, a/k/a Jamie Lynne Clemmer, husband and wife, by Deed from John Dillon and Suzanne Dillon dated June 25, 2006 and recorded August 8, 2006 in Deed Book 5611, Page 1185.

Parcel Number: 32-00-02525-21-5.

Location of property: 110 Summer Hill Drive, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brian Cliver a/k/a Brian Richard Cliver and Jamie Cliver a/k/a Jamie Lynne Cliver** at the suit of LSF8 Master Participation Trust. Debt: \$397,911.68.

**Jacob M. Öttley**, 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.

10-06851

ALL THAT CERTAIN lot or piece of ground, situate in Merion in **Lower Merion Township**, County of Montgomery, State of Pennsylvania, bounded and described according to a survey and plan thereof made by Milton R. Yerkes, C. E., Bryn Mawr, Pennsylvania, on March 31, 1927, as follows, to wit:

BEGINNING at a spike in the middle line of Sycamore Avenue at the distance of 41.82 feet measured North 62 degrees, 52 minutes East from a spike marking the intersection of the middle lines of Sycamore Avenue and Merion Avenue; thence along the middle of Sycamore Avenue on the same course continued the further distance of 283.02 feet to a corner of land now or late of Benjamin Deacon; thence leaving Sycamore Avenue by said land North 27 degrees, 8 minutes West, 143.59 feet passing over an iron pin on the side of Sycamore Avenue at the distance of 30 feet to an iron pin, a corner of land now or late of Jane L. Smith, wife of Roland H. Smith; thence by said land of Jane L. Smith South 56 degrees, 18 minutes, 23 seconds West, 207.93 feet to an iron pin on the Northeasterly side of Merion Avenue; thence along the Northeasterly side of Merion Avenue and passing into the bed of Sycamore Avenue in a Southerly direction on a line curving to the right with a radius of 330 feet the arc distance of 143.23 feet to the place of beginning.

EXCEPTING thereout and therefrom (if any) the premises as more fully described in the following deed: NONE.

TITLE TO SAID PREMISES IS VESTED IN Tanya Libesman and David Libesman, husband and wife, by deed from Margaret A. Best, by her agent W. Gerard Best, dated October 26, 2004 and recorded November 17, 2004 in Deed Book 05533, Page 1165.

Parcel Number: 40-00-61292-00-3.

Location of property: 391 Sycamore Avenue, Merion Station, PA 19066.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tanya Libesman and David Libesman** at the suit of U.S. Bank, National Association, as Trustee for the Holders of Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-D. Debt: \$1,994,350.74.

**Jacob M. Ottley**, Attorney.

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

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

10-06932

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

BEGINNING at an iron pin, a corner in the middle of Washington Avenue, and in line of William S. Hemsing's land; thence along said William S. Hemsing's land, North 64.5 degrees, East 112.1 feet to an iron pin, a corner; thence still along said Hemsing's land South 31.25 degrees, East 79.5 feet to a stake, a corner in line of now Daniel P. Zeigler's land; thence along said Zeigler's land South 60.5 degrees, West 113.2 feet to an iron pin, a corner in the middle of aforesaid Washington Avenue; thence along the middle thereof, North 30.25 degrees, West 87.35 feet to the place of beginning.

PREMISES "B"

ALL THAT CERTAIN tract of land, situate in **Souderton Borough**, Montgomery County, Commonwealth of Pennsylvania bounded and described according a plan and survey made by Stanley F. Moyer, R.S. dated 12/1/1944, as follows, to wit:

BEGINNING at an iron pin, being Northwest corner of present property of Grantee and 112.1 feet from the center line of Warrington Avenue; thence along other lands of Grantors, of which this was a part, the next 3 courses and distances: (1) North 65 degrees, 45 minutes East the distance of 26 feet to an iron pin; thence (2) South 26 degrees, 54 minutes East the distance of 77.40 feet to an iron pin; thence (3) South 61 degrees, 05 minutes West the distance of 21 feet to an iron pin, a corner of other lands of Grantee; thence along the same North 30 degrees, 21 minutes West the distance of 79.5 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN George F. Hetrick and Anna M. Hetrick by Deed from Lawrence Scott, dated February 7, 2006 and recorded February 16, 2006 in Deed Book 05590, Page 02017.

Parcel Number: 21-00-07680-00-3.

Location of property: 121 Washington Avenue, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **George F. Hetrick and Anna M. Hetrick** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB Not in its Individual Capacity, but Solely as Owner Trustee on Behalf of RBSDH-2013-1 Trust. Debt: \$366,288.33.

**Jacob M. Ottley**, Attorney.

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

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

10-11236

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Jenkintown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Charles B. Mebus, Registered Engineer dated September 3, 1938, and revised on December 6, 1938, and December 8, 1938, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Runnymede Avenue (40 feet wide) at the distance of 335 feet Northwestwardly from the point of intersection which the aforesaid side of Runnymede Avenue produced makes with the Northwesterly side of West Avenue (50 feet wide) produced; thence South 44 degrees, 52 minutes West, 129.96 feet to a point; thence North 45 degrees, 57 minutes West, 50.05 feet to a point; thence North 44 degrees, 52 minutes East, 130.68 feet to a point in the aforesaid side of Runnymede Avenue; thence along the said Southwesterly side of the Runnymede Avenue South 45 degrees, 08 minutes East, 50 feet to the point and place of beginning.

BEING Lot 3-9 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Diane E. Horn by Deed from F. Michael Horn dated December 18, 1996 and recorded January 10, 1997 in Deed Book 5174, Page 81.

Parcel Number: 10-00-03308-00-3.

Location of property: 95 Runnymede Avenue, Jenkintown, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Diane Horn a/k/a Diane E. Horn** at the suit of Volt Asset Holdings Trust XVI. Debt: \$154,706.43.

**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.

10-12968

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Dreshertown Farms," made by Barton and Martin, Engineers of Philadelphia, Pennsylvania, dated December 10, 1954 which plan is recorded in Plan Book A-2, Page 2, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Harris Road (50 feet wide) at the distance of 611 feet measured North 40 degrees, 19 minutes East from a point of curve in the same, which point of curve is at the distance of 15.92 feet measured on the arc of a circle curving to the right in a Northeasterly direction having a radius of 10 feet from a point of tangent on the Northeasterly side of Kirk's Lane (41.5 feet wide); thence extending from said point of beginning along the said side of Harris Road North 40 degrees, 19 minutes East, 73.94 feet to a point of curve in the same; thence extending on the arc of a circle curving to the left in a Northeasterly direction having a radius of 175 feet the arc distance of 26.06 feet to a point in line of Lot No. 19 on said plan; thence extending along the same South 62 degrees, 07 minutes, 54 seconds East, 232.40 feet to a point; thence extending South 40 degrees, 19 minutes West, 150 feet to a point in line of Lot No. 21 on said plan; thence extending along the same North 49 degrees, 41 minutes West, 225 feet to the first mentioned point and place of beginning.

BEING Lot No. 20 on said plan.

BEING the same premises which Mark Beaumont by Deed dated 6/26/2009 and recorded 8/10/2009 in Montgomery County in Deed Book 5739, Page 02978 granted and conveyed unto Eugene Burka, Irena Burka and Paula D. Zimmerman. Parcel Number: 54-00-07828-00-2.

Location of property: 1375 Harris Road, Dresher, PA 19025.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Eugene Burka, Irena Burka and Paula D. Zimmerman** 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: \$584,287.80.

**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.

10-27198

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Jenkintown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, dated January 23, 1954, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Shoemaker Avenue (40 feet wide) at the distance of 60 feet measured on a bearing of North 84 degrees, 51 minutes West along the said side of Shoemaker Avenue from a drill hole on the Northwesterly corner of Leedom Street (35 feet wide) and Shoemaker Avenue (40 feet wide); thence extending North 84 degrees, 51 minutes West, 29.45 feet to a point; thence North 5 degrees, 9 minutes East, passing thru the center line of a party wall, 127.50 feet to a point; thence extending South 84 degrees, 51 minutes East, 29.45 feet to a point a corner of Lot No. 16 on the above mentioned plan; thence extending along the same South 5 degrees, 9 minutes West, 127.50 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain 8 foot wide driveway leading from the Northeasterly end of the above premises Southeastwardly into Leedom Street and more particularly described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Leedom Street (35 feet wide) at the distance of 119.50 feet measured on a bearing of North 5 degrees, 9 minutes East from a drill hole on the Northwesterly corner of Leedom Street (35 feet wide) and Shoemaker Avenue (40 feet wide).

CONTAINING in front or breadth on the said side of Leedom Street 8 feet and extending Northwesterly of that width in length or depth between parallel lines at right angles with the said Leedom Street 60 feet.

BEING the same premises which Richard T. Mitchell, married, by Deed dated 11/15/06 and recorded 11/15/2006 in Book 5624, Page 955 granted and conveyed unto Richard T. Mitchell, single.

Parcel Number: 10-00-03620-00-6.

Location of property: 611 Shoemaker Avenue, Jenkintown, PA 19046.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Richard T. Mitchell** at the suit of Federal National Mortgage Association. Debt: \$236,757.50.

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

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

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

10-27424

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Subdivision made for "Brooke Road Associates" by William L. Conner, Professional Land Surveyor, Spring City, Pennsylvania, dated 5/17/1989 and last revised 10/2/1989 and recorded in Plan Book A-1, Page 356, bounded and described, as follows, to wit:

BEGINNING at a point on the Southerly side of Briarwood Lane (50 feet wide) a corner of this and Lot #2 on the above mentioned plan; thence extending from said point of beginning along Lot #2, South 36 degrees, 43 minutes, 02 seconds West, 284.58 feet to a point a corner of Lot #4 on the above mentioned plan; thence extending along the same the two following courses and distances: (1) North 40 degrees, 58 minutes, 23 seconds West, 130.63 feet to a point; and (2) North 36 degrees, 43 minutes, 02 seconds East, 172.33 feet to a point of curve on the cul-de-sac (of irregular width) at the terminus of Briarwood Lane; thence leaving said cul-de-sac along the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 39.88 feet to a point of reverse curve on the Southerly side of Briarwood Lane; thence extending along the same the two following courses and distances: (1) Eastwardly along the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 51.35 feet to a point of tangent; and (2) South 85 degrees, 29 minutes, 15 seconds East, 63.97 feet to the first mentioned point and place of beginning. CONTAINING 29,627 square feet of land be the same more or less.

BEING Lot #3 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN John A. Hagner and Shirley M. Hagner, husband and wife by Deed from Rock A. Paolucci and Barbara A. Paolucci, husband and wife dated 11/5/1999, recorded 11/22/1999 in Deed Book 5297, Page 1213.

Parcel Number: 42-00-00364-20-6.

Location of property: 1514 Briarwood Lane, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John A. Hagner and Shirley M. Hagner** at the suit of Ocwen Loan Servicing, LLC. Debt: \$199,252.87.

**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.

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10-32441

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate, lying and being in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot No. 463 on a Title Plan of Birchwood Home Owners Association, Inc. made for County Builders Inc. by Hopkins and Scott, Inc., Registered Surveyors dated 8/8/1974 and revised 8/23/1974 said plan being recorded in Plan Book A-23, Page 32 and further revised according to a Conveyance Plan of Birchwood Section 2 made by Hopkins and Scott, Inc., Registered Surveyors dated 7/6/1983.

TITLE TO SAID PREMISES IS VESTED IN Mark A. Greer and Joanne P. Greer by Deed from Robert Moore dated 08/27/1996 recorded 09/09/1996 in Deed Book 5160, Page 1126.

Parcel Number: 48-00-00224-61-9.

Location of property: 463 Bridge Street, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joanne P. Greer and Mark A. Greer** at the suit of VOLT Asset Holdings Trust XVI. Debt: \$306,272.25.

**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.

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10-32934

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery in the State of Pennsylvania bounded and described according to a plan showing subdivision of property of Mahoney Construction Company made by Milton R. Yerkes, C.E. Bryn Mawr, PA August 8, 1938, as follows, to wit:

BEGINNING at a point in the middle of Grasmere Road (40 feet wide) said point is at the distance of 378 feet and 67/100 of a foot measured North 60 degrees, 40 minutes East along the middle of Grasmere Road from its intersection with the middle of Oak Hill Road; thence leaving Grasmere Road by other land of the Mahoney Construction Company of which this is a part the two following courses and distances: (1) North 25 degrees, 57 minutes West, 127 feet and 37/100 of a foot to a point; (2) North 63 degrees, 45 minutes East, 65 feet to a point; thence by land about to be conveyed to John R. Leary, South 26 degrees, 15 minutes East, 124 feet and 52/100 of a foot to a point in the middle of Grasmere Road; thence along the middle of same the two following courses and distances: (1) on a line curving to the left with a radius of 190 feet and 12/100 of a foot the arc distance of 15.97 feet to a point; (2) South 6 degrees, 40 minutes West, 49 feet and 75/100 of a foot to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jack M. Bernard and Miriam K. Bernard, his wife, by Deed from Jack Greenspan and Carol Greenspan, his wife, dated 04/15/1983, recorded 04/28/1983 in Book 4705, Page 1862.

Parcel Number: 40-00-20156-00-9.

Location of property: 113 Grasmere Road, Bala Cynwyd, PA 19004-2906.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jack M. Bernard, Miriam K. Bernard and The United States of America c/o The United States Attorney for the Eastern District of PA** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, as Trustee of Normandy Mortgage Loan Trust, Series 2013-9. Debt: \$388,091.42.

**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.



10-34832

ALL THAT CERTAIN piece or parcel of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania and described according to a certain Plan of Property made for Nelson P. Fegley by C. Raymond Weir, registered Professional Engineer dated February 8, 1954 and revised August 17, 1954, as follows, to wit:

BEGINNING at a point in the center line of Butler Pike (50 feet wide) a corner of land now or late of Archie M. Giragosian, et ux. said point being the distance of 298.16 feet measured North 79 degrees, 26 minutes East along the center line of Butler Pike from a point a corner of lands now or late of Thomas F. Boyle; thence extending from said point of beginning North 79 degrees, 26 minutes East along the center line of Butler Pike 165.50 feet to a point a corner of land now or late of Louise S. Brown; thence extending along the last mentioned lands the two following courses and distances of: (1) South 10 degrees, 34 minutes East, crossing the Southeasterly side of Butler Pike 289.00 feet to a point; and (2) South 79 degrees, 26 minutes West, 166.50 feet to a point; thence extending North 10 degrees, 34 minutes West along lands now or late of Archie M. Giragosian et ux., aforesaid and recrossing the Southeasterly side of Butler Pike 264.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.105 acres or less.

Parcel Number: 65-00-01402-00-9.

Location of property: 506 West Butler Pike, Ambler, PA 19002.

The improvements thereon are: Single family residence with an in-ground pool.

Seized and taken in execution as the property of **Ed Gromiko and Joan Yambor, Ludmilla Gromiko and Mikhail Kohonchuk** at the suit of Atlantis Petroleum, LLC. Debt: \$250,000.00.

**Melissa J. Cantwell**, 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.

10-36115

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

BEGINNING at a point on the Southeasterly side of cul-de-sac (of irregular width) located at the end of Clonmel Road (50 feet wide) said point being measured the 6 following courses and distances from a point of reverse curve on the Southeasterly side of Fort Bevan Road (50 feet wide) viz: (1) leaving said Southeasterly side of Fort Bevan Road on the arc of a curve curving to the left having a radius of 25.00 feet the arc distance of 34.24 feet to a point of tangent on the Southeasterly side of Clonmel Road aforesaid; (2) thence extending South 03 degrees, 24 minutes, 15 seconds East along said side, of Clonmel Road the distance of 18.05 feet to a point of curve on same; (3) thence extending along said side of Clonmel Road on the arc of a curve curving to the right having a radius of 175.00 feet the arc distance of 113.58 feet to a point of tangent on same; (4) thence extending South 33 degrees, 51 minutes, 28 seconds West along said Southeasterly side of Clonmel Road the distance of 233.86 feet to a point of curve on same; (5) thence extending along said side of Clonmel Road all the arc of a curve curving to the left having a radius of 50.00 feet to the arc distance of 36.16 feet to a point of reverse curve on the Southeasterly side of aforesaid cul-de-sac at the end of Clonmel Road; and (6) thence extending along said cul-de-sac on the arc of curve curving to the right having of 50.00 feet the arc distance of 81.98 feet to a point of beginning; thence extending from said point of beginning South 3 degrees, 36 minutes, 33 seconds, East along Lot No. 97 as shown all said plan, the distance of 185.02 feet to a point a corner in line of lands now or late of Sallars, as shown on said plan; thence extending North 45 degrees, 44 minutes, 58 seconds West, along said lands now or late of Golenbeski, as shown on said plan, the distance of 203.96 feet to a point a corner of Lot No. 99 as shown on said plan; thence extending North 33 degrees, 03 minutes, 37 seconds East, along Lot No. 99, the distance of 179.14 feet to a point on the Southwesterly side of the aforesaid cul-de-sac; thence along the Southwesterly and Southeasterly sides of said cul-de-sac on the arc of a curve, curving to the left in an Eastwardly to Northeastwardly direction having a radius of 50.00 feet the arc distance of 22.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 98 as shown on the above mentioned plan.

UNDER AND SUBJECT TO AGREEMENTS OF RECORD.

TITLE TO SAID PREMISES IS VESTED IN Patricia A. McGovern by Deed from N. Carl Schwartz a/k/a Nathan Carl Schwartz dated January 6, 1995 and recorded January 13, 1995 in Deed Book 5103, Page 0444.

Parcel Number: 51-00-00738-12-9.

Location of property: 2025 Clonmel Road, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Patricia A. McGovern** 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: \$265,499.90.

**Joseph F. Riga**, Attorney.

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

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

11-00695

ALL THOSE CERTAIN lots, parcels or pieces of land, lying, situate and being in **West Pottsgrove Township**, County of Montgomery, State of Pennsylvania, being more particularly described as Lots Numbered 7, 8, 9, 10, 11, 12, 32, 33, 34, 35, 36, 37, of Section "A" of Oak View, so called, said lots having a combined a frontage of 120 feet on the public road known as Reifsnnyder Road and extending of the same width for 200 feet in depth to a proposed road known as Hawthorn Avenue, all as shown and laid out on a certain plan of lots known and entitled as "Oak View", plan of building sites, West Pottsgrove Township, Montgomery County, Pennsylvania, and which said plan is on record with the Recorder of Deeds in and for the County of Montgomery, State of Pennsylvania in Deed Book 1271, Page 600.

Parcel Number: 64-00-03493-00-7.

Location of property: 935 Levensgood Road, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jean A. Staude-Garrison**, a single person at the suit of Wells Fargo Bank, N.A. Debt: \$193,322.53.

**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.

11-01970

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as 100 Centre Avenue, located in **West Norriton Township**, County of Montgomery and State 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 a Declaration dated 2/15/1980 and recorded on 5/5/1980 in Deed Book 4523, Page 519 and an Amendment thereto dated 11/24/1980 and recorded 11/26/1980 in Deed Book 4584, Page 98 and the Declaration Plan dated 5/3/1979 and recorded 5/5/1980 in Condominium Plan Book 8 Pages 1, 2, and 3 and a Code of Regulation dated 12/27/1979 and recorded 5/5/1980 in Deed Book 4523, Page 552 and an Amendment dated 11/24/1980 and recorded 11/26/1980 in Deed Book 4584, Page 100 being and designated on Declaration Plan as Unit No. 125, 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 .732176.

TITLE TO SAID PREMISES IS VESTED IN Phylliss Sommerville, as sole owner by Deed from Steven D. Theisen and Pamela Theisen dated 09/25/2006 recorded 10/27/2006 in Deed Book 5621, Page 2382.

Parcel Number: 63-00-04864-24-8.

Location of property: 125 Centre Avenue, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Phylliss Sommerville** at the suit of HSBC Bank USA, National Association. Debt: \$129,497.10.

**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.

11-10363

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County in the State of Pennsylvania, and described according to a certain plan thereon known as "Revision of Lots made for Whitmarsh Downs, Inc." made by George B. Mebus, Registered Professional Engineer, dated September 10, 1952 and last revised April 7, 1953, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Clements Road (fifty feet wide) said point of tangent being at the distance of twenty-four and eighty-nine one-hundredths feet measured on the arc of a circle curving to the right having a radius of twenty feet from a point of curve on the Southeasterly side of Bennett Road (fifty feet wide); thence extending South forty-five degrees, fifty-nine minutes, ten seconds East along the said side of Clements Road seventy-six and sixty one-hundredths feet to a point; thence extending South fifty-four degrees, forty-four minutes, seventeen seconds West, one hundred and forty and forty-five one-hundredths feet to a point; thence North thirty-two degrees, twenty-two minutes, forty-two seconds West, one hundred and six and fifty one-hundredths feet to a point on the Southeasterly side of Bennett Road aforesaid; thence extending North sixty-two degrees, forty-two minutes, thirty-one seconds East, along the said side of Bennett Road one hundred and five feet to a point of curve in the same; thence extending on the arc of a circle curving to the right having a radius of twenty feet the arc distance of twenty-four and eighty-nine one-hundredths feet to the first mentioned point of tangent and place of beginning.

BEING Lot Number 39 as shown on the above mentioned plan.

Parcel Number: 31-00-02125-00-4.

Location of property: 7761 Bennett Road, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eric Jones and Celestine Jones** at the suit of Fannie Mae ("Federal National Mortgage Association") c/o IBM Lender Business Process Services, Inc., as Servicer. Debt: \$335,491.18 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.

11-15921

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Briar House, located at York Road and Meeting House Road, in **Cheltenham Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the Recording in the Office of the Recording of Deeds of Montgomery County, a Declaration dated August 4, 1971 and recorded March 20, 1973 in Deed Book 3835, Page 533 and an Amendment thereto dated March 22, 1973 and recorded March 22, 1973 in Deed Book 3836, Page 374 and a Second Amendment thereto dated June 4, 1974 and recorded June 6, 1974 in Deed Book 3948, Page 140 and a Third Amendment thereto dated June 20, 1974 and recorded July 5, 1974 in Deed Book 3957, Page 142 and a Fourth Amendment thereto dated October 15, 1974 and recorded October 16, 1974 in Deed Book 3983, Page 186 and a Fifth Amendment thereto dated October 31, 1974 and recorded October 31, 1974 in Deed Book 3986, Page 443 and a Sixth Amendment thereto dated July 28, 1975 and recorded August 1, 1975 in Deed Book 4044, Page 410 and a Seventh Amendment thereto dated September 19, 1975 and recorded September 23, 1975 in Deed Book 4056, Page 406 and Eighth Amendment thereto dated September 19, 1975 and recorded November 6, 1975 Deed Book 4066, Page 594 and a Ninth Amendment thereto dated December 11, 1975 and recorded December 26, 1975 in Deed Book 4078, Page 242 and a Tenth Amendment thereto dated November 16, 1976 and recorded November 18, 1976 in Deed Book 4158, Page 394 and a Eleventh Amendment thereto dated December 28, 1977 and record January 18, 1978 in Deed Book 4295, Page 83 and Amended and Restated Twelfth Amended Declaration dated August 16, 1988 and recorded September 12, 1988 in Deed Book 4886, Page 1764 and a Thirteenth Amendment thereto dated October 1, 1993 and recorded October 25, 1993 in Deed Book 5058, Page 1632 and a Fourteenth Amendment thereto dated August 30, 1995 and recorded September 5, 1995 in Deed Book 5124, Page 269 and Declaration Plan dated June 22, 1970 and last revised March 9, 1973 and recorded March 20, 1973 in Condominium Plan Book 1, Page 53 and said Declaration Plan amended and last revised May 22, 1974 and recorded June 6, 1974 in Condominium Plan Book 3, Page 15 and Sheet No. A-5 thereto Amended and last revised June 24, 1974 and recorded July 10, 1974 in Condominium Plan Book 3, Page 49 and Sheet No. A-12 thereto Amended and last revised October 1, 1974 and recorded October 16, 1974 in Condominium Plan Book 3, Page 70 and Sheet No. A-10 thereto amended and last revised October 30, 1974 and recorded October 31, 1974 in Condominium Plan Book 3, Page 81 and Sheet No. A-9 Amended and last revised June 9, 1975 and Sheet A-11 Amended and last revised August 7, 1975 and both sheets recorded August 22, 1975 in Condominium Plan Book 4, Page 25 and Sheet No. 4 Amended and last revised September 10, 1975 and recorded September 26, 1975 in Condominium Plan Book 4, Page 28 and Sheet No. A-5 Amended and last revised October 29, 1975 and recorded November 6, 1975 in Condominium Plan Book 4, Page 31 and Sheet Nos. A-7 and A-9 Amended and last revised December 4, 1975 and August 26, 1975 respectively and recorded December 26, 1975 in Condominium Plan Book 4, Page 47 and said Declaration Plan Sheet Nos. A-11 and A-12 Amended and last revised November 5, 1976 and recorded November 18, 1976 in Condominium Plan Book 4, Page 89 and said Declaration Plan Sheet No. A-12 and last revised November 15, 1976 and recorded December 27, 1976 in Condominium Plan Book 5, Page 1 and said Declaration Plan Sheet A-1 and last revised December 1, 1977 and recorded January 18, 1978 in Condominium Plan Book 6 page 7 and as Amended by the Plan attached to the Fourteenth Amendment to the Declaration in Deed Book 5124, Page 269 and a Code of Regulations dated August 4, 1971 and recorded March 20, 1973 in Deed Book 3835, Page 559 and Amendment thereto dated December 20, 1977 and recorded January 3, 1978 in Deed Book 4270, Page 559 and a Second Amendment thereto dated April 8, 1987 and recorded August 11, 1987 in Deed Book 4847, Page 1119, being and designated on Declaration Plan as Unit No. B-65 described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements as defined in such Declaration and amendments thereto.

Parcel Number: 31-00-30107-00-3.

Location of property: 8310 York Road a/k/a 8302 Old York Road, Condominium B65, Cheltenham, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard S. Kowit and United States of America** at the suit of School District of Cheltenham Township. Debt: \$7,943.46.

**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.

11-27110

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

BEGINNING at a point, said point being the Southeasterly property line intersection of Berks Street (50 feet wide) and another given Street known as Elm Street (50 feet wide), not ordained; thence along the Southern side of Elm Street South 52 degrees, 27 minutes West, 130 feet, 0 inches to a corner on the Easterly side of a given 15 feet wide alley; thence along the same South 37 degrees, 38 minutes East, 45 feet, 0 inches to a corner; thence along other lands of the Grantor North 52 degrees, 27 minutes East, 130 feet, 0 inches to a corner on the Westerly side of Berks Street; thence along the same North 37 degrees, 33 minutes West, 45 feet, 0 inches to the place of beginning.

BEING all of Lot No. 236 and the Northerly half of Lot No. 235 of a plan of lots known as "Thomas G. Rutter Plan of Lots".

TITLE TO SAID PREMISES IS VESTED IN Robert L. Mueller, Jr. and Kelly J. Mueller, by Deed from Wells Fargo Bank, N.A. as Successor by Merger with, Norwest Bank Minnesota Bank N.A. as Trustee of Ameresco Residential Securities Corporation, Mortgage Pass-Through Certificates, Series 1998-2 Under the Pooling and Servicing Agreement dated as of June 1, 1998, Without Recourse, by Amerquest Mortgage Company as their Attorney in Fact, dated 07/26/2002, recorded 08/05/2002 in Book 5418, Page 1428.

Parcel Number: 16-00-02528-00-3.

Location of property: 241 Berks Street, Pottstown, PA 19464-6303.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert L. Mueller, Jr. and Kelly J. Mueller** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$94,898.47.

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

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

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

11-28732

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision of "The Estates at Indian Creek" for Bonbrit Development Corporation, Inc., by Stout, Tacconelli and Associates, Inc., Civil Engineering and Land Surveying, dated April 4, 1995, last revised December 6, 1995 recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-56, Page 124, as follows, to wit:

BEGINNING at a point on the Northeastly side of Arrowhead Lane (50.00 feet wide) at a corner of Lot No. 12 as shown on said plan and which point is measured the four following courses and distances from a point of curve on the Northwesternly side of Indian Creek Road (T-431) (60.00 feet wide) viz: (1) leaving the said Northwesternly side of Indian Creek Road on the arc of a curve, curving to the right, having a radius of 25.00 feet the arc distance of 41.09 feet to a point of tangent on the said Northeastly side of Arrowhead Lane; (2) thence extending North 62 degrees, 08 minutes, 30 seconds West along the said side of Arrowhead Lane, the distance of 71.70 feet to a point of curve on the same; (3) thence extending Northwestwardly along the said Northeastly side of Arrowhead Lane on the arc of a curve, curving to the right, having a radius of 300.00 feet the arc distance of 86.15 feet to a point of tangent on the same; and (4) thence extending North 45 degrees, 41 minutes, 21 seconds West along the said Northeastly side of Arrowhead Lane, the distance of 255.00 feet to a point a corner of Lot No. 10, as shown on said plan; thence extending North 44 degrees, 18 minutes, 39 seconds East along Lot No. 10, the distance of 322.45 feet to a point, a corner of the same; thence extending South 44 degrees, 53 minutes, 49 seconds East partly along Lot No. 10 and also along Lot No. 12, aforesaid, the distance of 251.11 feet to a point, a corner of said Lot No. 12; thence extending along Lot No. 12, the two following courses and distances, viz: (1) extending South 42 degrees, 00 minutes, 00 seconds West the distance of 97.06 feet to an angle point, a corner; and (2) thence extending South 44 degrees, 18 minutes, 39 seconds West the distance of 222.00 feet to the first mentioned point on the said Northeastly side of Arrowhead Lane and place of beginning. The Southeastly portion thereof containing part of the bed of a certain 30.00 feet wide sanitary sewer easement and the entire bed of a certain 20.00 feet wide storm sewer easement, both as shown on said plan.

BEING Lot No. 11 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Sukhchain Singh, by Deed from Weichert Relocation Resources, Inc., a New Jersey Corporation, dated 09/15/2006, recorded 12/20/2006 in Book 5628, Page 1664.

Parcel Number: 50-00-00056-00-2.

Location of property: 817 Arrowhead Lane, Harleysville, PA 19438-2141.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sukhchain Singh** at the suit of Wells Fargo Bank, N.A. Debt: \$502,816.59.

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

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

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

11-33935

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Plan of Property made for Stanley L. Mogel by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania, on the 2nd day of December A.D. 1960, which plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book B-6, Page 49, as follows, to wit:

BEGINNING at a point the intersection of the Northeastly side of Rosemore Avenue (50 feet wide) and the Northwesternly side of Sylvania Avenue (50 feet wide); thence extending along the said side of Rosemore Avenue North 39 degrees, 02 minutes, 30 seconds West, 4.43 feet to a point of curve therein; thence still along the said side of Rosemore Avenue on the arc of a circle curving to the left having a radius of 898.83 feet the arc distance of 71.57 feet to a point a corner of Lot No. 3 on said plan; thence extending along Lot No. 3 North 42 degrees, 51 minutes, 07 seconds East, 115.00 feet to a point in the line of Lot No. 1; thence extending along Lot No. 1 South 41 degrees, 29 minutes, 16 seconds East, 82.00 feet to a point on the Northwesternly side of Sylvania Avenue; thence extending along the said side of Sylvania Avenue on the arc of a circle curving to the right having a radius of 1239.10 feet the arc distance of 115.00 feet to a point on the Northeastly side of Rosemore Avenue, being the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Frank E. Duplessis and Michael R. Duplessis and Mary E. Duplessis, h/w, by Deed from Yim Hung (Yeung) Mak, dated 08/03/2007, recorded 08/13/2007 in Book 5660, Page 621.

Parcel Number: 30-00-65444-00-1.

Location of property: 304 Sylvania Avenue, Glenside, PA 19038-4202.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frank E. Duplessis, Michael R. Duplessis and Mary E. Duplessis** at the suit of Wells Fargo Bank, N.A. Debt: \$388,863.49.

**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.

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11-35213

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, Montgomery County, Pennsylvania, bounded and described according to a certain plan made for Grebar Corporation by Barton and Martin, Engineers dated August 7, 1946 and revised November 3, 1948, as follows:

BEGINNING at a point on the Southwesterly side of Cheltenham Avenue (60 feet wide) at the distance of 239.01 feet Northwestwardly from the Northwesterly side of Mermaid Avenue (50 feet wide); thence extending South 39 degrees, 45 minutes, 30 seconds West, 130.67 feet to a point; thence extending North 50 degrees, 14 minutes, 30 seconds West, 65 feet to a point; thence extending North 39 degrees, 45 minutes, 30 seconds East, 130.05 feet to a point in the said side of Cheltenham Avenue; thence extending along the same South 50 degrees, 47 minutes East, 65 feet to the first mentioned point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM:

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

BEGINNING at a point on the Southwesterly side of Cheltenham Avenue (60 feet wide) at the distance of 302.01 feet Northwestwardly from the Northwesterly side of Mermaid Avenue (50 feet wide); thence extending South 39 degrees, 45 minutes, 30 seconds West, 130.05 feet to a point; thence extending North 50 degrees, 14 minutes, 30 seconds West, 2 feet to a point; thence extending North 39 degrees, 45 minutes, 30 seconds East, 130.05 feet to a point in the said side of Cheltenham Avenue; thence along the same South 50 degrees, 47 minutes East, 2 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cordoza Jacks, Jr. and Darla Robinson-Jacks, by Deed from West Hill Development Corporation, a Pennsylvania Corporation, dated 07/14/1989, recorded 07/24/1989 in Book 4918, Page 132.

Parcel Number: 52-00-03127-00-7.

Location of property: 7706 Cheltenham Avenue, Wyndmoor, PA 19038-7620.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cordoza Jacks, Jr. and Darla Robinson-Jacks** at the suit of Ocwen Loan Servicing, LLC. Debt: \$214,626.43.

**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.

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12-01193

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

BEGINNING at a point in the Northerly side of Waverly Road (fifty feet wide, as widened eight and five-tenths feet on each side from the original width of thirty-three feet) at the distance of one hundred seventy-nine and fifty-four one-hundredths feet Northwestwardly from a point of curve of radius corner (which has a radius of ten feet) said point of curve being at the tangent distance of eleven and thirty-five one-hundredths feet Northwestwardly from the intersection which the said side of Waverly Road, produced, makes with the Westerly side of Lynnwood Avenue (forty feet wide) produced; thence along the said side of Waverly Road, North eighty degrees, forty minutes, thirty seconds West, fifty-five feet to a point; thence along Lot No. 205, North nine degrees, nineteen minutes, thirty seconds East, one hundred thirty-five and fifty one-hundredths feet to a point; thence through Lot No. 206 South eighty degrees, forty minutes, thirty seconds East, fifty-five feet to a point; thence still through Lot No. 206 South nine degrees, nineteen minutes, thirty seconds West, one hundred thirty-five and fifty one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lawrence E. Dresnin and Linda M. Dresnin by Deed from Lawrence E. Dresnin and Linda M. Dresnin, formerly Linda M. Felle, husband and wife, dated June 3, 1998 and recorded June 11, 1998 in Deed Book 5229, Page 0445.

Parcel Number: 31-00-28132-00-7.

Location of property: 317 West Waverly Road, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lawrence E. Dresnin and Linda M. Dresnin** at the suit of Cenlar, FSB. Debt: \$286,965.47.

**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.

12-01661

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **East Norriton Township**, Montgomery County, Pennsylvania and described according to a subdivision plan thereof known as "Autumn Ridge" made by Bursich Associates, Inc., dated 4/30/1999 and last revised 3/6/2000 and recorded in Montgomery County in Plan Book A-59, Pages 166 and 167, as follows, to wit:

BEGINNING at a point on the Southwesterly side of the cul-de-sac at the end of Amber Circle which point of beginning is common to this Lot and Lot No. 41 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 Amber Circle, the three following courses and distances, viz: (1) Southeastwardly on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 59.29 feet to a point of reverse curve thereon; (2) Northeastwardly on the arc of a circle curving to the right having a radius of 35 feet the arc distance of 40.12 feet to a point of tangent thereon; and (3) South 45 degrees, 58 minutes, 14 seconds East, 24.09 feet to a point, a corner of Lot No. 43 as shown on said plan; thence extending along the same, South 34 degrees, 31 minutes, 0 seconds West, 113.74 feet to a point in line of Lot No. 45, as shown on said plan; thence extending along the same and partly along Lot No. 46, North 55 degrees, 29 minutes, 0 seconds West, 127.36 feet to a point, a corner of Lot No. 41 as shown on said plan; thence extending along the same, North 46 degrees, 17 minutes, 25 seconds East, 83.32 feet the first mentioned point and place of beginning.

BEING Lot No. 42 as shown on said plan.

BEING the same premises which Eric Pearson and Lisa Pearson, by virtue of a Deed dated October 3, 2009 and recorded October 22, 2009 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5748, Page 11 granted and conveyed unto Lisa Pearson, in fee.

Parcel Number: 33-00-00067-97-1.

Location of property: 5 Amber Circle, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eric Pearson and Lisa Pearson** at the suit of Partners for Payment Relief DE III, LLC. Debt: \$63,318.38.

**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..

12-05497

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof made by Haggerty, Boucher & Hagen, Inc., Engineers, dated 6/7/57 and recorded Montgomery County in Plan Book B-3, Page 97.

BEGINNING at a point in the original center line of Washington Lane (forty feet wide but proposed to be widened five feet on the Northwestery side to a future width of forty-five feet); said beginning point being at the distance of two hundred thirty-one and seventy one-hundredths feet measured North forty-one degrees, twelve minutes East from an angle point in the said center line of Washington Lane, said angle point being at the distance of three hundred ninety-one and three one-hundredths feet measured North thirty-nine degrees, eighteen minutes East from the intersection which the said center line of Washington Lane makes with the center line of Grasshopper Road (fifty feet wide); thence from the first mentioned point and place of beginning North forty-nine degrees, ten minutes, thirty-nine seconds West, twenty feet to a stone in the Northwestery side of Washington Lane; thence through land of Herbert E. Doerr, of which this was a part, and along Lot No. 1 North fifty-four degrees, eighteen minutes, nineteen seconds West, four hundred sixty-six and ninety-two hundredths feet to a point; thence along land adjoining to the Northwest the two following courses and distances: (1) North thirty-four degrees, nineteen minutes, forty-three seconds East, forty-two feet to a stone at an angle point; thence (2) North twenty-four degrees, fifty-six minutes East, one hundred eighty-six feet to a point; thence again passing through land of Herbert E. Doerr, of which this was a part, and along Lot No. 3, South fifty-eight degrees, fifty-one minutes, ten seconds East, four hundred eighty-five and fifteen one-hundredths feet to a point in the aforesaid original center line of Washington Lane; thence along the said center line of two following courses and distances: (1) South twenty- four degrees, thirty-two minutes West, two hundred twenty-three and ninety-five one-hundredths feet to an angle point; thence (2) South forty-one degrees, twelve minutes West, forty-five feet to the place of beginning.

BEING Lot No. 2.

CONTAINING 2.748 acres.

TITLE TO SAID PREMISES IS VESTED IN G. Linton Sheppard, Judith A. Sheppard, and Wendy Lynne Sheppard, by Deed from G. Linton Sheppard and Judith A. Sheppard, dated 03/14/2012, recorded 03/15/2012 in Deed Book 5830, Page 40.

Parcel Number: 41-00-09706-00-9.

Location of property: 2256 Washington Lane, Huntingdon Valley, PA 19006-5826.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **G. Linton Sheppard, Judith A. Sheppard and Wendy Lynne Sheppard** at the suit of U.S. Bank National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR4. Debt: \$1,153,370.32.

**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.

12-11177

**PREMISES 'A'**

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania and described in accordance with a survey and plan thereof made by J. B. and M. R. Yerkes, Engineers and Surveyors, Bryn Mawr, Pennsylvania on May 20, 1946 and revised November 25, 1946, as follows, to wit:

BEGINNING at an interior point at the distance of 404.97 feet measured North 13 degrees, 33 minutes West from a point in the bed of Levering Mill Road (which said point in Levering Mill Road is 25 feet Southeast from the Northwest side of Levering Mill Road) which said point in the bed of Levering Mill Road is 120.64 feet measured South 70 degrees, 35 minutes West from the point of intersection of the said line in the bed of Levering Mill Road and the center line of Ott Road (extended); thence from said point of beginning North 13 degrees, 33 minutes West along ground of Conrad D. Barto, and wife, 60 feet to a point; thence South 76 degrees, 27 minutes West, 107.44 feet to a point; thence South 13 degrees, 40 minutes East, 60 feet to a point; thence North 76 degrees, 27 minutes East, 107.32 feet to the point and place of beginning.

**PREMISES 'B'**

ALL THAT CERTAIN lot or piece of ground, situate in Cynwyd in **Lower Merion Township**, County of Montgomery and State of Pennsylvania and described in accordance with Plan of Levering Mill Park, made by Over & Tingley, Civil Engineers, Upper Darby, Pennsylvania dated June 24, 1939, as follows, to wit:

BEGINNING point on the Southwesterly side of Ott Road (50 feet wide) at the distance of 370 feet measured Northwestwardly along the Southwesterly side of said Ott Road from its intersection with the Northwestly side of Levering Mill Road.

CONTAINING in front or breadth on the said side of Ott Road, North 15 degrees, 5 minutes, 9 seconds West, 60 feet and extending of that width in length or depth South 74 degrees, 54 minutes, 51 seconds West between parallel lines at right angles to the said Ott Road 95 feet.

TITLE TO SAID PREMISES IS VESTED IN David Hirsch and Mary Ellen Hirsch, by Deed from Robin M. Levine and Robert S. Mirel, dated 12/28/1998, recorded 02/02/1999 in Book 5258, Page 157.

Parcel Number: 40-00-44796-00-2.

Location of property: 516 Ott Road, Bala Cynwyd, PA 19004-2510.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David Hirsch a/k/a David J. Hirsch, Mary Ellen Hirsch a/k/a Mary Ellen C. Hirsch and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Wells Fargo Bank, N.A. d/b/a Americas Servicing Company. Debt: \$446,063.97.

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

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

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

12-11497

ALL THOSE TWO CERTAIN lots or parcels of land, situate on the North side of Center Avenue, in the 6th Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of Center Avenue at the distance of 340 feet Northwestwardly from the intersection of Center Avenue and Moser Road, a corner of this and Lot #438; thence by said lot Northeastwardly 140 feet to a 20 feet wide alley; thence by the same Northwestwardly 60 feet to Lot #435; thence by the same Southwestwardly 140 feet to the North side of Center Avenue; thence by the same Southeastwardly 60 feet to the place of beginning.

BEING Lot #436 and #437 on Plan of East end addition to the Borough of Pottstown.

ALL THOSE TWO CERTAIN lots or parcels of land, situate on the North side of Center Avenue, in the 6th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of Center Avenue at the distance of 2680 feet Northwestwardly from the intersection of Center Avenue and Moser Road, a corner of this and Lot #440; thence by said lot Northeastwardly 140 feet to a 20 feet wide alley; thence by the same Northwestwardly 60 feet to the North side of Center Avenue; thence by the same Southeastwardly 60 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kenneth F. Hemerka and Estelle L. Hemerka by Deed from Albert L. Dulis and Geraldine E. Dulis, dated May 14, 1999 and recorded May 18, 1999 in Deed Book 5272, Page 0480.

Parcel Number: 16-00-03164-00-6.

Location of property: 1239 Center Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kenneth F. Hemerka a/k/a Kenneth Hemerka and Estelle L. Hemerka** 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 2005-73CB, Mortgage Pass-Through Certificates, Series 2005-73CB c/o Bank of America, N.A. Debt: \$187,016.88.

**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.

12-13696

ALL THAT CERTAIN tract or piece of ground, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Property for Clarence W. Strouse, made by George C. Heilman, R.S. Norristown, PA and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, PA in Plan Book A-7, Page 1, as follows, to wit:

BEGINNING at a point on the Northwesterly side of DeKalb Pike (50 feet wide) Ultimate Right-of-Way 80 feet wide; thence extending from said side of said DeKalb Pike South 07 degrees, 03 minutes West, 235.00 feet to a point a corner of Lot #4 as shown on the above mentioned plan; thence extending along Lot #4 and crossing the Ultimate Right-of-Way Line of DeKalb Pike and partially along Lot #5 the two following courses and distances, to wit: (1) North 82 degrees, 57 minutes West, 282.00 feet to a point; and (2) North 82 degrees, 57 minutes West, 96.68 feet to a point in line of lands now or late of Edward Dvoner; thence extending along lands now or late of Edward Dvoner and along lands of various owners North 46 degrees, 30 minutes East, 424.78 feet to a point in line of Lot #2 as shown on the above mentioned plan; thence extending along Lot #2 and recrossing the Ultimate Right-of-Way line of DeKalb Pike aforesaid South 43 degrees, 27 minutes East, 143.09 feet to a point on the Northwesterly side of DeKalb Pike, the first mentioned point and place of beginning.

BEING Lot #3 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Robert W. Crowder and Yvonne H. Crowder, h/w, by Deed from Charles A. Parham and Alfreda F. Parham, his wife, dated 04/27/2001, recorded 05/04/2001 in Book 5359, Page 319.

Parcel Number: 39-00-00991-00-5.

Location of property: 1125 DeKalb Pike, Gwynedd, PA 19454-4602.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Yvonne H. Crowder a/k/a Yvonne Hellams-Crowder and Robert W. Crowder** at the suit of Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-HE1, Mortgage Pass-Through Certificates, Series 2006-HE1. Debt: \$819,030.47.

**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.

12-14447

BEING ALL THAT CERTAIN lot or piece of ground, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Record Plan of Stony Creek Farms made by Bohler Engineering, Inc. Chalfont, Pennsylvania, dated November 3, 2003 and last revised June 4, 2007, and recorded in Montgomery County in Plan Book 28, Pages 475-482, as follows, to wit:

BEING Lot No. 71 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Raffaele Cimina, a married man, by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes, dated 06/30/2011, recorded 07/01/2011 in Book 5805, Page 2611.

Parcel Number: 67-00-02614-88-1.

Location of property: 107 Jasper Court, Eagleville, PA 19403-4310.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Raffaele Cimina** at the suit of U.S. Bank National Association, not in its Individual Capacity but Solely as Trustee on Behalf of The OWS REO Trust 2012-1. Debt: \$390,706.95.

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

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

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

12-16359

ALL THAT CERTAIN parcel of land, situated in **Lower Providence Township**, County of Montgomery, Commonwealth of Pennsylvania, being known and designated and described according to a subdivision plan made of Hi Tech Construction Company, Inc. drawn by Hopkins and Scott, Inc., Registered Surveyors, Kimberton, PA, dated 12/6/2002, last revised 4/22/2003 and recorded in Plan Book A-61, Page 294, as follows, to wit:

BEGINNING at a point on the Southerly side of the existing ultimate right-of-way line of Mourning Dove Road, said point of beginning is being at a point a corner of Lot No. 2 as shown on said plan; thence extending from said point of beginning and extending along the said Southerly side of the existing ultimate right-of-way line of Mourning Dove Road, North 80 degrees, 16 minutes, 50 seconds East, 113.32 feet to a point a corner of land now or late of William Hager as shown on said plan; thence extending along the line of said lands of Hager for a portion of the distance and also extending along the line of the lands now or late of Paul McGlynn as shown on said plan for the remaining distance, South 09 degrees, 43 minutes, 10 seconds East, 259.12 feet to a point a corner of Lot No. 2, aforesaid; thence extending along the line of said Lot No. 2, North 09 degrees, 43 minutes, 10 seconds West, 257.65 feet to a point on the Southerly side of the existing ultimate right-of-way line of Mourning Dove Road, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 3 on said plan.

BEING the same property as conveyed from PMC Properties, Inc. to Jeffrey W. Richardson and Tracy A. Richardson, as described in Deed Book 5521, Page 479 dated 8/4/2008 recorded 8/9/2004 in Montgomery County Records.



TITLE TO SAID PREMISES IS VESTED IN Jeffrey W. Richardson and Tracy A. Richardson, as Tenants by the Entirety by Deed from PMC Properties, Inc., a Pennsylvania Corporation dated 07/19/2004 recorded 08/09/2004 in Deed Book 5521, Page 479.

Parcel Number: 43-00-09427-52-9.

Location of property: 826 Mourning Dove Road, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeffrey W. Richardson and Tracy A. Richardson** at the suit of Ocwen Loan Servicing, LLC. Debt: \$479,197.18.

**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.

12-16823

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 2002 on a certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an "As Built" Plan of House No. 2002, prepared by Serdy & Bursich, Inc., as endorsed hereon, as follows:

BEGINNING at a point on the centerline of the party wall between this lot and Lot No. 2003, as shown on said plan, which point is 57.33 feet measured South 47 degrees, 46 minutes West from a point which last mentioned point is 116.17 feet measured North 42 degrees, 14 minutes West from a point on the centerline of the Walnut Ridge Estates roadbed, as shown on said plan.

CONTAINING in frontage or breadth on a course measured North 42 degrees, 14 minutes West from said point of beginning 17.83 feet and extending of that width Southwestwardly between parallel lines at right angles thereto 38.00 feet.

BEING Unit No. 2002 Walnut Ridge Estates, Sanatoga, PA 19464.

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

UNDER AND SUBJECT to those covenants, conditions and restrictions as contained in Montgomery County Deed Book 5653, Page 01429 and prior instruments of record.

BEING the same premises which Jean A. Leininger by Deed dated 06/29/2007 and recorded 07/02/2007 in Montgomery County Deed Book 5653, Page 01429, granted and conveyed unto Kevin Manser and Roseanne Gaugler, as Joint Tenants With the Right of Survivorship.

Parcel Number: 42-00-05118-41-1.

Location of property: 2002 Walnut Ridge Estates, Sanatoga, PA 19464.

The improvements thereon are: A residential dwelling unit.

Seized and taken in execution as the property of **Roseanne Gaugler and Kevin M. Manser** at the suit of U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$118,351.58 (total amount of judgment).

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

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

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

12-22823

ALL THAT CERTAIN lot with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot 8 on a Plan of Subdivision 'Meadowood' made by Herbert H. Metz, Inc., Civil Engineer and Surveyors, dated 10/26/81, revised 3/3/82 and recorded 3/11/82 in the Recorder of Deeds Office at Norristown, Pennsylvania, in Plan Book A-44, Page 137-A, being more particularly described, as follows, to wit:

BEGINNING at a point in the centerline of Deer Creek Road (50 feet wide at this point), said point being the two (2) following courses and distances from a nail found in the bed of Hollow Road (width not shown): (1) extending South 21 degrees, 19 minutes East, 65.32 feet to a point in the centerline of Deer Creek Road; (2) extending along the centerline of Deer Creek Road, on the arc of a circle curving to the right having a radius of 1300 feet the arc distance of 52.00 feet to the point and place of beginning; thence extending South 87 degrees, 43 minutes, 50 seconds East crossing the Northeastly side of Deer Creek Road and within a drainage easement (of variable width) 1,139.36 feet to a point; thence extending in a Southeasterly direction on the arc of a circle curving to the right having a radius of 11,399.17 feet the arc distance of 9.11 feet to a point in line of lands of now or late Elmer and Lona S. Keyser; thence extending along said Keyser's land, South 48 degrees, 30 minutes, 17 seconds West, 356.19 feet to a point, a corner of Lot #9; thence extending along Lot #9 South 82 degrees, 08 minutes, 09 seconds West, 782.88 feet to a point on the centerline of Deer Creek Road; thence extending in a Northwesterly direction on the arc of a circle curving to the right having a radius of 1300 feet the arc distance of 32.00 feet to a point; thence extending North 13 degrees, 32 minutes, 52 seconds West, 252.16 feet to a point; thence extending on the arc of a circle curving to the left having a radius of 1300 feet the arc distance of 124.27 feet to a point and place of beginning.

BEING Lot #8 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Daniel J. Brennan and Linda D. Brennan, h/w, by Deed from Linda D. Brennan and Daniel J. Brennan, her husband, dated 04/09/2001, recorded 04/17/2001 in Book 5356, Page 1408. Parcel Number: 67-00-00733-40-6.

Location of property: 3169 Deer Creek Road, Worcester, PA 19490.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel J. Brennan a/k/a Daniel Brennan and Linda Brennan a/k/a Linda D. Brennan** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2004-1. Debt: \$721,841.98.

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

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

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

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12-31981

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

BEGINNING at a point on the Northeast side of Chestnut Hill and Springhouse Turnpike Road also called Bethlehem Pike, being also in the middle of Bell's Mill Road, formerly called Paper Mill Road and Thorp's Lane; thence along the middle of said Bell's Mill Road North 79 degrees, 45 minutes East, 145 feet to a corner; thence at right angles to said last mentioned road North 10 degrees, 15 minutes West, 100 feet to a corner; thence parallel to said last mentioned road South 79 degrees, 45 minutes West, 139 feet, 7-1/2 inches to the Northeast side of said Turnpike Road; thence along the same South 7 degrees, 10 minutes East, 100 feet 1-3/4 inches to the middle of the aforesaid Bell's Mill Road, the place of beginning.

BEING the same premises which David W. Brubaker and Donna L. Brubaker, husband and wife, by Deed dated January 28, 2002 and recorded March 5, 2002 in Montgomery County in Deed Book 5398, Page 1265 conveyed unto Kevin J. Mattice and Linda M. O'Mara-Mattice, husband and wife, in fee.

Parcel Number: 52-00-01684-00-1.

Location of property: 400 Bethlehem Pike, Springfield Township, PA.

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

Seized and taken in execution as the property of **Kevin J. Mattice a/k/a Kevin Mattice and Linda M. O'Mara-Mattice** at the suit of National Loan Investors, L.P., a Delaware Limited Partnership, Successor by Assignment to Bank of America, N.A., Successor to Fleet National Bank, Successor to Progress Bank. Debt: \$320,804.57.

**Phillip D. Berger**, Attorney.

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

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

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13-00283

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

BEGINNING at a point in the Northwesterly side of Hamel Avenue (50 feet wide) at the distance of 622.5 feet Northeastwardly from the Northeastly line of Spruce Avenue (50 feet wide); thence extending North 52 degrees, 48 minutes West, 113.62 feet to a point, the said line passing through the center of a party wall that separates the house on this lot from the adjoining lot; thence extending North 37 degrees, 12 minutes East, 27.5 feet to a point; thence extending South 52 degrees, 48 minutes East, 113.77 feet to a point on the aforesaid side of Hamel Avenue; thence extending along the same, South 37 degrees, 30 minutes, 30 seconds West, 27.5 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kelli McGinley, by Deed from Joseph G. Hall and Victoria L. Hall, dated 05/20/2003, recorded 07/17/2003 in Book 5464, Page 2191.

Parcel Number: 30-00-26356-00-2.

Location of property: 450 Hamel Avenue, Glenside, PA 19038-2423.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kelli McGinley** at the suit of Federal National Mortgage Association. Debt: \$137,423.58.

**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.

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13-02074

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan prepared for "August Moon", drawn by Major & Tracy, Inc., Civil Engineers and Surveyors, Lansdale, PA, dated 1/9/1999 last revised 7/23/1998 and recorded in Plan Book A-58, Page 19, as follows, to wit:

BEGINNING at a point on the Southwesterly side of East Main Street, said point of beginning is being at a point, a corner of lands now or late of Norristown Borough, Block 38, Unit 15 as shown on said plan; thence extending from said point of beginning and extending along the line of said lands of Norristown Borough, South 47 degrees, 00 minutes, 00 seconds West, 248.31 feet to a point on the Northeasterly side of East Lafayette Street; thence extending along the said Northeasterly side of East Lafayette Street, North 41 degrees, 42 minutes, 01 second West, 133.03 feet to a point, a corner of lands now or late of Alex Gambone, Block 38, Unit 27 as shown on said plan; thence extending along the line of said lands of Gambone and others the five (5) following courses and distances, viz: (1) North 47 degrees, 00 minutes, 00 seconds East, 120.29 feet to a point; (2) South 43 degrees, 00 minutes, 00 seconds East, 33.00 feet to a point; (3) South 47 degrees, 00 minutes, 00 seconds West, 25.00 feet to a point; (4) South 43 degrees, 00 minutes, 00 seconds East, 49.75 feet to a point; and (5) North 47 degrees, 00 minutes, 00 seconds East, 150.87 feet to a point on the Southwesterly side of East Main Street, aforesaid; thence extending along the said Southwesterly side of East Main Street, South 43 degrees, 00 minutes, 00 seconds East, 50.00 feet to a point, a corner of lands now or late of Norristown Borough, aforesaid, being the first mentioned point and place of beginning.

BEING known and identified as 300 East Main Street, Block 38, Units 13, 28, 29, 30, 31, 32, 33, 34 and 35.

BEING the same premise which T. K. Restaurant, Inc., by Deed of Correction, dated 7/1/1999 and recorded 7/29/1999 at Norristown, Pennsylvania in Deed Book 5281, Page 1061, granted and conveyed unto Myong Ja Ryu, in fee.

ALSO BEING the same premises which Myong Ja Kim, now by marriage Myong Ja Ryu, by Deed dated 7/1/1999 and recorded 7/29/1999 at Norristown, Pennsylvania in Deed Book 5281 page 1067, granted and conveyed unto Myong Ja Ryu, in fee.

ALSO BEING the same premises which Myong Ja Kim, now by marriage Myong Ja Ryu, by Deed dated 7/1/1999 and recorded 7/29/1999 at Norristown, Pennsylvania in Deed Book 5281, Page 1070, granted and conveyed unto Myong Ja Ryu, in fee.

ALSO BEING the same premises which Myong Ja Kim, now by marriage Myong Ja Ryu, by Deed dated 7/1/1999 and recorded 7/29/1999 at Norristown, Pennsylvania in Deed Book 5281, Page 1074, granted and conveyed unto Myong Ja Ryu, in fee.

Parcel Number: 13-00-21416-00-9.

Location of property: 300 East Main Street, Norristown, PA.

The improvements thereon are: Commercial building, restaurant.

Seized and taken in execution as the property of **Myong Ja Ryu and T.K. Restaurant, Inc.** at the suit of TD Bank, N.A., Successor to Commerce Bank, N.A. Debt: \$1,103,308.82 (writ amount plus costs).

**Scott M. Klein**, Attorney. I.D. #94129

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.

13-03627

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a Certain Plan thereof known as "Birchwood Farms" made by Donald H. Schurr, Civil Engineer and Surveyor, dated August 8, 1961, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Birchwood Drive (fifty feet wide) said point being the four following courses and distance from a point of curve on the Northwestwardly side of Old Arch Road (forty-six and fifty one-hundredths feet wide): (1) leaving Old Arch Road on the arc of a circle curving to the left having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to the point of tangent on the Southwestwardly side of Birchwood Drive; (2) North twenty-seven degrees no minutes West along the Southwestwardly side of Birchwood Drive one hundred forty and seventy-five one-hundredths feet to a point of curve on the same; (3) Northwestwardly and Southwestwardly partly along the Southwesterly and partly along the Southeasterly sides of Birchwood Drive on the arc of a circle curving to the left having a radius of two hundred seventy-five feet the arc distance of three hundred ninety-nine and ninety-one one-hundredths feet to a point of tangent on the Southeasterly side of the same; (4) South sixty-nine degrees, forty minutes, thirty seconds West along the Southeasterly side of Birchwood Drive two hundred sixty-five and six one-hundredths feet to the point of beginning; thence extending from said point of beginning South twenty degrees, nineteen minutes, thirty seconds East, one hundred forty-nine and ninety-eight one-hundredths feet to a point; thence extending South sixty-eight degrees, fifty-four minutes West, one hundred and one one-hundredths feet to a point; thence extending North twenty degrees, nineteen minutes, thirty seconds West, one hundred fifty-one and thirty-three hundredths feet to a point on the Southeasterly side of Birchwood Drive aforesaid; thence extending North sixty-nine degrees, forty minutes, thirty seconds East along the Southeasterly side of Birchwood Drive one hundred feet to the first mentioned point and place of beginning.

BEING Lot No. 9 as shown on the above mentioned plan.

BEING the same premises which Rose Marie Peterson by Deed recorded on April 2, 2008 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Volume 5687, Page 1275 granted and conveyed unto Thomas Masucci.

Parcel Number: 33-00-00676-00-2.

Location of property: 2012 Birchwood Drive, East Norriton, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Thomas Masucci** at the suit of Nationstar Mortgage LLC. Debt: \$241,172.40.

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

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

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

13-03950

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

BEGINNING at a point on the Northwest side of Hamilton Street at the distance of 81 feet, 9 inches Northeastly from the North corner of Hamilton Street and Oakwood Avenue, a corner of this and land of Benjamin F. Evans; thence along said Evans' land Northwestly 150 feet to the Southeast side of a 20 feet wide alley; thence along the said side of said alley Southwestly 21 feet to a point, a corner of this and land now or late of John B. Pratt; thence along said Pratt's land Southeastly and passing through the middle of the partition wall between this and the house on said adjoining lot 150 feet to the Northwest side of said Hamilton Street; and thence along said side of said Hamilton Street Northeastly 21 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey P. Purdy, by Deed from Robert E. Swartz and Kerima M. Swartz, h/w, dated 11/15/1996, recorded 11/19/1996 in Book 5168, Page 178.

Parcel Number: 13-00-15092-00-6.

Location of property: 547 Hamilton Street, Norristown, PA 19401-4267.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey P. Purdy and The United States of America c/o The United States Attorney for the Eastern District of Pennsylvania** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for GSMPs Mortgage Loan Trust 2004-4. Debt: \$77,780.59.

**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.

13-04266

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to herein as Corinthian, a Condominium, located in **Lower Merion Township**, County of Montgomery, State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act of Pennsylvania, Act No. 1980-82, by July 2, 1980, P.L., by the recording in the Office of the Recording of Deeds &c., in and for the County of Montgomery, aforesaid, of a Declaration of Condominium and Declaration Plan attached thereto and made a part thereof, dated 5/12/06 and recorded 5/16/06 in Deed Book 5601 and Page 228, and any and all amendments thereto, being and designated on such Declaration Plan as Unit 515, 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 .83%, as designated in the Declaration, together with limited common element known as Parking Spaces L68 and GS107.

BEING the same premises which Corinthian Partners, L.P. granted and conveyed unto Jack Weinstein, by Deed of Correction dated December 9, 2010 and recorded February 18, 2011 in Montgomery County Deed Book 5793, Page 1939.

BEING known as 190 Presidential Boulevard, Unit 515 and Parking Spaces L68 and GS107.

Parcel Number: 40-00-47548-62-7.

Location of property: 190 Presidential Boulevard, Unit 515, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jack Weinstein** at the suit of U.S. Bank N.A. as Legal Title Trustee for Truman 2013 SC4 Title Trust (Substituted Party). Debt: \$647,948.58 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.

13-04484

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 2509 on a certain development plan of Walnut Ridge Estates, recorded in the Office of the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an "As Built" plan of House No. 2509 prepared by Serdi and Bursich, Inc., as endorsed hereon as follows, to wit:

BEGINNING at a point, a corner on the center line of the party wall between this lot and Lot No. 2508 of Walnut Ridge Estates, which point is at the distance of 86.10 feet measured South 44 degrees, 42 minutes, 00 seconds West from a point, which point is at the distance of 188.38 feet measured North 45 degrees, 18 minutes, 00 seconds West from a point, which point is at the distance of 145.00 feet measured South 39 degrees, 42 minutes, 00 seconds West from a point on the center line of Main Drive, which point is 6.00 feet measured South 26 degrees, 18 minutes, 00 seconds East along said center line from its point of intersection with the center line of "A" Drive, as shown on said plan.

CONTAINING in frontage or breadth on a course measured North 45 degrees, 18 minutes, 00 seconds West from said point of beginning 20.00 feet and extending of the width Southwestwardly between parallel lines at right angles thereto 38.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Kay Kimatha Stroman by Deed from Robert C. Snyder and Sarah Jean Snyder dated August 15, 2007 and recorded August 23, 2007 in Deed Book 5661, Page 01977.

Parcel Number: 42-00-05118-83-4.

Location of property: 2509 Walnut Ridge Estates, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kay Kimatha Stroman** at the suit of Freedom Mortgage Corporation. Debt: \$208,933.56.

**Christine L. Graham**, Attorney.

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

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

13-06324

ALL THAT CERTAIN tract of land, with the buildings and improvements thereon erected, situate in **Skippack Township**, County of Montgomery, and State of Pennsylvania, bounded and described in accordance with a survey thereof made in April 1946 by Will D. Hiltner, R.E., as follows, to wit:

BEGINNING at a point in a road leading to Grange Avenue, a point a corner of land now or late of Mahlon Detwiler; thence extending in and through said road North forty-eight degrees, twenty-nine minutes West (North 48°, 29' West) three hundred forty and two-tenths (340.2') feet to a stake a corner of land now or late of Isaac Landis; thence extending along said land North forty-three degrees, forty minutes East (North 43°, 40' East) eight hundred twenty-three and five-hundredths (823.05') feet to a stake a corner of land formerly of Elizabeth Zimmerman; thence extending along said land South forty-eight degrees, twenty-one minutes East (South 48°, 21' East) three hundred one and twenty-one one-hundredths (301.21') feet to a stone a corner of land now or late of Mahlon Detwiler aforesaid; thence extending along said land South forty degrees, fifty-seven minutes West (South 40°, 57' West) eight hundred twenty-one and eighty one-hundredths (821.80') feet to the first mentioned point and place of beginning.

CONTAINING six and fifty-three thousandths acres of land.

TITLE TO SAID PREMISES IS VESTED IN Wayne T. Arena and Carol Arena by Deed from Wayne E. Hebert and Pamela H. Hebert, dated April 4, 2002 and recorded April 8, 2002 in Deed Book 5402, Page 1143.

Parcel Number: 51-00-01765-00-2.

Location of property: 1085 North Grange Avenue, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Wayne T. Arena, Carol Arena and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania** at the suit of Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Bank of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-5. Debt: \$473,725.02.

**Christine L. Graham**, Attorney.

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

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

13-07034

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania described in accordance with a survey and plan thereof made for Section 3, Logan Circle, by William Spencer Erwin, Professional Engineer, Fairless Hills, Pennsylvania, dated February 4, 1960, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Natalie Lane (50 feet wide) at the distance of 167.71 feet measured Northwestwardly the two following courses and distances from a point of curve on the Northwestery side of Norma Lane, (50 feet wide): (1) on the arc of a circle curving to the left having a radius of 10 feet, the arc distance of 15.71 feet; (2) North 23 degrees, 9 minutes West, 152 feet; thence extending along the said Southwesterly side of Natalie Lane, North 23 degrees, 9 minutes West, 5.70 feet to a point of curve; thence still along the same on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 22.64 feet to a corner of Lot #402; thence along the same and along line of Lots #403 and #404, South 66 degrees, 51 minutes West, 100.14 feet to a corner of Lot #405; thence along the same and partly along the line of Lot #406, South 51 degrees, 19 minutes, 30 seconds West, 37.99 feet to a corner of Lot #419; thence along the same, South 36 degrees, 6 minutes, 20 seconds East, 16.15 feet to a corner of Lot #426; thence along the same; North 66 degrees, 51 minutes East, 133.03 feet to the first mentioned point and place of beginning.

Parcel Number: 13-00-26736-00-8.

Location of property: 500 Natalie Lane, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Darlene D. Ramsey, Administratrix of the Estate of Samuel O. Mason, Deceased** at the suit of Champion Mortgage Company. Debt: \$153,973.25.

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

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

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

13-07269

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania and described according to a Certain Plan thereof known as Final Plan of Section Five of "Albidaale" made for Victor and Milton Cutler by Engineering and Planning Associates, Inc., Registered Engineers and Surveyors dated March 19, 1967 and last revised February 13, 1968, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County, at Norristown, Pennsylvania in Plan Book A-11, Page 38, as follows, to wit:



BEGINNING at a point on the Northwestern side of Cardinal Lane (50 feet wide) said point being the two following courses and distances from a point of curve on the Southwesterly side of Robin Lane (50 feet wide): (1) leaving Robin Lane on the arc of a circle curving to the right, having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Northwestern side of Cardinal Lane; and (2) South 34 degrees, 27 minutes, 25 seconds West along the Northwestern side of Cardinal Lane, 122.00 feet to the point of beginning; thence extending from said point of beginning, South 34 degrees, 27 minutes, 25 seconds West along the Northwestern side of Cardinal Lane, 17.00 feet to a point of curve on the same; extending Southwestwardly and Northwestwardly partly along the Northwestern and Northeastwardly sides of Cardinal Lane on the arc of a circle curving to the right, having a radius of 125.00 feet the arc distance of 196.33 feet to a point of tangent on the Northeastly side of same; thence extending North 55 degrees, 32 minutes, 35 seconds West along the Northeastly side of Cardinal Lane, 20.00 feet to a point; thence extending North 34 degrees, 27 minutes, 25 seconds East, 142.00 feet to a point; thence extending South 55 degrees, 32 minutes, 35 seconds East, 145.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 294 as shown on the above mentioned plan.

BEING the same premises which Aaron B. Feldman and Ilana A. Berman a/k/a Ilana A. Feldman, husband and wife, by Deed dated 10/29/2002 and recorded on 2/3/2003 in the Office for the Recorder of Deeds in and for the County of Montgomery as Book 5444, Page 1958 granted and conveyed unto Aaron B. Feldman and Ilana A. Feldman.

Parcel Number: 41-00-01882-00-3.

Location of property: 843 Cardinal Lane, Huntingdon Valley, PA.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Aaron B. Feldman and Ilana A. Feldman** at the suit of Firsttrust Bank. Debt: \$234,748.56.

**Sarah A. Elia**, 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.

### 13-10065

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

BEGINNING at a point in the East side of Hanover Street, a corner of this and land dedicated to use as a public street, said point being four feet North of the Northeast corner of Hanover Street and Jefferson Avenue; thence Eastwardly along the Northern line of land dedicated to use as a public street and parallel with said Jefferson Avenue a distance of one hundred eight feet, five inches to the Western side of a ten feet wide alley; thence Northwardly twenty feet, one inch to a point in a line of land now or late of George Riegner; thence along said land Westwardly a distance of one hundred six feet, eight inches to a point in the Eastern side of Hanover Street; thence along the said line of Hanover Street, a distance of twenty-seven feet, four inches to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Lauren A. Morris** and **Henry P. Rymarowicz**, a/k/a **Henry Patrick Rymarowicz** by Deed from **Henry Patrick Rymarowicz** dated October 25, 1993 and recorded November 17, 1993 in Deed Book 5061, Page 0786.

Parcel Number: 16-00-12660-00-5.

Location of property: 352 Hanover Street, Borough of Pottstown, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lauren A. Morris** and **Henry P. Rymarowicz** a/k/a **Henry Patrick Rymarowicz** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Notes Series 2005-SD3. Debt: \$116,219.76.

**Jacob M. Ottley**, Attorney.

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

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

### 13-10663

#### PREMISES 'A'

ALL THAT CERTAIN lot or tract of land together with the buildings thereon erected, known as 419 1/2 Lincoln Avenue (419 Lincoln Avenue, rear), situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and limited and described in accordance with a survey by George F. Shaner, Registered Engineer, dated 7/13/1946, as follows, to wit:

BEGINNING at a point on the South side of Pine Alley (20 feet wide) a corner of Lot No. 98 in Mintzer's Addition; thence along said alley, South 74 degrees, 45 minutes East, 30 feet to a corner of this and Lot No. 100; thence along the same, South 15 degrees, 15 minutes West, 52 feet to a corner of this and lands now or late of Harold Dress; thence along the same, North 74 degrees, 45 minutes West, 14 feet, 8 inches to a corner of lands now or late of Alma M. Green; thence along the same the following four courses and distances North 15 degrees, 15 minutes East, 12 feet, 6 inches, North 74 degrees, 45 minutes West, 4 feet; thence North 15 degrees, 15 minutes East, 17 feet; North 74 degrees, 45 minutes West, 11 feet to a point a corner of this and Lot No. 98; thence along the same, North 15 degrees, 15 minutes East, 22 feet, 6 inches to a point or place of beginning.

#### PREMISES 'B'

ALL THAT CERTAIN Eastern one-half dwelling house, known as 419 Lincoln Avenue, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the North side of Lincoln Avenue distance one hundred ninety feet, nine inches (190 feet, 9 inches) Eastwardly from the intersection of Franklin Street and Lincoln Avenue; thence North fifteen degrees, forty-one minutes (15 degrees, 41 minutes) East, thirty-five feet (35 feet) to a point, said course and distance passing in part through a premises of this and premises adjoining to the West; thence North fourteen degrees, thirty-nine minutes (14 degrees, 39 minutes) East, twenty-eight feet (28 feet) to a point; thence South seventy-four degrees, forty-five minutes (74 degrees, 45 minutes) East, fourteen feet, eight inches (14 feet, 8 inches) to land late of Henry Barnhart; thence South fifteen degrees, fifteen minutes (15 degrees, 15 minutes) West, sixty-three feet (63 feet) to the North side of the aforesaid Lincoln Avenue; thence along the same, North seventy-four degrees, forty-five minutes (74 degrees, 45 minutes) West, fourteen feet, three inches (14 feet, 3 inches) to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Douglas Campbell and Debra Campbell, by Deed from Richard D. Goss, dated 08/05/2002, recorded 11/20/2002 in Book 5435, Page 796.

Parcel Numbers: 16-00-19044-00-2 and 16-00-19048-00-7.

Location of property: 419 Lincoln Avenue a/k/a 419 1/2 Lincoln Avenue, Pottstown, PA 19464-4703.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Debra Campbell a/k/a Debra Lacava Campbell and Douglas Campbell** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC Successor by Merger to Chase Manhattan Mortgage Corporation. Debt: \$82,664.61.

**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.

13-11017

ALL THAT CERTAIN message and tract of land, known as 1609 Locust Street, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by Hiltner and Hitchcock, Civil Engineers, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Locust Street, said point being at a distance of 83.3 feet Northeastly from the North corner of Brown and Locust Streets, a corner of this and property conveyed to Mrs. Wolford, being Lot #11 on plan of lots prepared by Hiltner and Hitchcock (known as Coleman Farm Plan); thence along the property of Mrs. Wolford, Northeastly 140 feet to an alley (20 feet wide); thence along the same, Northeastly 20 feet to a point, a corner of this and Lot #13 on said plan; thence along the same, Southeastly (incorrectly given in prior deeds as Southwestly), the line passing through the corner of partition wall between this and adjoining house, 140 feet to a point in the Northwesterly side of Locust Street; thence along the same, Southwestly 20 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Keith D. Hamby and Natasha Hamby, h/w, by Deed from Keith D. Hamby, no status, dated 12/22/2004, recorded 01/05/2005 in Book 5539, Page 920.

Parcel Number: 13-00-20936-00-3.

Location of property: 1609 Locust Street, Norristown, PA 19401-3009.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Natasha Hamby and Keith D. Hamby a/k/a Keith Hamby** at the suit of Federal National Mortgage Association. Debt: \$190,914.78.

**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.

13-11552

ALL THAT CERTAIN piece or parcel of land with the buildings thereon erected, situate in **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, 60.27 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.

Parcel Number: 21-00-00388-00-5.

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

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Broad Entertainment, L.P.** at the suit of Souderton Area School District. Debt: \$8,735.02.

**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.

13-13904

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

BEGINNING at a point on the Southwesterly side of Minor Street at the distance of 291.87 feet Southeastwardly from Green Street a corner of this and property now or late of George Lever; thence Southwestwardly the line passing through the middle of a two feet wide alley and the partition wall above, at right angles to said Minor Street 100 feet to a twenty feet wide alley; thence along the Northeasterly side thereof, Southeastwardly 17 feet, 3 inches more or less to a point, a corner of this and other property now or late of Jacob H. Steelman; thence parallel with the first line, Northeastwardly line passing through the middle of the partition wall between this and said adjoining house now or late of Jacob H. Steelman, 100 feet to Minor Street aforesaid; and thence along the Southwesterly side thereof, Northwestwardly 17 feet, 3 inches more or less to the place of beginning.

BEING the same premises which Wedco Enterprises, Inc., Granted and conveyed unto Bradley Weldon by Deed dated February 20, 2004 and recorded March 5, 2004 in Montgomery County Deed Book 5948, Page 2037. Parcel Number: 13-00-25844-00-9.

Location of property: 236 Minor Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bradley Weldon** at the suit of Wells Fargo Bank, N.A. Debt: \$72,574.69 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.

13-15340

ALL THAT CERTAIN tract of land, situate in **Lower Salford Township**, Montgomery County, Commonwealth of Pennsylvania designated as Lot No. 1 Bob-Bea Lane, as shown on Plan of Subdivision made for Robert M. Koffel by Urwiler & Walter, Inc., dated March 10, 1975, last revised October 7, 1982, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side line of Old Sumneytown Pike sixty feet (60 feet) wide, said point being located the following two dimensions from the intersection of the centerlines of Carrie Lane, Bob-Bea Lane and Old Sumneytown Pike: (1) extending along the centerline of Old Sumneytown Pike, along the arc of a circle, curving to the right, having a radius of three hundred fifty feet (350.00) the arc distance of one hundred twenty-two and twelve hundredths feet (122.12 feet) to a point; (2) South seventy-six degrees fifty-six minutes twenty-five seconds West thirty feet (South 76°, 56', 25" West, 30.00 feet) to the place of beginning; thence extending along the aforementioned sideline of Old Sumneytown Pike South thirteen degrees, three minutes, thirty-five seconds East, ten and sixty-two hundredths feet (South 13°, 03', 35" East, 10.62 feet) to a point in line of Lot 36; thence extending along said lot South seventy degrees, thirty-four minutes, thirty seconds West, two hundred sixteen and sixty-six hundredths feet (South 70°, 34', 30" West, 216.66 feet) to a point in line of lands now or formerly of Lower Salford Township (Open Space); thence extending along said lands North thirty-nine degrees, fifty-one minutes, thirty-three seconds West, sixty feet (North 39°, 51', 33" West, 60.00 feet) to a point in line of Lot 2; thence extending along said lot, along the centerline of a twenty feet (20 feet) wide Utility Easement North fifty-eight degrees, forty-five minutes, fifty-six seconds East, two hundred forty and ninety-two hundredths feet (North 58°, 45', 56" East, 240.92 feet) to a point on the aforementioned sideline of Old Sumneytown Pike; thence extending along said sideline, along the arc of a circle curving to the right, having a radius of three hundred twenty feet (320.00 feet) the arc distance of ninety-eight and five hundredths feet (98.05) to the point and place of beginning.

Parcel Number: 50-00-00101-36-2.

Location of property: 716 Bob Bea Lane, Harleysville, PA 19438.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **James A. Brinson and Shauna S. Dhoble, husband and wife, as Tenants by the Entirety** at the suit of Wells Fargo Bank, N.A. Debt: \$363,996.98.

**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.

13-15689

ALL THOSE THREE CERTAIN TRACTS, pieces or parcels of land, with the improvements thereon erected, situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

Tract No. 1

ALL THAT CERTAIN tract or piece of land, with the improvements thereon erected and situate on the West bank of the Perkiomen Creek in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a recent survey made by Smith & Dimmig, Registered Surveyors of Pennsburg, as follows:

BEGINNING at a stake, a corner on the West bank of the Perkiomen Creek and in line of other land of the said Frank S. Geary, et ux.; thence along said creek North 12 degrees, 52 minutes West, 27.13 feet to a stake a corner; thence along land now or late of Harry H. Schultz, South 83 degrees, 47 minutes West, 529.54 feet to an iron pipe located in the east side of Walnut Lane; thence along the same South 20 degrees, 6 minutes East, 25 feet to a stake, a corner; thence along other lands now or late of Frank S. Geary, et ux. the 3 following courses and distances North 83 degrees, 39 minutes East, 347.75 feet to an iron pin, a corner and by the same land North 74 degrees, 18 minutes East, 75.36 feet and South 87 degrees, 46 minutes East, 116 feet and 5 inches to the place of beginning.

Tract No. 2

ALL THAT CERTAIN triangular tract, piece or parcel of land, situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by D.B. Dimmig, September 1942, as follows:

BEGINNING at a point on the West bank of the Perkiomen Creek, a corner of other lands now or late of C. Arthur Bernhart and Laura V. Lynch; thence South 83 degrees, 47 minutes West, 226.74 feet to a point an iron pin; thence along other lands now or late of William B. Nagel, et ux.; North 82 degrees, 34 minutes East, 226.28 feet to the West bank of said Perkiomen Creek; thence along the said West bank South 11 degrees, 26 minutes East, 4.8 feet to the point and place of beginning.

Tract No. 3

ALL THAT CERTAIN tract, piece or parcel of land, with the improvements thereon erected, situate in **Lower Frederick Township**, formerly Frederick Township, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the East side of Walnut Lane, a corner of lands recently conveyed to C. Arthur Bernhart and Laura V. Lynch by Frank S. Geary and Anna L. Geary, his wife (Tract No. 1 herein); thence along said other lands now or late of C. Arthur Bernhart and Laura V. Lynch, North 83 degrees, 39 minutes East, 347.75 feet to a point and North 74 degrees, 18 minutes East, 75.36 feet to a point and North 87 degrees, 46 minutes East, 116.5 feet to the West bank of the Perkiomen Creek; thence along said Creek Southwardly a distance of 22.87 feet to a point; thence along the same South 83 degrees, 47 minutes West, 523.21 feet to the East side of Walnut Lane aforesaid; thence North 20 degrees, 6 minutes West, 25 feet to the point and place of beginning.

Parcel Number: 38-00-02869-00-9.

Location of property: 13 Walnut Lane, Perkiomenville, PA 18074.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Genaro S. Scavello, Jr. and United States of America** at the suit of Perkiomen Valley School District. Debt: \$1,722.02.

**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.

13-21566

ALL THAT CERTAIN lot or piece of ground, together with all improvements thereon, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Plan and Survey by Warren H. Keaton, Registered Surveyor of Ambler, Pennsylvania, dated December 15, 1973, as follows:

BEGINNING at an iron pin set in the Northerly line of Springfield Avenue (40 feet wide), which iron pin lies the four following courses and distances along said line from its intersection with the Easterly line of Bethlehem Pike (60 feet wide); (1) North 77 degrees, 46 minutes East, 46.16 feet; (2) North 66 degrees, 14 minutes East, 69.99 feet to a point of curvature; (3) along the arc of a curve to the right with a radius of 1472.05 feet, a distance of 149.86 feet to a point of tangency; (4) North 72 degrees, 04 minutes East, 50.00 feet to the point of beginning; thence along the line of Lot No. 5, lands now or late of the Anthony W. Olkewicz and Ann Olkewicz, husband and wife, North 17 degrees, 56 minutes West, 149.25 feet to an iron pin; thence along the line of lands now or late of Bethlehem Pike Shopping Center, Inc., North 71 degrees, 30 minutes East, 50.00 feet; thence along the line of Lot No. 7, South 17 degrees, 56 minutes East, 149.74 feet; thence along the Northerly line of Springfield Avenue (40 Feet wide), South 72 degrees, 04 minutes West, 50.00 feet to the point of beginning.

BEING Lot No. 6.

CONTAINING 7,475 square feet of land, more or less.

BEING the same premises which Mark F. Hannings and Tara Hannings, by Deed dated August 20, 2003 and recorded October 22, 2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5478, Page 1352, granted and conveyed unto Sheila J. Rust.

Parcel Number: 52-00-16213-00-7.

Location of property: 15 Springfield Avenue a/k/a 15 Springfield Road, Flourtown, PA 19031-1622.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sheila J. Rust** at the suit of GMAT Legal Title Trust 2014-1, U.S. Bank National Association, as Legal Title Trustee. Debt: \$273,342.32.

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

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

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

13-22447

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Salford Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision made for Jerrod Cooper by Urwiler & Walter, Inc., Registered Professional Engineers dated October 10, 1978, and revised November 16, 1978, as follows, to wit:

BEGINNING at a point on the Northwestern side of Cooper Lane (50 feet wide) said point being the 4 following courses and distances from the center line of Church Road: (1) Leaving Church Road Southeasterly along the center line of Old Skippack Pike 1225 feet more or less to a point; (2) North 52 degrees, 33 minutes, 01 seconds East crossing the

Northeasterly side of Old Skippack Pike 30.16 feet to a point on the ultimate right-of-way line of same; (3) South 51 degrees, 31 degrees, 30 minutes East along the ultimate right-of-way line of Skippack Pike 162.44 feet to an iron pin set on the Northwesterly side of Cooper Lane aforesaid; and (4) North 49 degrees, 00 minutes, 16 seconds East along the Northwesterly side of Cooper Lane 447.00 feet to the point of beginning; thence extending from said point of beginning North 31 degrees, 30 minutes West, 134.77 feet to an iron pin set; thence extending North 52 degrees, 33 minutes, 01 seconds East, 361.44 feet to an iron pin set; thence extending South 29 degrees, 41 minutes, 17 seconds East, 146.30 feet to an iron pin set; thence extending South 56 degrees, 00 minutes West, 214.00 feet to an iron pin set on the hand of a cul-de-sac at the end of Cooper Lane; thence extending Westwardly and Southwestwardly along the Northerly and Northwesterly sides of said cul-de-sac on the arc of a circle curving to the left having a radius of 60.00 feet the arc of 122.80 to a point of reverse curve on the same; thence extending Southerly still along the cul-de-sac on the arc of a circle curving to the right having a radius of 60.00 feet the arc distance of 47.02 feet to the first mentioned point and place of beginning.

BEING Lot #1 on the above mentioned plan.

CONTAINING in area 1.049 acres of land more or less.

TITLE TO THE PREMISES IS VESTED IN Jerrod B. Cooper, Jr. and Victoria D. Cooper, his wife, by Deed dated 06/11/1979 and recorded 06/15/1979 at the Recorder of Deeds Office in Montgomery County in Book 4419, Page 323.

Parcel Number: 62-00-00376-00-3.

Location of property: 2385 Cooper Lane, Harleysville, PA 19438.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Victoria D. Cooper and Jerrod B. Cooper a/k/a Jerrod B. Cooper, Jr.** at the suit of Nationstar Mortgage, LLC. Debt: \$183,001.38.

**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.

13-22701

ALL THAT CERTAIN brick message, tenement house and lot of land, situate on the North side of Walnut Street, between Franklin and Washington Streets, known as House No. 439 Walnut Street (incorrectly described in preceding Deed as House No. 441 Walnut Street) in **Pottstown Borough**, Montgomery County and State of Pennsylvania, bounded and limited and described, as follows, to wit:

BEGINNING at a point for a corner on the North side of said Walnut Street and lot of land now or late of James Kelley; thence Northwardly along the same one hundred and forty feet (140') to a twenty feet (20') wide alley; thence Eastwardly and parallel to said Walnut Street sixteen feet, two and three-quarter inches (16' 2-3/4") to land now or late of John E. Palsgrove; thence Southwardly along the same one hundred and forty feet (140') to said Walnut Street; thence Westwardly along the same sixteen feet and two and three-quarter inches (16' 2-3/4") to the place of beginning.

Parcel Number: 16-00-30788-00-3.

Location of property: 439 Walnut Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **F & R Partners** at the suit of Pottstown School District. Debt: \$1,822.17.

**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.

13-27209

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Round Meadow, located in **Upper Moreland Township**, Montgomery County, Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of July 3, 1963, P.L. 196 by the recording in the Recorder of Deeds Office of Montgomery County, a Declaration of Condominium dated June 24, 1980 and recorded on June 26, 1980 in Deed Book 4538, Page 102; and First Amendment thereto dated 3/8/1993 and recorded 4/8/1993 in Deed Book 5038, Page 1069; and Declaration Plan dated June 24, 1980 and recorded on June 26, 1980 and recorded in Condominium Plan Book 8, Page 15; and a Code of Regulations dated June 24, 1980 and recorded on June 26, 1980 and recorded in Deed Book 4538, Page 124; being and designated on Declaration Plan as Building No. 1 Unit No. A-4 as more fully described in such Declaration Plan and Declaration; together with a proportionate undivided interest in Common Elements (as defined in such Declaration) of 2.08333%.

TITLE TO SAID PREMISES IS VESTED IN David M. Daniels, by Deed from David M. Daniels and Kelsey J. Daniels, dated 04/11/2011, recorded 05/18/2011 in Book 5801, Page 991.

Parcel Number: 59-00-17974-04-8.

Location of property: 325 South Warminster Road #A-4 a/k/a 325 South Warminster Road, Unit A-4 Building 1, Hatboro, PA 19040-3562.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David M. Daniels** at the suit of JP Morgan Chase Bank, National Association. Debt: \$178,514.53.

**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.



13-27248

ALL THAT CERTAIN lot or place of land, (with the dwelling erected), situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, and more particularly described in accordance with a survey made by George F. Shaner, as follows, to wit:

BEGINNING at a point in the center line of Kauffman Road distant North 39 degrees, 30 minutes East from the center line intersection with Buchert Road (fifty feet wide) distant 451.38 feet said point of beginning being at the Northeasterly corner of Lot No. 11; thence from said point of beginning continuing along the middle of Kauffman Road North 39 degrees, 30 minutes East, 100 feet to a corner of Lot No. 9; thence along the same South 50 degrees, 30 minutes East, 225 feet to a corner on line of other lands of Grantors; thence along the same South 39 degrees, 30 minutes West, 100 feet to a corner of Lot No. 12; thence along the same North 50 degrees, 30 minutes West, 225 feet to the place of beginning.

UNDER AND SUBJECT to all agreements, covenants, liens, reservations, exceptions, restrictions and other encumbrances of record.

TITLE TO SAID PREMISES IS VESTED IN Gary W. Black, Jr., by Deed from Larry H. Harp, dated 08/23/2011, recorded 09/01/2011 in Book 5812, Page 412.

Parcel Number: 42-00-02080-00-2.

Location of property: 1260 Kauffman Road, Pottstown, PA 19464-2302.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gary W. Black, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$189,787.71.

**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.

13-29076

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot Numbered 91 and 92 on a Plan of Lots of 'Ambler Highlands', said plan being recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 584, Page 500 and being bounded and described together, as follows, to wit:

BEGINNING at a point on the Southerly side of Highland Avenue (50.00 feet wide), said point being measured in and Eastwardly direction 94.56 feet from a point, on the Easterly side of Bellaire Avenue (50.00 feet wide); thence extending from said point of beginning and along the Southerly side of Highland Avenue South 87 degrees, 47 minutes East, 94.56 feet to a point, a corner in line of Lot Number 130, as shown on said plan; thence extending along the same in a Southwardly direction 202.20 feet to a point a corner in line of Lot Number 93, as shown on said plan; thence extending along the same in a Westwardly direction 94.22 feet to a point, a corner in line of Lot Number 90, as shown on said plan; thence extending along the same in a Northwardly direction 190.72 feet to the first mentioned point and place of beginning.

BEING the same premises, which Craig O. Atkins and Annette Cardello Atkins, husband and wife, by Deed dated January 4, 2002, and recorded January 15, 2002, in Deed Book 5391, Page 2484, granted and conveyed unto Craig O. Atkins and Annette Cardello Atkins, husband and wife, and Joyce Williams, in fee.

TITLE TO SAID PREMISES IS VESTED IN Joyce Williams and Craig O. Atkins, by Deed from Craig O. Atkins and Annette Cardello Atkins, h/w and Joyce Williams, dated 01/10/2006, recorded 01/19/2006 in Book 5587, Page 1780.

Parcel Number: 54-00-08476-00-2. Map #54028 030.

Location of property: 511 Highland Avenue, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joyce Williams and Craig O. Atkins** at the suit of Wells Fargo Bank, N.A. Debt: \$243,440.72 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.

13-30873

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

BEGINNING at a point in the Southeasterly side of Roberts Avenue, (sixty feet wide) at the distance of one hundred ninety-nine feet and one-eighth inches Northeasterly from the Northeasterly side of Rosemore Avenue (fifty feet wide); thence along said side of Roberts Avenue Westwardly by a line curving to the left with a radius of thirteen hundred ninety-one feet, four and three-quarter inches for a distance of eighty-three feet, eight and one-half inches to a point; thence through Lot No. 1191 (eleven hundred ninety-one) South fifty-three degrees, twenty-seven minutes, thirty seconds East, one hundred forty feet eight and five-eighths inches to a point; thence by Lot No. 1186 (eleven hundred eighty-six) South forty-six degrees, eleven minutes, forty-seven seconds West, twenty-five feet and four and one-quarter inches to a point; thence still by the same South fifty-three degrees, twenty-seven minutes, thirty seconds East, forty-five feet and seven and three-quarter inches to a point; thence by Lot No. 1185 (Eleven hundred eighty-five) South Forty-three degrees

forty-eight minutes thirteen seconds East, fifty feet to a point; thence by Lots Nos. 1184 (eleven hundred eighty-four) and No. 1197 (eleven hundred ninety-seven) South forty-six degrees, eleven minutes, forty-seven seconds West, forty-seven feet three and three-eighths inches to a point; thence through Lot No. 1192 (eleven hundred ninety-two) North fifty-three degrees, twenty-seven minutes, thirty seconds West, one hundred ninety-nine feet and five-eighth inches to the place of beginning.

BEING fifty-seven feet, four and one-half inches of Lot No. 1192 (eleven hundred ninety-two) and twenty-six feet, four inches of Lot No. 1191 (eleven hundred ninety-one) on Plan of Lots of Glenside Highlands.

Parcel Number: 30-00-56648-00-4.

Location of property: 319 Roberts Avenue, Glenside, PA 19038.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **William P. Carden, III and Susan K. Carden** at the suit of Township of Abington. Debt: \$1,366.56.

**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.

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13-30897

**PREMISES "A"**

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

TRACT No. 1:

BEGINNING at a corner in a public road, (Bull Road) at the line of the First German Baptist Church of East Greenville; thence along said line of said land North 46 degrees, East 160 feet, 10 inches to a corner; thence by land of Edwin Styer South 24 degrees, East 40 feet; thence along the line of Lot No. 3 (lately the property of Aaron Fox), South 55 ½ degrees, West 152 feet to a corner in the aforesaid public road; thence along the same North 44 degrees, West 40 feet to the place of beginning.

TRACT No. 2:

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

BEGINNING at a stone, a corner in Bull Road; thence North 44 degrees, West 40 feet to a corner of Lot No. 2; thence North 55 ½ degrees, East 150 feet to a stone a corner; thence by land of Edwin Styer South 24 degrees, East 40 feet to a stone, a corner; thence along the same South 55 ½ degrees, West 138 feet to the place of beginning.

**PREMISES "B"**

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania bounded and described according to a record plan prepared for Thomas and Helen Carney made by Pahutski Land Surveying, Professional Land Surveyors dated April 7, 1995, revised July 5, 1995 said plan being recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania in Plan Book A-56, Page 59, as follows, to wit:

BEGINNING at a point on the Northwestern side of Bysher Avenue (40 feet wide) said point of beginning being a point a corner of land now or late of John L. McGettingin and John L. McGettingin, Jr.; thence extending along the aforesaid lands North 07 degrees, 25 minutes, 00 seconds West and crossing the Northwestern ultimate right-of-way line of Bysher Avenue and also passing through certain overhead wires a distance of 229.10 feet to a point a corner of lands now or late of Flourtown Fire Company; thence extending along the aforesaid lands North 82 degrees, 35 minutes, 00 seconds East crossing existing wire fence to be relocated upon Lots 1 and 2 prior to final subdivision approval a distance of 50.00 feet to a point a corner of Lot No. 2 as shown on the above mentioned plan; thence extending along the aforesaid Lot South 07 degrees, 25 minutes, 00 seconds East re-crossing the Northwestern ultimate right-of-way line of Bysher Avenue a distance of 229.10 feet to a point on the Northwestern side of said Bysher Avenue; thence extending along the same South 82 degrees, 35 minutes, 02 seconds East, 50.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 11,455 square feet.

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

Parcel Number: 52-00-02773-00-1.

Location of property: 9 Bysher Avenue, Springfield Township, Montgomery County, PA 19031.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **David F. Delacato** at the suit of Richard M. Moser. Debt: \$137,511.84.

**Andrew J. Monastra**, 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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13-30898

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final plan of subdivision Phase III record plan prepared for Montgomery Meadows by Urwiler & Walter, Inc., dated 1/12/1990 and last revised on 4/13/2001 and recorded in Plan Book A-60, Page 178, as follows, to wit:

BEGINNING at a point on the Northwestern side of Cattail Court (50 feet wide) said point being the Westernmost terminus of a round corner connecting the Northwestern side of Cattail Court with the Southwestern side of Seminary Street (50 feet wide) as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along the Northwestern side of Cattail Court, the two following courses and distances, viz: (1) South 67 degrees, 28 minutes, 58 seconds West, 9.92 feet to a point of curve; thence (2) on the arc of a circle curving to the left, having a radius of 175 feet the arc distance of 15.04 feet to a point, a corner of Lot No. 100; thence extending along Lot No. 100, North 27 degrees, 26 minutes, 34 seconds West crossing drainage/wetlands easement 150.94 feet to a point, a corner of Lot No. 97; thence extending along Lot No. 97 and along Lot No. 98 North 67 degrees, 28 minutes, 58 seconds East, 62.90 feet to a point on the Northwestern side of Seminary Street; thence extending along the Northwestern side of Seminary Street, the two following courses and distances, viz: (1) South 22 degrees, 31 minutes, 2 seconds East recrossing said easement 124.74 feet to a point of curve; thence (2) on the arc of a circle curving to the right, having a radius of 25.00 feet the arc distance of 39.27 feet to a point on the Northwestern side of Cattail Court, aforesaid; being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert E. Hale and Debra A. Hale, h/w, by Deed from John J. Granahan, Jr. and Evelyn Granahan, h/w, dated 09/30/2002, recorded 10/23/2002 in Book 5431, Page 106.

Parcel Number: 15-00-00008-40-9.

Location of property: 307 Cattail Court, Pennsburg, PA 18073-1569.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert E. Hale a/k/a Robert Hale and Debra A. Hale a/k/a Debra Hale** at the suit of JP Morgan Chase Bank, N.A., s/b/m Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$144,711.97.

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

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

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

13-31155

ALL THAT CERTAIN tract of land with the dwellings outbuildings and other improvements thereon, situate along the Easterly side of Swamp Pike in **Limerick Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Survey and Subdivision Plan by Conner and Smith Engineering, Inc., Spring City, PA, dated 9/27/1989, last revised 6/21/1993 Plan No. C89-096, and recorded in Plan Book A-55, Page 13, as follows, to wit:

BEGINNING at a corner in the title line of Swamp Pike (legal right-of-way 40 feet wide; ultimate right-of-way 60 feet wide), a corner of this and lands of Warren T. Barnshaw, the said corner being, also South 46 degrees, 52 minutes, 14 seconds East, 235.75 feet measured along the said title line in Swamp Pike from the title line in Steinmetz Road (legal right-of-way 33 feet wide); thence from the place of beginning, along the said lands of Warren T. Barnshaw, crossing a concrete monument (set) marking the ultimate right-of-way line of Swamp Pike and being 30.17 feet distant, North 47 degrees, 00 minutes, 00 seconds East, 186.77 feet to an iron pin (set), a corner of other lands of George Majewski Estate and referred to as Lot No. 2; thence along the same, the three (3) following courses and distances: (1) North 41 degrees, 44 minutes, 04 seconds East, 224.63 feet to an iron pin (set); (2) North 60 degrees, 23 minutes, 23 seconds East, 1566.02 feet to an iron pin (set); and (3) North 42 degrees, 48 minutes, 00 seconds West, 304.09 feet to an iron pin (set) in line of lands of Michael L. and Gale B. Oelschlanger; thence along the same, North 60 degrees, 08 minutes, 23 seconds East, 492.45 feet to a square iron pin (found) in line of lands of Ronald G.S. Weddell; thence along the same, South 39 degrees, 42 minutes, 59 seconds East, 612.47 feet to an iron pipe (found); thence along lands of Herman and Esther Sandy, South 37 degrees, 50 minutes, 50 seconds West, 967.34 feet to an angle iron (found), a corner of lands of Frida and Howard R. Brenz; thence along the same, North 86 degrees, 39 minutes, 10 seconds West, 270.60 feet to an iron pin (set) and South 51 degrees, 32 minutes, 53 seconds West, 672.09 feet to an iron pin (found), a corner of lands of Harry M. Reichert, Jr.; thence along the same, North 44 degrees, 47 minutes, 39 seconds West, 148.94 feet to an iron pin (found) and South 52 degrees, 57 minutes, 38 seconds West, 534.63 feet, a corner in the aforementioned title line of Swamp Pike, having crossed a concrete monument (set) at the ultimate right-of-way line of Swamp Pike and being 30.45 feet, distant from the last mentioned corner in the title line of Swamp Pike; thence along the title line of Swamp Pike, North 46 degrees, 52 minutes, 14 seconds West, 462.83 feet to the place of beginning.

Parcel Number: 37-00-04990-00-4.

Location of property: 412 Swamp Pike, Gilbertsville, PA 19525.

The improvements thereon are: C-Scrap and Junk Yards.

Seized and taken in execution as the property of **John Lawrence and Tamara E. Lawrence a/k/a Tamara Lawrence** at the suit of Equity Trust Company Custodian FBO 101925 IRA 17. Debt: \$242,129.14.

**George Ditter**, Attorney. I.D. #23199

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

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

13-32801

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

BEGINNING at a point on the Southeast side of Powell Street at the distance of 100.00 feet Northeast from the Northeast side of Logan Street, being a corner of premises of Julius S. Simon, et ux.; thence along the said line of Powell Street, Northeastwardly, 120.00 feet to a point, a corner of Steinmetz property; thence along the same, Southeastwardly, 149.00 feet to a point, a corner of other land of Southeastwardly, 149.00 feet to a point, a corner of other land of Anna Cortellucci; thence along the same Southwestwardly, 120.00 feet to a point, a corner of land of Julius S. Simon, et ux.; thence along the same, Northwestwardly, 149.00 feet to the place of beginning.

BEING the same premises which Pauline R. DiFerdinando, by Deed dated December 8, 1997 and recorded in the Montgomery County Recorder of Deeds Office on January 6, 1998 in Deed Book 5212, Page 1187, granted and conveyed unto Brian Culbreath and Sarah A. Culbreath, son and mother.

Parcel Number: 13-00-31428-00-5.

Location of property: 1808 Powell Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Brian Culbreath and Sarah A. Culbreath (deceased)** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset-Backed Securities I, LLC, Asset-Backed Certificates, Series 2006-PC1. Debt \$245,665.83.

**LeeAne O. Huggins**, Attorney.

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

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

13-34927

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

BEGINNING at a corner of the North side of Walnut Street and at the distance of 202 feet, 1-3/4 inches from the Western side of Washington Street; thence Northwardly along land late of Edwin Embody now or late of Willis Bridgegame 140 feet to a 20 feet wide alley; thence Westerly along the same 16 feet, 2-3/4 inches to land late of Rena L. Kennedy; thence by the same Southerly 140 feet to the North side of Walnut Street aforesaid; thence Eastwardly and along the same 16 feet, 2-3/4 inches to the place of beginning. And in prior deed the frontage along Walnut Street was erroneously described as 16 feet, 3/4 inches whereas same should be 16 feet, 2-3/4 inches.

TITLE TO SAID PREMISES IS VESTED IN Andrew Duren, by Deed from Craig Atkins, dated 04/25/2005, recorded 06/03/2005 in Book 5556, Page 1373.

Parcel Number: 16-00-30784-00-7.

Location of property: 437 Walnut Street, Pottstown, PA 19464-5611.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Andrew Duren** at the suit of Nationstar Mortgage, LLC. Debt: \$96,243.76.

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

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

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

14-00544

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in "Wynnewood Park in Merion, in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, described according to a plan made by Over and Tingley, Civil Engineers, Havertown, Pennsylvania, on August 3, 1949, and revised August 23, 1949, as follows, to wit:

BEGINNING at a point of reverse curve on the Easterly side of Spring Avenue (50 feet wide) at the arc distance of 42.77 feet measured along the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Northwesterly side of Sussex Road (50 feet wide); thence extending from said beginning point in a Northerly direction along the Easterly side of Spring Avenue along the arc of a circle curving to the left having a radius of 594.59 feet the arc distance of 106.30 feet; thence extending North 55 degrees, 11 minutes East, 48 feet to a point; thence extending South 34 degrees, 49 minutes East, 125 feet to a point on the Northwesterly side of Sussex Road; thence extending along the said side of Sussex Road South 55 degrees, 11 minutes West, 80 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 20 feet the arc distance of 42.77 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Matthew Chaial and Jennifer Myers Chaial by Deed from Norman G. Greenbaum and Shirley J. Greenbaum, dated July 29, -2004 and recorded August 10, 2004 in Deed Book 05521, Page 0749.

Parcel Number: 40-00-60920-00-6.

Location of property: 1437 Sussex Road, Wynnewood, PA 19096.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Matthew Chalal and Jennifer Myers Chalal** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-2. Debt: \$463,442.75.

**Jacob M. Ottley**, Attorney.

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

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

14-02919

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan of Lots made for Adele Denston by Herbert H. Metz, Inc., Registered Engineers, dated June 8, 1963 and last revised July 9, 1964 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-8, Page 15, as follows, to wit:

BEGINNING at a point in the center line of Oak Ridge Road (33 feet wide) said point being the (2) following courses and distances measured along the center line of Oak Ridge Road from its point of intersection with the center line of Terwood Road (33 feet wide): (1) leaving Terwood Road, North 72 degrees, 13 minutes East, 288.40 feet to a point an angle in said road; and (2) North 48 degrees, 38 minutes East, 86.25 feet to the point of beginning; thence extending from said point of beginning, North 41 degrees, 22 minutes West, crossing the North the Northwesterly side of Oak Ridge Road along land, now or late of Adele Denston, also crossing the bed of a certain 20.00 feet wide Right-of-Way for Drainage, 456.54 feet to a point on the Northwesterly side of said Right-of-Way; thence extending North 43 degrees, 39 minutes East, along the Northwesterly side of the aforesaid 20.00 feet wide Right-of-Way for Drainage, 220.34 feet to a stone, an angle in said Right-of-Way; thence extending North 85 degrees, 40 minutes, 30 seconds East, re-crossing the bed of the aforesaid 20.00 feet wide Right-of-Way for Drainage at an angle in same, 117.92 feet to a stone, a corner of lands, now or late of Bertram E. Oughton; thence extending South 43 degrees, 49 minutes East, along the aforesaid lands of Oughton re-crossing the Northwesterly side of Oak Ridge Road, 402.58 feet to a point in the center line of same; thence extending along the center line of Oak Ridge Road, the (2) following courses and distances: (1) South 46 degrees, 11 minutes West, 56.73 feet to a point an angle and (2) South 48 degrees, 38 minutes West, 274.15 feet to the first mentioned point and place of beginning.

BEING Lot "B" as shown on the above mentioned plan.

BEING the property formerly owned or reputed to be owned by Commonwealth Land Title Insurance Company, the same having been sold at Upset Sale held on September 18, 2014 under the provisions of the Real Estate Tax Sale Law.

TITLE TO SAID PREMISES IS VESTED IN Irving Askow, Scott Mendelsohn and Seth Q. DeLeo from Tax Claim Bureau of the County of Montgomery, as Trustee, Grantor in accordance with the Real Estate Tax Sale Law of July 7, 1947, P.L. 1368, as amended, (72 P.S. ?5860.101 et seq.), dated September 18, 2014 and recorded January 15, 2015 in Deed Book 5941, Page 1605.

Parcel Number: 59-00-13594-00-9.

Location of property: 2930 Oak Ridge Farm Road, Upper Moreland, PA.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Irving Askow, Seth Q. DeLeo and Scott Mendelsohn** at the suit of Chang Tai Liu and Ching Wa Liu. Debt: \$1,993,492.88.

**Kevin Cornish**, Attorney. I.D. #206698

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

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

14-04059

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 according to a subdivision plan of property of Salvatore J. Manzo and Grace B. Manzo, his wife, prepared by Conceptual Planners and Engineers, Inc., dated October 30, 1985 and last revised April 24, 1986.

BEGINNING at a point on the Southwesterly side of Brown Street (66.00 feet wide) at a corner of Lot Number 12 as shown on said plan and which point is at the distance of 248.30 feet measured South 37 degrees, 12 minutes East, along the said Southwesterly side of Brown Street, from its point of intersection marked by an iron pin, with the Southeasterly side of Arch Street (66.00 feet wide).

CONTAINING in front or breadth measured South 37 degrees, 12 minutes East, along the said Southwesterly side of Brown Street, the distance of 18.00 feet and extending of that width in length or depth on a course of South 52 degrees, 48 minutes West, between parallel lines at right angles to Brown Street, the distance of 129.27 feet the Northwesterly and Southeasterly lines thereof for a portion of the distance, extending through the party walls, as shown on said plan.

BEING Lot Number 13 as shown on said plan.

TOGETHER with the free and uninterrupted use, right, liberty and privilege of a 17 feet alley which extends from Arch Street in a Southeasterly direction 361.95 feet thru the rear of this and the adjoining premises and for a passageway at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

SUBJECT, however, to the proportionate expense of maintaining the aforementioned alley.



TITLE TO SAID PREMISES IS VESTED IN John O. Bazemore by Deed from Arch Terrace, Inc. a PA Corporation dated August 23, 1988 and recorded August 29, 1988 in Deed Book 4884, Page 2159. The said John O. Bazemore died on January 3, 2013 thereby vesting title in Claude Bazemore a/k/a Claudette G. Bazemore and Unknown Heirs of John O. Bazemore.

Parcel Number: 13-00-04889-24-6.

Location of property: 326 East Brown Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Claude Bazemore a/k/a Claudette G. Bazemore, Known Surviving Heir of John O. Bazemore, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of John O. Bazemore, Deceased Mortgagor and Real Owner** at the suit of Matrix Financial Services Corporation. Debt: \$65,233.01.

**Joseph F. Riga**, Attorney.

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

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

14-04710

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

SITUATE on the Northwestern side of Saint Charles Place (50 feet wide) at the distance of 225 feet Northeastwardly from the Northeastly side of Pershing Avenue (50 feet wide).

CONTAINING In front or breadth on the said Saint Charles Place 37.31 feet and extending of that width in length of depth Northwestwardly between parallel lines at right angles to the said Saint Charles Place 110 feet, the Northeastly line thereof partly passing through the party wall between this premises and the premises adjoining on the Northeast and the Southwestly line thereof partly passing through the bed of a certain driveway which extends Southeastwardly into Saint Charles Place.

BEING House No. 1420 (Lot No. 336A) Saint Charles Place, also being all of Lot No. 34 and part of Lot No. 66, 8835, Block "7" as shown on a plan of Roslyn Heights.

TOGETHER with the free and common use right, liberty and privilege of the aforesaid driveway, passageway and watercourse in common with the owners, tenants, and occupiers of the adjoining lot of ground and entitled to the use thereof at all times hereafter forever, subject, however, to the proportionate part of the expense of keeping said driveway in good order and repair.

UNDER and SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TITLE TO SAID PREMISES IS VESTED IN Keith Jenkinson and Danielle Jenkinson by Deed from Joseph J. Weiss III and Tara M. Weiss, dated December 30, 2002 and recorded March 6, 2003 in Deed Book 5448, Page 1399.

Parcel Number: 30-00-63180-00-6.

Location of property: 1420 Saint Charles Place, Roslyn, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Keith Jenkinson and Danielle Jenkinson** at the suit of Police and Fire Federal Credit Union. Debt: \$127,159.46.

**Jacob M. Ottley**, Attorney.

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

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

14-05047

ALL THAT PARCEL of land, in **Marlborough Township**, Montgomery County, State of Pennsylvania, as more fully described in Deed Book 5028, Page 2358, ID #450001713006. Being known and designated as Lot #2 according to a plan of subdivision prepared for Craig Bardeen by Urwiler & Walter, Inc., Sumneytown, PA, dated October 2, 1986, last revised December 7, 1989 and recorded in Plan Book A-52, Page 174 and more particularly described, as metes and bounds property.

Thomas J. Guellich and Helen M. Guellich, his wife, Tenants by the Entireties by fee simple Deed from Harold R. Sands, Jr., as set forth in Deed Book 5028, Page 2358, dated 12/22/1992 and recorded 12/28/1992, Montgomery County Records, Commonwealth of Pennsylvania.

Parcel Number: 45-00-01713-00-6.

Location of property: 5058 McLean Station Road, Green Lane, PA 18054.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas J. Guellich and Helene M. Guellich** at the suit of Bank of New York Mellon, f/k/a The Bank of New York, as Trustee, on Behalf of the Holders of the Alternative Loan Trust 2007-OH2, Mortgage Pass-Through Certificates, Series 2007-OH2. Debt: \$539,326.78.

**Jodi S. Wilenzik**, 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.

14-05332

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, and bounded and described according to a surveyor plan thereof prepared by John E. Burkhardt, Registered Professional Surveyor, dated March 28, 1958, as follows, to wit:

BEGINNING at a point in the centerline of Camp Wa Wa Road (thirty-three feet wide) road a corner of other lands of the grantors, [herein which point is measured South forty-four degrees two minutes East along the center line of said Camp Wa Wa Road from an angle in the same which last mentioned point or measured South sixteen degrees, forty-six minutes East along the said center line of Camp Wa Wa Road the distance of four hundred thirty-four and seventy-eight one-hundredths feet from a point in line of lands now or late of John R. Hambucks; thence extending from said point of beginning along the center line of Camp Wa Wa Road South forty-four degrees, two minutes East one, hundred twelve and five-tenths feet to a point; thence leaving the same South seventy two degrees, eight minutes West, four hundred feet to a point in line of other lands of the grantors herein; and thence extending along the same following two courses and distances North forty-four degrees, two minutes West, one hundred twelve and five-tenths and five-tenths to a point; and (2) North seventy-two degrees, eight minutes East, four hundred feet to a point in the center line of said Camp Wa Wa Road the first mentioned point and place of beginning.

Parcel Number: 50-00-00232-00-6.

Location of property: 658 Camp Wa Wa Road, Schwenksville, PA 19473.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia L. Reitter a/k/a Patricia Reitter Individually and as Administratrix of the Estate of Christopher Reitter, Deceased** at the suit of Citimortgage, Inc., Successor by Merger With Citifinancial Mortgage Company, Inc. Debt: \$52,338.18.

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

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

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

14-07430

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

BEGINNING at a point on the Northeasterly side of Eighth Avenue at the distance of 240 feet Southeasterly from the Easterly corner of Eighth Avenue and Jones Street, said point being a corner of this and land now or late of Michael J. Harvey; thence by and along said side of said Harvey's Land, Northeasterly 140 feet to the Southwesterly side of a 20 feet wide alley; thence by and along said side of said alley Southeasterly 30 feet to a point a corner of this and other land now or late of the said Michael J. Harvey; thence by and along the said Harvey's Land and through the middle of the partition wall of the house erected upon these premises and the one on the adjoining premises Southwesterly 140 feet to the Northeasterly side of Eighth Avenue aforesaid; thence by and along said side or Eighth Avenue, Northwesterly 30 feet to the place of beginning.

BEING the same premises which Nicholas J. Guaglione and Barbara J. Guaglione, his wife by Deed dated January 29, 1982 and recorded February 3, 1982 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4678, Page 676, granted and conveyed unto Warren E. Williams, II and Paula A. Williams, his wife, in fee.

Parcel Number: 05-00-00356-00-8.

Location of property: 420 East 8th Avenue, Conshohocken, PA 19428.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Warren E. Williams, III and Paula A. Williams** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JP Morgan Chase Bank, N.A., as Trustee for NovaStar Mortgage Funding Trust, Series 2005-3 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-3, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$234,120.88.

**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.

14-07569

ALL THAT CERTAIN message and lot or piece of land, situated in **East Greenville Borough**, County of Montgomery, aforesaid and bounded and described as, to wit:

BEGINNING at a point at the curb line at Main Street in said Borough of East Greenville, thirty- our feet (34') West of the line of Aaron Fox's land; thence along said curb line of said Main Street, North eighteen degrees and twenty minutes West, thirty-six feet (36') and one-half to a point on the line of Thomas F. Seh's land; thence by the same, North seventy-one degrees and thirty-five minutes East, ninety-nine feet (99') and ten inches to a point in the public road; thence by the same, South forty-five degrees and ten minutes East forty two feet (42'), four inches (4'') to a point in said public road; thence South seventy-one degrees and thirty-five minutes West, one hundred and four feet (104') and five inches (5'') running through the center of a party wall, to the place of beginning.

CONTAINING, four thousand and twenty-five square feet of land.

Parcel Number: 06-00-02456-00-4.

Location of property: 105 Main Street, East Greenville, PA 18041.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Thomas J. Kennedy, Jr. a/k/a Thomas J. Kennedy and Pamela D. Kennedy, as Tenants by the Entireties** at the suit of Wells Fargo Bank, N.A. Debt: \$88,752.59.

**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.

14-07828

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by John V. Hoey, Registered Engineer, on October 29, 1955, as follows, to wit:

SITUATE on the Southeasterly side of Maple Street (sixty-six feet wide) at the distance of eighty-eight feet, ten inches Northeastwardly from the Northeastly side of Tenth Avenue (eighty feet wide).

CONTAINING in front or breadth on the said Maple Street sixteen feet, one inch and extending of that width in length or depth South forty-nine degrees, East (the Northeastly and Southwesterly lines thereof passing through the party walls of the adjoining premises) ninety-eight feet, including on the rear thereof a certain three foot wide alley.

BEING the same premises which Bridget A. Putnick, by Deed dated 9/4/1997 and recorded 9/12/1997 in Montgomery County in Deed Book 5199, Page 1675 granted and conveyed unto Linda Natale.

Parcel Number: 05-00-06572-00-2.

Location of property: 1011 Maple Street, Conshohocken, PA 19428.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Linda Natale** at the suit of Newlands Asset Holding Trust Care of U.S. Bank Trust National Association. Debt: \$223,563.07.

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

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

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

14-07952

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Donald H. Schurr, Registered Surveyor on 7/25/1960, as follows, to wit:

BEGINNING at a point in the centerline of Jefferson Street (33 feet wide) at the distance of 321.55 feet Northeastwardly from the Northeastly side of Ridge Pike (50 feet wide); thence extending South 40 degrees, 10 minutes East (along line of land now or late of Andrew S. Epasert and extending partly through the patty wall erected between those premises and the premises adjoining to the Southwest) 109.12 feet to a point; thence extending North 48 degrees, 45 minutes East (along line of land now or late of Amanda B. Anderson) 34 feet to a point; thence extending North 40 degrees, 10 minutes West (along line of land now or late of Howard A. Rowan) 108.56 feet to a point in the centerline of Jefferson Street; thence extending South 49 degrees, 45 minutes West (along the centerline of Jefferson Street) 34 feet to the first mentioned point and place of beginning.

CONTAINING 3,701 square feet of land.

FEE SIMPLE TITLE VESTED IN Helen E. Huggins, as sole owner by Deed from Helen E. Stanton, as sale owner, dated April 13, 2009, recorded May 4, 2009, in the Montgomery County Recorder of Deeds Office in Deed Book 5728, Page 2617 and Instrument Number 2009043217.

Parcel Number: 63-00-03946-00-5.

Location of property: 32 Jefferson Avenue, Norristown, PA 19403.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Helen E. Huggins, as sole owner by Deed from Helen E. Stanton, as sole owner, dated April 13, 2009, recorded May 4, 2009, in the Montgomery County Recorder of Deeds Office in Deed Book 5728, Page 2617 and Instrument Number 2009043217** at the suit of Selene Finance, L.P. Debt: \$183,909.44.

**M. Troy Freedman, Attorney.**

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

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

14-08372

ALL THAT CERTAIN lot or piece of ground with one half of a twin dwelling erected thereon, situate on the Southeasterly side of Washington Street, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, being known as Lot No. 13 on a plan of lots laid out for Hillside Homes, Inc., by David Meixner, Registered Professional Engineer, on plan dated June 23, 1967, more fully bounded and described, as follows, to wit:

BEGINNING at a point on the Southerly side of Washington Street (45 feet wide) said point of beginning being measured the two following courses and distances from a point of curvature on the Northeastly side of

Butler Avenue: (1) along the arc of a circle curving to the right having a radius of 15 feet, the arc distance of 23.56 feet to a point of tangent on the Southeasterly side of Washington Street; and (2) North 42 degrees, 17 minutes, 30 seconds East, 112.88 feet to the first mentioned point and place of beginning; thence along said side of Washington Street, North 42 degrees, 17 minutes, 30 seconds East, 30.25 feet to a point a corner of Lot No. 14; thence extending along Lot No. 14 and passing through the party wall of the twin dwelling erected on the herein described premises and Lot No. 14 South 47 degrees, 42 minutes, 30 seconds East, 100.00 feet to a point in line of Lot No. 15; thence extending along Lot No. 15 South 42 degrees, 17 minutes, 30 seconds West, 30.25 feet to a corner of Lot No. 12; thence extending along Lot No. 12, North 47 degrees, 42 minutes, 30 seconds West, 100.00 feet to the first mentioned point and place of beginning.

BEING the same premises which James E. Miller and Sharon A. Miller, by Deed dated June 27, 2003 and recorded July 10, 2003 in Montgomery County in Deed Book 5465, Page 1826 conveyed unto Danny Sinclair, Sr.

Parcel Number: 16-00-32076-00-2.

Location of property: 470 North Washington Street, Pottstown, PA 19464.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Danny Sinclair, Sr.** at the suit of J.P. Morgan Chase Bank, N.A. Debt: \$83,063.93.

**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.

14-09248

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, being designated as No. 635 Main Street, in **Red Hill Borough**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, on August 31, 1946, as follows, to wit:

BEGINNING at a chisel cut in the West curb line of North Main Street (36 feet between curbs), said point being a corner of lands of Charles Moll; thence along the curb line South 19 degrees, 30 minutes East the distance of 29.75 feet to a cut in the curb; thence along other land now or late of Katie Rittenbender, et al., of which this was a part and through the partition wall of the double dwelling on this and adjoining lot South 70 degrees, 30 minutes West the distance of 184 feet to an iron pin in the East side of a 20 feet wide alley, known as Graber Alley; thence along the same North 19 degrees, 30 minutes West the distance of 29.75 feet to an iron pin, a corner; thence lands of Charles Moll North 70 degrees, 30 minutes East the distance of 184 feet to the place of beginning.

BEING the same premises which Abraham T. Reed, 3rd and Hye Suk Reed by Deed dated 6/9/2009 and recorded 8/7/2009 in Montgomery County in Deed Book 5739, Page 02154 granted and conveyed unto Joshua D. Keller and Carla M. Cox.

Parcel Number: 17-00-00712-00-9.

Location of property: 635 Main Street, Red Hill, PA 18076.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Carla M. Cox and Joshua D. Keller** at the suit of JP Morgan Chase Bank, N.A. Debt: \$154,548.89.

**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.

14-10029

ALL THAT CERTAIN unit and piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record plan prepared for Mews at Valley Forge, drawn by Chambers Associates, Inc., Consulting Engineers and Surveyors of Center Square, PA, Job No. 485-4128 dated 6/26/92 last revised 1/28/93 and recorded -n Plan Book A-54, Pages 50 and 51, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Reagan Court, said point of beginning being to the bed of a Sanitary Sewer Easement and also a corner of Unit No. 1407 Reagan Court, both as shown on said plan; thence extending from said point of beginning and extending through the bed of said Sanitary Sewer Easement and also along the line of said Unit No. 1407 South 51 degrees, 47 minutes, 32 seconds West, 92.33 feet to a point; thence extending North 38 degrees, 12 minutes, 20 seconds West, 22 feet to a point a corner of Unit No. 1405 Reagan Court as shown on said plan; thence extending along the bed of said Unit No. 1405, North 51 degrees, 47 minutes, 32 seconds East, 92.33 feet to a point on the Southwesterly side of Reagan Court and also being in the bed of a Sanitary Sewer Easement, aforesaid; thence extending through the bed of said Sanitary Sewer Easement and also extending along the said Southwesterly side of Reagan Court, South 33 degrees, 11 minutes, 28 seconds East, 22 feet to a point a corner in the bed of a Sanitary Sewer Easement also being at a point a corner of Unit No. 1407 Reagan Court, aforesaid, being the first mentioned point and place of beginning.

BEING Unit No. 1406 Reagan Court, Building No. 14 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Raghunath V. Nistala and Radhika P. Nistala a/k/a Radhika P. Chunduri by Deed from Kenneth D. Carr and Miriam Rise Brown Carr, also known as Miriam B. Carr, dated November 30, 2004 and recorded December 22, 2004 in Deed Book 5537, Page 01342.

Parcel Number: 63-00-06613-15-5.

Location of property: 1406 Reagan Court, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Raghunath V. Nistala and Radhika P. Nistala a/k/a Radhika P. Chunduri** at the suit of Quicken Loans, Inc. Debt: \$255,911.18.

**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.

14-10187

ALL THOSE CERTAIN messages, tenement and Town Lot of Land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania and bounded and described, as follows, to wit:

BEGINNING on the Southerly side of Chestnut Street at the distance of 120 feet, 4 inches from Church Street, a corner of land now or late of Silas Goshow; thence along said Chestnut Street, South 67°, 7' East, 15 feet, 1 inch to a corner of land now or late Elias Neavel and George Linker; thence by the same through the middle of an alley 26 inches wide and the partition wall above, South 29°, 20' West, 30 feet to a corner; thence by the same, North 67°, 7' West, 5 inches to a corner; thence, South 29°, 20' West, 110.1 feet to Blackberry Alley; thence along said alley, North 61°, 7' West, 15 feet to a corner of said Silas Goshow's land; thence along the same, North 29°, 20' East, 110.1 feet; thence South 61°, 7' East, 4 inches; and thence North 29°, 20' East, 30 feet to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM premises conveyed by Margaret M. Acker and Charles L. Acker, her husband to Anna Bibbo, by Deed dated 6/8/1954 and recorded 6/10/1954 at Norristown, Pennsylvania in Deed Book 2475, Page 288, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of land with the two story brick building thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania and bounded and described according to a survey and plan thereof made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, in the month of April, 1954, as follows, to wit:

BEGINNING at a point on the Northeast side of Blackberry Alley, 20 feet wide, at the distance of 120.34 feet Southeastwardly from the Southeast side of Church Street, said point marking the center of the partition wall dividing the building hereon erected and the building on the adjoining property; thence North 29°, 20' East, the line for a part of the distance passing along the center line of said partition wall, 50 feet to a point; thence along other land of Margaret M. Acker, of which this is part, South 61°, 7' East, 15 feet to a point; thence, South 29°, 20' West, the line for a part of the distance passing along the outer face of the wall of the building hereon erected, 50 feet to a point on the Northeast side of Blackberry Alley; aforesaid; thence along said side thereof, North 61°, 7' West, 15 feet to the place of beginning.

Parcel Number: 13-00-08396-00-6.

Location of property: 34 East Chestnut Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael T. Butler** at the suit of Green Tree Servicing, LLC. Debt: \$94,304.10.

**Sean P. Mays**, Attorney. I.D. #307518

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

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

14-10314

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, State of Pennsylvania, and described according to a Plan of Property of "Whitemarsh Downs Inc., Section 3" made by George B. Mebus, Inc., Engineers, dated November 16, 1955, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Wistar Drive, (fifty feet wide) at the distance of three hundred and forty-eight one-hundredths feet measured on a bearing of South forty-eight degrees, fifty minutes, ten seconds East 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 nine 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 Southeasterly side of Ashbourne Road (sixty feet wide); thence extending from said point of beginning South forty-eight degrees, fifty minutes, ten seconds East along the said side of Wistar Drive seventy-six feet to a point; thence extending South forty-one degrees, nine minutes, fifty seconds West, one hundred sixty-eight and seventy-six one-hundredths feet to a point; thence extending North forty-eight degrees, forty-nine minutes, fifty-three seconds West, seventy-six feet to a point; thence extending North forty-one degrees, nine minutes, fifty seconds East, one hundred sixty-eight and seventy-five one-hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot Number 42 Wistar Drive as shown on the above mentioned plan.

UNDER AND SUBJECT to restrictions which, may now be of record.

TITLE TO SAID PREMISES IS VESTED IN Adrienne Kane and Harold G. Kane by Deed from Samuel J. Makower and Judith Makower, husband and wife, dated July 29, 1985 and recorded August 5, 1985 in Deed Book 4774, Page 931.

Parcel Number: 31-00-29464-00-7.

Location of property: 1492 Wistar Drive, Wyncote, PA 19095.



The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Adrienne Kane and Harold G. Kane** at the suit of Deutsche Bank National Trust Company, as Trustee for Carrington Mortgage Loan Trust, Series 2005-NC3 Asset-Backed Pass-Through Certificates. Debt: \$387,111.14.

**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.

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14-11921

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Whitemarsh Meadows made by Howard S. Wishengrad, Professional Engineer dated April 6, 1978 and last revised October 13, 1978 and recorded in and for the County of Montgomery at Norristown, PA in Plan Book A-34, Page 13-B and also being recorded in Plan Book A-37, Page 241 dated April 6, 1978 and last revised July 26, 1979 and as amended by an As-Built Survey made by VPH, Associates, Land Surveyors dated September 14, 1979, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Buttercup Lane (50 feet wide), said point being measured the three following courses and distances from a point of curve on the Northeasterly side of "Woodbine Way (50 feet wide): (1) leaving Woodbine Way 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 Northwesterly side of Buttercup Lane; (2) North 40 degrees, 13 minutes, 32 seconds East, 43.98 feet to a point of curve; and (3) thence extending from said point of curve on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 76.19 feet to the point of beginning; thence extending from said point of beginning North 24 degrees, 49 minutes, 46 seconds West, 150.34 feet to a point; thence extending North 40 degrees, 13 minutes, 32 seconds East, 21.71 feet to a point; thence extending South 77 degrees, 49 minutes, 42 seconds East, 100.58 feet to a point; thence extending South 04 degrees, 46 minutes, 29 seconds East, 116.65 feet to a point of curve on the Northwesterly side of Buttercup Lane; thence extending from said point of curve on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 61.25 feet to the first mentioned point and place of beginning.

BEING Lot No. 63 as shown on the above mentioned plan.

Parcel Number: 65-00-01419-04-6.

Location of property: 4133 Buttercup Lane, Plymouth Meeting, PA 19462.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Robert Tredinnick and Lesa Tredinnick, as Tenants by the Entirety** at the suit of Deutsche Bank National Trust Company, as Indenture Trustee on Behalf of the Holders of the Accredited Mortgage Loan Trust 2007-1 Asset-Backed Notes. Debt: \$465,933.75.

**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.

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14-16148

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision of "Bowline" made by Rockland Surveyors, Inc., Fleetwood, PA dated May 7, 1984, last revised June 22, 1984 and recorded in the Office of the Recorder of Deeds in Plan Book A-45, Page 393, as follows, to wit:

BEGINNING at a point on the little line in the bed of Middle Creed Road, a corner of Lot No. 4; thence, extending along said lot North 51 degrees, 40 minutes, 50 seconds West, 375.00 feet to a point a corner of Lot No. 6; thence, extending along said lot North 33 degrees, 48 minutes, 00 seconds East, 121.62 feet to a point, a corner of lands of Ronald G. Moyer; thence, extending along said land South 61 degrees, 05 minutes, 20 seconds East, 105.47 feet to a point, a corner of lands of Michael J. Koltanack; thence, extending along said land and also along land of Leroy Mutter, South 56 degrees, 12 minutes, 00 seconds East, 268.75 feet to a point on the aforesaid title line in the bed of Middle Creed Road; thence extending along said road South 33 degrees, 48 minutes, 00 seconds West, 160.16 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David M. Nagle and Melody L. Nagle, as Tenants by the Entireties by Deed from Diprinzio Construction Company, Inc., a Pennsylvania Corporation dated 05/24/1990 recorded 06/01/1990 in Deed Book 4947, Page 1497.

Parcel Number: 47-00-05026-00-3.

Location of property: 3049 Middle Creek Road, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David M. Nagle and Melody Nagle a/k/a Melody L. Nagle** at the suit of Newlands Asset Holding Trust. Debt: \$340,402.48.

**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.

14-16773

**PREMISES 'A'**

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Valley Forge Tower South Condominium, 1000 Valley Forge Circle, King of Prussia, PA, in **Upper Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of PA, Act of 7/3/1963, P.L. 196, by the Recording in the Office for Recording of Deeds in and for Montgomery County, PA, the Declaration of Valley Forge Tower South Condominium, dated 4/10/1974 and recorded 4/10/1974 in Deed Book 3933, Page 465, amended by First Amendment thereto, dated 8/22/1979 and recorded 10/5/1979 in Deed Book 4461, Page 28, and amended by Second Amendment thereto, dated 3/19/1980 and recorded 3/28/1980 in Deed Book 4513, Page 407, and the Declaration Plan of Valley Forge Tower South Condominium, dated 4/10/1974 and recorded 4/10/1974 in Condominium Book 2, Page 93, and the Code of Regulations of Valley Forge Tower South Condominium, dated 4/10/1974 and recorded 4/10/1974 in Deed Book 3933, Page 510, and amended by First Amendment thereto, dated 6/24/1977 and recorded 7/22/1977 in Deed Book 4221, Page 142, and amended by Second Amendment thereto, dated 3/19/1980 and recorded 3/28/1980 in Deed Book 4513, Page 407, and amended by Third Amendment thereto, dated 4/7/1981 and recorded 4/14/1981 in Deed Book 4617, Page 165, and amended by Fourth Amendment thereto, dated 5/22/1985 and recorded 6/19/1985 in Deed Book 4769, Page 1105, and amended by Fifth Amendment thereto, dated 2/5/1998 and recorded 4/16/1998 in Deed Book 5222 page 1530, and amended by Sixth Amendment thereto, dated 5/4/1998 and recorded 5/4/1998 in Deed Book 5224, Page 757, being designated on the Declaration Plan as the hereinafter listed Unit as more fully described in such Declaration Plan and Declaration, together with the proportionate undivided interest in the common elements (as defined in such Declaration), as hereinafter listed. Unit No. 516 and as 0398%, proportionate undivided interest in the Common Elements Assigned and Appurtenant to the Unit.

BEING Parcel Number 58-00-19300-92-8.

**PREMISES 'B'**

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Valley Forge Tower South Condominium, 1000 Valley Forge Circle, King of Prussia, PA, in **Upper Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of PA, Act of 7/3/1963, P.L. 196, by the Recording in the Office for Recording of Deeds in and for Montgomery County, PA, the Declaration of Valley Forge Tower South Condominium, dated 4/10/1974 and recorded 4/10/1974 in Deed Book 3933, Page 465, amended by First Amendment thereto, dated 8/22/1979 and recorded 10/5/1979 in Deed Book 4461, Page 28, and amended by Second Amendment thereto, dated 3/19/1980 and recorded 3/28/1980 in Deed Book 4513, Page 407, and the Declaration Plan of Valley Forge Tower South Condominium, dated 4/10/1974 and recorded 4/10/1974 in Condominium Book 2, Page 93, and the Code of Regulations of Valley Forge Tower South Condominium, dated 4/10/1974 and recorded 4/10/1974 in Deed Book 3933, Page 510, and amended by First Amendment thereto, dated 6/24/1977 and recorded 7/22/1977 in Deed Book 4221, Page 142, and amended by Second Amendment thereto, dated 3/19/1980 and recorded 3/28/1980 in Deed Book 4513, Page 407, and amended by Third Amendment thereto, dated 4/7/1981 and recorded 4/14/1981 in Deed Book 4617, Page 165, and amended by Fourth Amendment thereto, dated 5/22/1985 and recorded 6/19/1985 in Deed Book 4769, Page 1105, and amended by Fifth Amendment thereto, dated 2/5/1998 and recorded 4/16/1998 in Deed Book 5222, Page 1530, and amended by Sixth Amendment thereto, dated 5/4/1998 and recorded 5/4/1998 in Deed Book 5224, Page 757, being designated on the Declaration Plan as the hereinafter listed Unit as more fully described in such Declaration Plan and Declaration, together with the proportionate undivided interest in the common elements (as defined in such Declaration), as hereinafter listed Unit No. G-4 and as 0013%, proportionate undivided interest in the Common Elements Assigned and Appurtenant to the Unit.

TITLE TO SAID PREMISES IS VESTED IN Carmen Arimas, by Deed from Irving J. Wenof, dated 03/18/2003, recorded 06/19/2003 in Book 5460, Page 1922.

Parcel Numbers: 58-00-19307-03-9 and 58-00-19300-92-8.

Location of property: 1000 Valley Forge Circle #516 a/k/a, 10516 Valley Forge Circle Condominium 516, and 1000 Valley Forge Circle Garage 4, King of Prussia, PA 19406-4549.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carmen Arimas** at the suit of Citimortgage, Inc. Debt: \$150,718.70.

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

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

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

14-18081

ALL THAT CERTAIN Unit designated as 302 Winding Way, (The Unit) being a Unit in "Crooked Lane Crossing" a Condominium, located in **Upper Merion Township**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium, dated 4/30/1999 and recorded 6/13/1999 in the Office of the Recording of Deeds in and for Montgomery County, Pennsylvania in Deed Book 5271, Page 927, and Plats and Plans attached thereto to Exhibit "B", and First Amendment thereto, dated 3/20/2000 and recorded 6/4/2000 in Deed Book 6318, Page 1239.

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 Amendments that may be recorded from time to time.

BEING Block 54 B Unit 10.

THE GRANTEE, for and on behalf of the Grantees and the Grantees heirs, personal representatives, successors and assigns, by the acceptance of the Deed, covenants and agrees to pay such charges for maintenance of, repair to,

replacement of and other expenses in connection with the Common Elements, and any Limited Common Elements appurtenant to said Unit, as may be assessed against him, them or said Unit, from time to time by the Executive Board of Crooked Lane Crossing Condominium Owners' Association in accordance with the Uniform Condominium Act of Pennsylvania and further covenants and agrees that the Unit conveyed by the Deed shall be subject to a lien for all amounts to be assessed except in so far as Section 3401(c) of said Uniform Condominium Act or the Declaration may relieve a subsequent Unit Owner of liability for prior unpaid assessments. This covenant shall run with and bind the Unit hereby and all subsequent owners thereof.

UNDER AND SUBJECT to all agreements, and covenants, restrictions and other matters of record.

ALSO UNDER AND SUBJECT to the provisions, easements and covenants contained in the Declaration and the Plats and Plans attached thereto.

TITLE TO SAID PREMISES IS VESTED IN William H. Hartley by Deed from Northern Property Development, LTD, a Pennsylvania Limited Liability Corporation, dated March 16, 2001 and recorded March 23, 2001 in Deed Book 5354, Page 1064. The said William Hartley died on October 18, 2012 thereby vesting title in Patricia H. Hartley and Unknown Surviving Heirs.

Parcel Number: 58-00-02280-02-4.

Location of property: 302 Winding Way, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Surviving Heirs of William H. Hartley, Deceased Mortgagor and Real Owner and Patricia H. Hartley, Known Surviving Heir of William H. Hartley, Deceased Mortgagor and Real Owner** at the suit of Bayview Loan Servicing, LLC. Debt: \$208,552.34.

**Jacob M. Ottley**, Attorney.

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

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

#### 14-19240

ALL THAT CERTAIN tract of land, together with the one-story brick dwelling house erected thereon, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania known as 992 North Washington Street, bounded and described in accordance with a survey as made by George F. Shaner, R.E., as follows, to wit:

Purpart No. 1:

BEGINNING at a corner of lands now or late of H. A. Herrlinger, said point being on the Easterly property line of North Washington Street (50 feet wide) and distant along the same from the Southeasterly property line Intersection of the same and Mineral Street (50 feet wide) as projected South 44°, 56' West, 85.04 feet; thence from said point of beginning along the Southerly property line of the aforesaid H. A. Herrlinger South 45°, 4' East, 140 feet to a corner on the Westerly side of given 20 feet wide alley; thence along the same South 44°, 56' West, 77.03 feet to a corner of Lot No. 7; thence along the same North 45°, 4' West, 140 feet to a corner of the Easterly property line of North Washington Street; thence along the same North 44°, 56' East, 77.03 feet to the place of beginning.

Purpart No. 2:

ALL THAT CERTAIN tract or parcel of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania bounded and described in accordance with a survey made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a corner of other lands now or late of Harold A. Herrlinger, said point being on the Easterly (incorrectly stated as Westerly in former deed) property line of Washington Street (50 feet wide) and distant along the same from the Southeasterly (incorrectly stated as Northwesterly in prior deed) property line intersection of Mineral Street and Washington Street South 44°, 56' West, 81.07 feet; thence along other lands now or late of the said H. A. Herrlinger South 45°, 4' East, 140 feet to a corner on the Easterly side of a given 20 feet wide alley; thence along the same South 44°, 56' West, 3.97 feet to a corner of other land, now or late of Willard L. Smith; thence along the same North 45°, 4' West, 140 feet to a corner on the Easterly (incorrectly stated as Westerly on former deed) side of North Washington Street; thence along the same North 44°, 56' East, 3.97 feet to the point or place of beginning.

BEING the same property as conveyed from Estate of Margaret F. Bell, by Ann M. Pachik, Executrix to Arnold C. Taglieber, Sr. and Esther M. Taglieber, as described in Book 5259, Page 0449, Recorded 0210/1999, in Montgomery County Records.

Parcel Number: 16-00-32236-00-4.

Location of property: 992 North Washington Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles A.J. Halpin, III, Esquire as Administrator of the Estate of Esther M. Taglieber, Deceased** at the suit of Citimortgage, Inc. Debt: \$101,342.19.

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

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

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

#### 14-19401

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a certain plan thereof known as "Plan of Belfry Farms" made by G.D. Houtsman, Civil Engineer, dated March 7, 1953, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Whitehall Road (as proposed to be widened to the width of 60 feet), at the distance of 39.55 feet from a point of curve on the Southwesterly side of Skippack Pike (as proposed to be widened to the width of 80 feet); thence extending from said point of beginning, South 39 degrees, 09 minutes West along the said side of Whitehall Road 148.69 feet to a point; thence extending North 50 degrees, 51 minutes West, 168.49 feet to a point; thence extending North 38 degrees, 30 minutes East, 172.07 feet to a point on the Southwest side of Skippack Pike, aforesaid; thence extending South 51 degrees, 30 minutes East along the said side of Skippack Pike, 144.72 feet to a point in the same; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.55 feet to the first mentioned point and place of beginning.

BEING the same premises which Vivian Manilla, by Deed dated January 19, 2011 and recorded in the Montgomery County Recorder of Deeds Office on January 20, 2011 in Deed Book 5791, Page 956, granted and conveyed unto David Manilla.

Parcel Number: 67-00-03481-00-7.

Location of property: 2600 Skippack Pike, Worcester, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **David Manilla and United States of America** at the suit of Nationstar Mortgage, LLC. Debt: \$147,513.64.

**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.

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14-19831

ALL THAT CERTAIN Unit, designated as Unit Number 333, being a Unit in the Chelbourne Plaza Condominium, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. as designated in the Declaration of Condominium of Chelbourne Plaza Condominium bearing date and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania 07/29/1998 in Deed Book 4881, Page 817 and Plats and Plans for Condominium bearing dated 07/18/1988 and recorded as Exhibit "B" and the By Laws of Chelbourne Plaza Condominium dated 07/18/1988 and recorded 07/29/1988 in Deed Book 4881, Page 888.

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 Amendments thereto.

Parcel Number: 31-00-26565-06-2.

Location of property: 46 Township Line Road, Unit 333, Elkins Park, PA 19027-2252.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Helen Park** at the suit of Wells Fargo Bank, N.A. Debt: \$182,210.30.

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

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

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

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14-20872

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, described according to a plan of School Side Manor made by Damon and Foster, Civil Engineers, under date of May 17, 1955, as follows:

BEGINNING at a point on the Northeast side of Gulph Road as of the width of 40 feet said point being measured along the said side of Gulph Road South 66 degrees, 58 minutes East, 562.17 feet from the point of intersection of the Northeasterly side of Gulph Road (40 feet wide) with the Northeasterly side of Henderson Road; thence from said point of beginning and extending along the Northeasterly side of Gulph Road aforesaid, South 66 degrees, 58 minutes East, 69 feet to a point; thence leaving the said side of Gulph Road and extending North 23 degrees, 02 minutes East, 191.84 feet to a point; thence extending North 26 degrees, 48 minutes, 45 seconds West, 90.28 feet to a point; thence extending South 23 degrees, 02 minutes West, 250.06 feet to a point on the Northeasterly side of Gulph Road, the point and place of beginning.

BEING Lot 70 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Tammy R. Swenk, by Deed from Prudential Relocation, Inc., a Colorado corporation; dated 02/18/2010, recorded 03/11/2010 in Book 5760, Page 2740.

Parcel Number: 58-00-17041-00-1.

Location of property: 756 South Gulph Road, King of Prussia, PA 19406-3706.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tammy R. Swenk** at the suit of PHH Mortgage Corporation. Debt: \$224,057.15.

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

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

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

14-21020

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by George F. Shaner, Professional Engineer, Pottstown, Pennsylvania on 01/10/1948 and in the Recorder of Deeds Office at Norristown, Pennsylvania in Deed Book 1898, Page 600, as follows:

BEGINNING at a point of tangent on the Southeasterly side of Hale Street (50 feet wide) which point of tangent is at the distance of 38 feet 1/2 inch measured along the arc of a circle curving to the right with a radius of 20 feet from a point of curve on the Northeasterly side of Wilson Street (40 feet wide); thence extending along the said Southeasterly side of Hale Street North 61 degrees, 42 minutes East, 77 feet, 9 inches to a point; thence along the center line of a certain 10 feet wide utility easement South 47 degrees, 20 minutes East, 39 feet, 3 1/2 inches to a point; thence extending along Lot No. 36 on a said plan South 42 degrees, 40 minutes West, 100 feet to a point on the Northeasterly side of Wilson Street; thence extending along the same North 47 degrees, 20 minutes West, 45 feet 9 inches to a point of curve; thence on a line curving to the right, having a radius of 20 feet, the arc distance of 38 feet, 1/2 inch to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Michael A. Blanda by Deed from Steven J. Brice, also known as Stephen Joseph Brice, by Kathleen Elizabeth Brice, his agent, by power of attorney dated 01/04/09 and recorded on 01/04/09 in the Montgomery County Recorder of Deeds in Book 5737, Page 2679.

Parcel Number: 16-00-33388-00-4.

Location of property: 553 Wilson Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael A. Blanda** at the suit of Nationstar Mortgage, LLC. Debt: \$134,019.15.

**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.

14-22183

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

BEGINNING in the center of Jefferson Avenue a corner of this and other land of Francis D. Higgins, at a point 696.3 feet Northeasterly more or less, from the Northeast side of Ridge Turnpike; thence by said land South 41 degrees, 15 minutes East, 198.18 feet to land of George W. Kinckinger and Elva M., his wife, (Deed Book 3248, Page 762); thence along said Kinckinger's property and land of William L. Boswick and Mabel V., his wife South 48 degrees, 22 minutes West, 50 feet to land of William B. Osmond and Pauline P., his wife (Deed Book 3063, Page 573); thence along said land of William B. Osmond North 41 degrees, 15 minutes West, 198.55 feet to the center of Jefferson Street aforesaid; and thence along the same North 48 degrees, 45 minutes East, 50 feet to the place of beginning.

BEING the same premises which Francis D. Higgins, Jr. and Judith Ann Higgins, his wife, by Deed dated 1/26/2004 and recorded 2/4/2004 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5494 and Page 62, granted and conveyed unto Christopher Raimondo and Donna Raimondo.

Parcel Number: 63-00-03970-00-8.

Location of property: 68 Jefferson Avenue, Eagleville, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Donna Raimondo and Christopher Raimondo** at the suit of Nationstar Mortgage, LLC. Debt: \$176,537.80.

**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.

14-22505

ALL THAT CERTAIN lot or piece of ground, situate in **West Pottsgrove Township**, formerly Upper Pottsgrove, County of Montgomery and State of Pennsylvania on the public road leading from Pottstown to Pine Iron Works, bounded and described, as follows, to wit:

BEGINNING at a point in the middle of the public road leading from Pottstown to Pine Iron Works at a corner of this and land now or late of L. Fred Nagle; thence by the middle of said road North 50 and 1/4 degrees, West 30 feet to a point a corner this and land now or late of Ralph Grubb; thence by the same North 29 and 1/4 degrees East, 170 feet to a point, a corner of this and land now or late of L. Fred Nagle; thence by the same South 63 degrees, East 33 feet to an elm tree; thence by land now or late of said L. Fred Nagle South 30 and 1/2 degrees West, 176 feet, 8 inches to the place of beginning.

TOGETHER with the free and common use, right, liberty and privileges of free ingress, egress and regress, to and for the owners, their heirs and assigns, tenants, possessors and occupiers of the premises herein described and conveyed, at all times in, on, over and through an alley, lane, or right-of-way twenty feet in width on and over the premises or now or late L. Fred Nagle, his heirs and assigns, lying immediately adjacent to the East or Southeast of the premises herein described and conveyed and extending on said Nagle premises from the public road aforesaid, Northwardly along the entire Eastern side of the herein described premises 176 feet, 9 inches more or less.



TITLE TO SAID PREMISES IS VESTED IN Tyson King by Deed from Gary Deskiewicz, Jr. and Jill Wiseman n/k/a Jill Wiseman-Deskiewicz, dated November 13, 2009 and recorded December 7, 2009 in Deed Book 5752, Page 2705.

Parcel Number: 64-00-03604-00-4.

Location of property: 1020 Manatawny Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tyson King** at the suit of Wells Fargo Bank, N.A. Debt: \$93,027.97.

**Jacob M. Ottley**, Attorney.

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

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

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14-22575

ALL THAT CERTAIN message and lot known as No. 754 Roosevelt Avenue, 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 Roosevelt Avenue at the distance of 102 feet Southwesterly from the Southeast corner of West Elm Street and Roosevelt Avenue (measured from the Westerly building line of said West Elm Street), a corner of this and No. 756 Roosevelt Avenue, said point being in the middle of the partition wall; thence Southeasterly the line passing through the said partition wall 77 feet, 6 inches to a point in the middle of Buttonwood Alley; thence Southwesterly through the middle of said Buttonwood Alley 13 feet to a point; thence along K. Springer's other property, Northwesterly the line passing in part through the middle of the partition wall between this and the adjoining Springer property 77 feet, 6 inches to a point in the Southeasterly side of said Roosevelt Avenue; and thence Southeast side thereof 13 feet to the place of beginning.

Parcel Number: 13-00-32596-00-7.

Location of property: 754 Roosevelt Avenue, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bradley Weldon** at the suit of Wells Fargo Bank, N.A. Debt: \$51,386.41.

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

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

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

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14-24041

ALL THAT CERTAIN lot or piece or ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision made for General Hancock Partnership by Schlosser & Clauss Consulting Engineers dated 10/1/1997 and last revised 4/27/2001 and recorded in Plan Book A-60, Page 99, etc., as follows, to wit:

BEING Lot No. 89 as shown on the above mentioned plan.

UNDER AND SUBJECT inter alia, to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of General Hancock Planned Community Homeowners Association dated 3/5/1999 and recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5283, Page 1338 &c., and transfer of certain special declarant rights as the same may be duly adopted from time to time.

THE grantee, for and on behalf of the grantee, its heirs, personal representatives, successors and assigns, by acceptance and recordation of this indenture acknowledge that this conveyance is subject in every respect to the aforesaid Declaration and any and all Amendments and Supplements thereto, the by-laws, rules and regulations promulgated thereunder, acknowledge that each and every provision thereof is essential to the successful operation and managements of General Hancock Planned Community Homeowners Association and is in the best interest and for the benefit of all owners of lots, therein; and covenant and 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.

TITLE TO SAID PREMISES IS VESTED IN Eric M. Herman and Hope Herman by Deed from NVR Inc. (VA Corporation) t/a Ryan Homes dated November 29, 2002 and recorded December 11, 2002 in Deed Book 5438, Page 2332.

Parcel Number: 46-00-01687-27-4.

Location of property: 303 Jene Court, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eric M. Herman and Hope Herman** at the suit of LSF8 Master Participation Trust, c/o Caliber Home Loans, Inc. Debt: \$250,592.75.

**Carol A. DiPrinzio**, 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.

14-24405

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

BEGINNING at a stake on the Northwest side of George Street at the distance of 361 feet Northeasterly from the North corner of Marshall and George Streets; thence Northwesterly through the middle of the partition wall of this and the adjoining house parallel with Marshall Street 110 feet to a stake in the center of a 20 feet wide alley; thence along the center of said alley Northeasterly 20 feet to a stake, a corner; thence Southeasterly parallel with Marshall Street 110 feet to a stake on the Northwest side of George Street; thence along the said side of George Street Southwesterly 20 feet to the place of beginning.

Parcel Number: 13-00-13432-00-1.

Location of property: 641 George Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Herbert J. Lilick and Marilyn Lilick** at the suit of LSF8 Master Participation Trust. Debt: \$111,471.37.

**Morris A. Scott**, Attorney.

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

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

14-24410

ALL THAT PARCEL of land, in **Lower Merion Township**, Montgomery County, Commonwealth of Pennsylvania, as more fully described in Deed Book 5494, Page 1287, ID #40-00-65952-00-5, being known and designated as Lot S8, Block 03D, Section 057, as metes and bounds property.

Parcel Number: 40-00-65952-00-5.

Location of property: 106 Winchester Road, Merion Station, PA 19066.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony Castagna and Kathleen Castagna** at the suit of Ventures Trust 2013-I-H-R by MCM Capital Partners, LLC its Trustee. Debt: \$177,017.13.

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

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

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

14-24574

ALL THAT CERTAIN lot or piece of ground, situate in **Lansdale Borough**, Montgomery County, Pennsylvania and described according to a certain plan thereof, made by Russell S. Lyman, Registered Professional Engineer, dated June 26, 1961 and last revised November 6, 1961, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-6, Page 59, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cedar Street (50 feet wide), said point being the two following courses and distances from a point of curve on the Easterly side of Cherry Street (52 feet wide): (1) leaving Cherry Street on the arc of a circle curving to the right, having a radius of 25.00 feet, the arc distance of 21.34 feet to a point of tangent on the Southeasterly side of Cedar Street; and (2) North 42 degrees, 41 minutes East, along the Southeasterly side of Cedar Street, 493.56 feet to the point of beginning; thence extending from said point of beginning, North 42 degrees, 41 minutes East, along the Southeasterly side of Cedar Street, 37.50 feet to a point; thence extending South 47 degrees, 19 minutes East, 145.43 feet to a point; thence extending South 42 degrees, 02 minutes West, 37.50 feet to a point; thence extending North 47 degrees, 19 minutes West, 145.86 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kenneth E. Smeltzer and Laura A. Smeltzer, h/w, by Deed from Michael Kevin Barnes and Lori A. Barnes, dated 05/18/2000, recorded 05/22/2000 in Book 5317, Page 1549.

Parcel Number: 11-00-01444-00-3.

Location of property: 441 Cedar Street, Lansdale, PA 19446-3901.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kenneth E. Smeltzer and Laura A. Smeltzer** at the suit of Nationstar Mortgage, LLC. Debt: \$239,445.42.

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

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

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

14-24985

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Kenrick Hills, a Condominium, located on Johnson Highway, in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, which heretofore has been submitted to the provision of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196 by the Recording in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania, of a Declaration of Kenrick Hills Condominium, dated April 17, 1974 and recorded on April 17, 1974 in Condominium Plan Book 3, Page 1; and the Code of Regulations dated April 17, 1974 and recorded April 17, 1974 in Deed Book 3935, Page 38, being designated on said Declaration Plan as Unit No. 48 as more fully described in such Declaration Plan and Declaration, together with the proportionate undivided interest in the common elements (as defined in such Declaration) of 1.7%.

UNDER AND SUBJECT to any restrictions and easements of record.

TITLE TO SAID PREMISES IS VESTED IN Kristin L. Alexander a/k/a Kristin L. Clement, by Deed from Edward A. Stern and Kimberly A. Stern, his wife, dated 02/16/2007, recorded 03/08/2007 in the Montgomery County Recorder's Office in Book 5638, Page 01054, Instrument #2007029706.

Parcel Number: 13-00-39778-00-7.

Location of property: 48 Zummo Way, Norristown, PA 19401.

The improvements thereon are: Two story condominium.

Seized and taken in execution as the property of **Kristin L. Alexander a/k/a Kristen L. Clement** at the suit of U.S. Bank National Association, etc. Debt: \$180,262.06.

**Emmanuel J. Argentieri**, Attorney.

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

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

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14-25007

ALL THAT CERTAIN brick message or tenement and lot of land, situate in the Second Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the North side of Chestnut Street, between Evans and Franklin Streets, being known as No. 345 1/2 Chestnut Street, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of Chestnut Street at the distance of 36', 7", more or less, Eastwardly from the Northeast corner of Evans and Chestnut Streets, a corner of this and other lands now or formerly of the Grantor; thence Northwardly along the same 91' to a private alley (9 feet wide); thence by the same Eastwardly 18', 4" to a point a corner; thence Southwardly 91' to the Northern line of Chestnut Street aforesaid; thence by the same Westwardly 17', 7" to the point of beginning.

BEING the same land and premises which was conveyed to Edward S. Cushman, Sr. and Charlene L. Cushman, his wife, by Deed from Margaret Ann Taggart and Rosemary Himes dated October 7, 1996, and recorded on October 29, 1996, in Book 5165, Page 1887.

Parcel Number: 16-00-06132-00-8.

Location of property: 345 1/2 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Charlene L. Cushman** at the suit of U.S. Bank National Association, as Indenture Trustee. Debt: \$98,405.87.

**Barbara A. Fein**, 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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14-25016

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, hereditaments and appurtenances, situate in Bala Cynwyd, in **Lower Merion Township**, County of Montgomery and State of Pennsylvania and described according to a survey and plan thereof made by James J. Moore, Civil Engineer, dated 4/26/1924, as follows, to wit:

BEGINNING at a point along the center line of Edgehill Road 254.06 feet Northeastward from a point in the center line of said Edgehill Road at its intersection with the center line of Old Lancaster Road (also called Montgomery Pike); thence, extending along said center line of Edgehill Road, North 64 degrees, 50 minutes East, 20 feet to a point; thence, extending Southeastward on a line at right angles to said Edgehill Road 115 feet to the center of a certain 12 feet wide driveway which driveway extends Eastward from Old Lancaster Road parallel with the said Edgehill Road to Oakland Terrace, open for the free and common use of the several owners, tenants and occupiers of the land only abutting thereon; thence, South 64 degrees, 50 minutes West and along the center line of said 12 feet wide driveway 20 feet to a point; thence, extending Northward on a line at right angles to said 12 feet wide driveway 115 feet to the first mentioned point and place of beginning.

BEING the same premises which Lori E. Lisowski now known as Lori E. King, by Deed dated June 25, 2004 and recorded in the Montgomery County Recorder of Deeds Office on August 12, 2004 in Deed Book 5521, Page 2106, granted and conveyed unto Elan Gorbaty.

Parcel Number: 40-00-16412-00-9.

Location of property: 162 Edgehill Road, Bala Cynwyd, PA 19004.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Elan W. Gorbaty** at the suit of First Horizon Home Loans, a Division of First Tennessee Bank National Association, as Successor in Interest by Merger to First Horizon Home Loan Corporation. Debt: \$39,008.69.

**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.

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14-26225

ALL THAT CERTAIN message and lot or land, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by William Magarity, Jr. Registered Professional Engineer, Upper Darby, PA on December 28, 1950, as follows, to wit:

BEGINNING at a point on the Southeast side of Pine Street (66.00 feet wide), at the distance of 218.41 feet Southwest from the Southwest side of Wood Street (66.00 feet wide), a corner of land about to be conveyed to George W. Salamone, et ux.; thence along said land, the line for a part of the distance passing through the center line of the partition wall dividing the house erected hereon and the house on the said adjoining premises, South 35 degrees, 13 minutes East, 139.32 feet to a point on the Northwest side of Land Alley (20.00 feet wide); thence along said side of said alley South 54 degrees, 47 minutes West, 16.00 feet to a point, a corner of land about to be conveyed to Joseph H. Brassington, et ux.; thence along said land, the line for a portion of the distance passing through the center of the partition wall dividing the house erected hereon and the house on said adjoining premises, North 35 degrees, 13 minutes West, 139.32 feet to a point on the Southeast side of Pine Street, aforesaid; thence along said side of Pine Street North 54 degrees, 47 minutes East, 16.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bregenia Bell by Deed dated 10/25/2002, given by Mary L. Taylor, recorded on 12/02/2002 in Deed Book 5436, Page 1061.

Parcel Number: 13-00-30156-00-8.

Location of property: 1224 Pine Street, Norristown, PA 19401-3201.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bregenia Bell** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB Not in its Individual Capacity, but as Trustee of ARLP Trust 5. Debt: \$93,342.47.

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

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

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

14-26877

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in **Limerick Township**, County of Montgomery, and State of Pennsylvania bounded and described according to a Record Subdivision Plan of Heritage Hills Golf Club made by Van Cleef Engineering Associates, dated 9/12/2002 last revised 7/18/2003 and recorded in Plan Book 24, Page 320 and 331 more particularly described, as follows:

BEGINNING at a point on the Southerly side of Bunker Way said point being a corner of Lot 28 as shown on the above mentioned plan; thence extending from said beginning point along Lot 28 South 12 degrees, 46 minutes, 38 seconds East, 129 feet to a point in line of Lot 33; thence extending partly along the same and partly along Lot 34 South 77 degrees, 13 minutes, 22 seconds West, 70 feet to a point a corner of Lot 26; thence extending along the same North 12 degrees, 46 minutes, 38 seconds West, 129 feet to a point on the Southerly side of Bunker Way; thence extending along the same North 77 degrees, 13 minutes, 22 seconds East, 70 feet to the first mentioned point and place of beginning.

BEING Lot 27 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Clifford E. Jurkiewicz, by Deed from Clifford E. Jurkiewicz and Lori Jurkiewicz, a/k/a Lori Husted, h/w, dated 01/04/2013, recorded 02/15/2013 in Book 5864, Page 00399.

Parcel Number: 37-00-01856-32-1.

Location of property: 27 Bunker Way, Pottstown, PA 19464-7804.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Clifford E. Jurkiewicz** at the suit of Ocwen Loan Servicing, LLC. Debt: \$456,312.36.

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

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

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

14-26880

ALL THAT CERTAIN lot or piece of ground, situate in **West Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Master Plan 'Merion Hill' made for Westcon Construction Company, Inc. by Bursich Associates, Inc. Engineers, Planners, Surveyors, Landscape Architects, dated 9/9/1994 and last revised on 7/7/1997 and recorded in Plan Book A-57, Pages 137 to 142, as follows, to wit:

BEING known as Lot 82 on the above mentioned plan.

UNDER AND SUBJECT to the terms and provisions as contained in a certain declaration of Merion Hill dated 1/29/1997 and recorded in Deed Book 5175 Page 2045 and as may be amended from time to time.

TITLE TO SAID PREMISES IS VESTED IN Vincent D. Padilla from Brian T. McCloskey, in a deed dated 5/31/2005, recorded 6/20/2005 in 5558, Page 803.

Parcel Number: 24-00-02340-04-8.

Location of property: 1104 Spruce Lane, West Conshohocken, PA 19428-2944.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Vicente D. Padilla** at the suit of Structured Asset Mortgage Investments II, Inc., Bear Stearns Arm Trust, Mortgage Pass-Through Certificates, Series 2005-6, U.S. Bank National Association, as Trustee, by PNC Bank, National Association as Servicer With Delegated Authority Under The Transaction Documents. Debt: \$415,633.44.

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

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

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

14-27304

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, described according to a survey and plan made a part of Lots 403 and 424 and all Lots 404 to 423 on Plan of Baederwood, made by George B. Mebus, Inc., Engineers, Glenside, PA on October 14, 1955 and revised August 13, 1956, as follows, to wit:

BEGINNING at a point on the Southeast side of Wanamaker Road (40 feet wide) which point is measured on the arc of a circle curving to the left having a radius of 3065.293 feet the arc distance of 1147.37 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 45 feet the arc distance of 15.18 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 46.30 feet the arc distance of 15.17 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 3060.29 feet the arc distance of 39.38 feet from a point of intersection of the Southeast side of Wanamaker Road and the Southwest side of Baeder (formerly Wharton) (60 feet wide), as projected to intersection); thence extending South 36 degrees, 31 minutes, 36 seconds East, partly passing through the party wall between this premises and the premises adjoining on the Northeast, crossing the bed of a certain property driveway, which extending Northwestwardly; thence Northwestwardly into Wanamaker Road and crossing the bed of a right-of-way for poles 155 feet to a point on the Southeast side of said right-of-way; thence extending along the Southeast side of said right-of-way along the arc of a circle curving to the left having a radius of 2910.223 feet the arc distance of 28.81 feet to a point; thence extending North 37 degrees, 05 minutes, 58 seconds West crossing the bed of aforesaid right-of-way and recrossing the bed of aforesaid driveway, 155 feet to a point on the Southeast side of Wanamaker Road; thence extending along the Southeast side of Wanamaker Road along the arc of a circle curving to the left having a radius of 3065.293 feet the arc distance of 30.34 feet to the first mentioned point and place of beginning.

BEING part of Lot 422 and part of Lot 423, Wanamaker Road, also known as Lot No. 40 Wanamaker Road.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveway, passageway and watercourse in common with the owners, tenants, and occupiers of the lots of ground bounding thereon and entitled to the use thereof at all times hereafter forever. Subject, however to the proportionate part of the expense of keeping said driveway in good order and repair.

TITLE TO SAID PREMISES IS VESTED IN Janien M. Perry, by Deed from Jeanne M. Signorelli-Costello and Michael Costello, dated 09/29/2006, recorded 10/24/2006 in Book 5621, Page 567, Instrument Number 2006131959. Parcel Number: 30-00-70120-00-5.

Location of property: 563 Wanamaker Road, Jenkintown, PA 19046-2219.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Janien M. Perry a/k/a Janien Perry** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Home Mortgage, Inc. Debt: \$201,774.48.

**Jonathan Lobb**, Attorney. I.D. #312174

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

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

14-27889

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the 6th Ward of **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Spruce Street (formerly Beech Street) at the distance of 99.7 feet Eastwardly from the East side of Markley Street a corner of this and land now or formerly of Frank P. Bell and Marlon E., his wife; thence along said land South 5 degrees, 40 minutes West, the line passing through the corner of the partition wall between the two houses, 90 feet, more or less, to the Northeast side of Rex Alley; thence along the said side of Rex Alley, Northwestly, 14.05 feet to a corner of this and land now or formerly of Antonio Gambone and Anna, his wife; thence by the said land, the line passing through the center of the partition wall between the two houses, 90 feet, more or less, to the Southwest side of Spruce Street, aforesaid; and thence along the same North 84 degrees, 20 minutes East, 14.05 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas Spencer, by Deed from Clara S. Spencer, and Thomas Spencer, dated April 9, 2008 and recorded March 11, 2009 in Deed Book 5723, Page 02924. The said Thomas Spencer died on November 27, 2013 thereby vesting title in Lavon Spencer and Darlene Spencer Smith.

Parcel Number: 13-00-34140-00-2.

Location of property: 226 West Spruce Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lavon Spencer, Co-Administratrix of the Estate of Thomas Spencer, Deceased Mortgagor and Real Owner and Darlene Spencer Smith, Co-Administratrix of the Estate of Thomas Spencer, Deceased Mortgagor and Real Owner** at the suit of The Bank of New York Mellon Trust Company, National Association, not in its Individual Capacity, but Solely as Trustee for Reverse Mortgage Loan Trust 2008-1. Debt: \$105,781.88.

**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.



14-29116

ALL THAT CERTAIN lot or piece of ground, situate in **Souderton Borough**, County of Montgomery and Commonwealth of Pennsylvania, being bounded and described in accordance with a survey thereof made by Stanley F. Moyer, Professional Engineer and Land Surveyor, April 30, 1946, and revised January 22, 1958, as follows, to wit:

BEGINNING at an iron pin on the Northwestern side of Fairview Avenue (forty-six feet wide) fifty feet measured North fifty-five degrees, eighteen minutes East from the intersection of the Northwestern side of Fairview Avenue with the Northeast side of North Fourth Street (fifty feet wide); thence extending North thirty-four degrees, forty-two minutes West, one hundred fifty feet to an iron pin on the Northeast side of an alley fifteen feet wide; thence extending along said side of said alley North fifty-five degrees, eighteen minutes East, seventy-five feet to an iron pin at a corner of this and other land of the grantor herein; thence extending along said land, South thirty-four degrees, forty-two minutes East, one hundred fifty feet to an iron pin on the Northwestern side of Fairview Avenue aforesaid; thence extending along said side of Fairview Avenue, South fifty-five degrees, eighteen minutes West, seventy-five feet to tile first mentioned iron pin, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mary T. Broda and Christopher D. Broda by Deed from Kathleen L. Stoltzfus, dated December 29, 2000 and recorded January 18, 2001 in Deed Book 0347, Page 0233.

Parcel Number: 21-00-02408-00-1.

Location of property: 407 Fairview Avenue, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mary T. Broda and Christopher D. Broda** at the suit of Quicken Loans, Inc. Debt: \$277,337.45.

**Jacob M. Ottley**, Attorney.

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

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

14-29250

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, Montgomery County Pennsylvania, described according to a survey and plan made of Philmont Industrial Center made by Chester W. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on March 28, 1980, as follows, to wit:

BEGINNING at a point on the Northeast side of Tomlinson Road (sixty feet wide), which point is measured on the arc of a circle curving to the left having a radius of forty feet, the arc distance of sixty-two and eighty-three one-hundredths feet from a point on the Southeast side of Franks Road (fifty feet wide); thence extending along the Northeast side of Tomlinson Road, South fifty-one degrees, thirteen minutes, thirty seconds East one hundred sixty feet to a point; thence extending North thirty-eight degrees, forty-six minutes, thirty seconds East, three hundred feet to a point; thence extending North fifty-one degrees, thirteen minutes, thirty seconds West, two hundred twenty-five and five one-hundredths feet to a point on the Southeast side of Franks Road; thence extending along the Southeast side of Franks Road, South sixteen degrees, six minutes, thirty seconds West, twenty-nine and ninety-four one-hundredths feet to a point of curve; thence extending still along the Southeast side of Franks Road along the arc of a circle curving to the right having a radius of one hundred seventy-five feet the arc distance of sixty-nine and twenty-three one-hundredths feet to a point of tangent; thence extending still along the Southeast side of Franks Road, South thirty-eight degrees, forty-six minutes, thirty seconds West, one hundred sixty-four and ninety-four one-hundredths feet to a point of curve; thence extending along the arc of a circle curving to the left having a radius of forty feet the arc distance of sixty-two and eighty-three one-hundredths feet to a point on the Northeast side of Tomlinson Road, the first mentioned point and place of beginning.

BEING Lot No. 11 Tomlinson Road.

BEING the same premises which Sheldon Blank and Connie Blank by Deed dated 08/18/1997 recorded 09/12/1997 in Deed Book 6199, Page 1844 conveyed to Holly Associates, Pennsylvania General Partnership.

Parcel Number: 41-00-09010-00-3.

Location of property: 33 Tomlinson Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Industrial property.

Seized and taken in execution as the property of **Holly Associates, L.P.** at the suit of IOFUS-FCC Holdings I, LLC. Debt: \$2,077,405.56.

**Michael K. Martin**, 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.

14-29320

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania being known as Unit No. 5, Building "P" on final plan of building lots prepared For Applewood, Sawmill Valley Section 2, said plan recorded March 3, 1986 in Plan Book A-47, Page 144.

AND THE GRANTEES, for themselves, their heirs and assigns by acceptance of this indenture agree with the grantor its successors and assigns, that all covenants, restrictions, easements, charges, liens, terms and conditions as set forth in the Declaration of Applewood Limited Partnership dated 9/18/1986 and recorded at Norristown, Pennsylvania in Deed Book 4814, Page 703, shall be covenants running with the land and that in any Deed of Conveyance of said premises, or any part thereof, to any person or persons, said covenants, restrictions, easements, charges, liens, terms and conditions shall be incorporated by reference to this indenture and the record hereof or as fully as the same are contained herein.

Parcel Number: 36-00-00855-16-2.

Location of property: 71 Black Watch Court, Horsham, PA 19044.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel H. Josephson and Andrea J. Josephson** at the suit of U.S. Bank, National Association, as Successor by Merger of U.S. Bank National Association, ND. Debt: \$250,142.82.

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

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

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

14-29655

ALL THAT CERTAIN lot or piece of ground, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Subdivision Plan made for Samuel Price by David Meixner, Civil Engineer and Surveyor, Collegeville, Pennsylvania, dated April 20, 1966 and last revised December 20, 1967, as follows, to wit:

BEGINNING at a spike on the center line of State Highway Route #270 (Traffic Route #113) (33 feet wide) (plan shows ultimate width of 80 feet) a corner of land now or late of John Hasson; thence along the centerline of said State Highway, North 74 degrees, 11 minutes West, 160 feet to a spike, a corner of Lot #1-A on said plan; thence along Lot #1-A, North 27 degrees, 34 minutes East, 201.08 feet to an iron pin in line of Lot #2; thence along Lot #2, South 47 degrees, 52 minutes East, 233.11 feet to an iron pin in line of land now or late of John Hasson; thence along said land, South 45 degrees, 33 minutes, 16 seconds West, 183.86 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Folasade O. Odunlami, by Deed from William T. Hutchinson, dated 12/01/2006, recorded 01/03/2007 in Book 5629, Page 2771, Instrument Number 2007001527.

Parcel Number: 51-00-00322-00-5.

Location of property: 655 Bridge Road, Collegeville, PA 19426-1158.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Folasade O. Odunlami** at the suit of JP Morgan Chase Bank, National Association. Debt: \$385,809.28.

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

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

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

14-29723

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, known and designated as Lots Nos. 7 and 8, Block "8" Coleman Terrace Development Norristown Realty Company, a Map of which is now on file in the Office of the Recorder of Deeds in Deed Book 857, Page 600, said Lots Nos. 7 and 8, Block" 8" being more particularly described as follows, to wit:

BEGINNING on the Southwesterly side of Brown Street, at the distance of J140 feet Northwestwardly from Pine Street; thence Northwestwardly 40 feet and extending of that width in length or depth 143.3 feet to a 20 feet wide alley bounded on the Northwest by Lot No. 6 on the Northeast by Brown Street, on the Southeast by Lot No. 9 and on the Southwest by said 20 feet wide alley.

BEING the same premises which Richard Keefe, by Deed dated 4/17/1996 and recorded 4/23/1996 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5145, Page 1649, granted and conveyed unto Richard Keefe and Lorraine Keefe, husband and wife.

Parcel Number: 13-00-05052-00-2.

Location of property: 224 West Brown Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lorraine Keefe** at the suit of Citizens Bank, N.A., f/k/a RBS Citizens, N.A. Debt: \$128,024.26.

**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.

14-29920

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, bounded and Described according to a Plan of Subdivision prepared for Russell J. Seese by Urviler and Walter, Inc., Sumneytown, Pennsylvania 18084, dated March 17, 1986 and last revised March 31, 1986, as follows, to wit:

BEGINNING at a point on the Northeasterly Ultimate Right-of-Way line of Salfordville Road, which point is common with the Southeasterly corner of lands now or late of Grace Lee Whittaker and near the intersection of Camp Wawa Road; thence extending from said point of beginning along lands of Whittaker aforesaid, North 35 degrees, 59 minutes, 32 seconds East, 256.66 feet to a point; thence extending along Lot #7 on said plan, South 72 degrees, 48 minutes, 40 seconds East, 324.90 feet to a point; thence extending South 46 degrees, 23 minutes, 05 seconds West, 401.56 feet to a point; thence extending along the Ultimate Right-of-Way line of Salfordville Road North 45 degrees, 52 minutes, 39 seconds West, 237.51 feet to the first mentioned point and place of beginning.

BEING Lot Number 8 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Raymond Mang, Jr. And Donna L. Mang by Deed from Russell J. Seese and Blanche C. Seese, dated May 5, 1986 and recorded June 5, 1986 in Deed Book 4801, Page 1029. The said Donna L. Mang died on May 21, 2007 thereby vesting title in Raymond Mang, Jr. The said Raymond Mang, Jr. died on December 11, 2013 thereby vesting title in Ellin Jones, Lauren Pierce a/k/a Lauren N. Mang, Jenna Mang a/k/a Leona L. Walsh, Elizabeth Mang, and Unknown Surviving Heirs of Raymond Mang, Jr., Deceased Mortgagor and Real Owner

Parcel Number: 50-00-03906-00-4.

Location of property: 552 Salfordville Road, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ellin Jones, Known Surviving Heir of Raymond Mang, Jr., Deceased Mortgagor and Real Owner and Lauren Pierce a/k/a Lauren N. Mang, Known Surviving Heir of Raymond Mang, Jr., Deceased Mortgagor and Real Owner and Leona Mang, a/k/a Leona L. Walsh, Known Surviving Heir of Raymond Mang, Jr., Deceased Mortgagor and Real Owner and Elizabeth Mang, Known Surviving Heir of Raymond Mang, Jr., Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Raymond Mang, Jr., Deceased Mortgagor and Real Owner and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania**, at the suit of Nationstar Mortgage, LLC. Debt: \$464,458.93.

**Jacob M. Ottley, Attorney.**

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

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

14-30020

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

BEGINNING at a point on the Northeast side of Grove Avenue, distance seventy-four feet, nine inches Southeastwardly from the intersection of Price Street and the aforesaid Grove Avenue; thence North 47 degrees, 24 minutes East, 105 feet to a 10 feet wide alley, part of said course and distances passing through the middle of a partition or party wall of premises immediately adjoining to the West; thence along said Alley South 42 degrees, 36 minutes East, 105 feet to a point a corner of this and land recently conveyed to Lester W. Deloplane, et ux.; thence along the same South 47 degrees, 24 minutes West, 105 feet to the Northeast side of aforesaid Grove Avenue; thence along the same North 42 degrees, 36 minutes West, 105 feet to the point or place of beginning.

BEING part of Lot 496 and being Lot Nos. 497, 498 and part of Lot No. 499 in Plan of Lots known as the East End Lot Plan.

BEING the same premises which Kevin C. Miller and Shannon A. Miller, husband and wife, by Deed dated March 14, 2003, and recorded on April 2, 2003, in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5451, Page 2300 granted and conveyed unto Shelly R. Daywalt.

Parcel Number: 16-00-11940-00-5.

Location of property: 1107 Grove Street, Pottstown, PA 19464.

The improvements thereon are: A single family half twin dwelling.

Seized and taken in execution as the property of **Shelly R. Daywalt a/k/a Shelley R. Daywalt a/k/a Shelley R. Strouse** at the suit of ARC NP LLC. Debt: \$42,800.44.

**Richard Brent Somach, 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.

14-30589

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan entitled "Perkiomen Crossing", drawn by Bursich Associates, Inc., Consulting Engineers and Surveyors of Pottstown, PA, Job No. 2099, dated 10/20/1990 last revised 2/27/1991 and recorded in Plan Book A-52, Pages 439-443, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Pin Oak Drive, said point of beginning being a point, a corner of Lot No. 162 on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 162. North 82 degrees, 04 minutes, 23 seconds West, 105.73 feet to a point in line of open space area as shown on said plan; thence extending along the same, North 07 degrees, 55 minutes, 37 seconds East, 21.00 feet to a point, a corner of Lot No. 164 on said plan; thence extending along the line of said Lot No. 164, South 82 degrees, 04 minutes, 23 seconds East, 105.39 feet to a point on the Northwesterly side of Pin Oak Drive, aforesaid; thence extending along the said Northwesterly side of Pin Oak Drive and measured in a Southwesterly direction along the arc of a circle curving to the left having a radius of 105.00 feet, the arc distance of 21.04 feet to a point, a corner of Lot No. 162, aforesaid.

BEING the first mentioned point and place of beginning.

BEING Lot Number 163 on said plan.

Parcel Number: 55-00-01395-00-8.

Location of property: 1219 Pin Oak Drive, Perkiomenville, PA 18074.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Alexander Giczi and Sharon B. Giczi, husband and wife, as Joint Tenants With Right of Survivorship and Not as Tenants in Common** at the suit of Wells Fargo Bank, N.A. Debt: \$112,588.00.

**Roger Fay**, Attorney.

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

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

14-30677

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, known and designated as Plot #13 Section "K" on a certain Plan of Lots of Little Farm and Estate Company, recorded in the Office for the recording of Deeds, etc., in and for the County of Montgomery aforesaid, at Norristown, in Deed Book No. 650, Page 500, as follows, to wit:

BEGINNING at a point in the center line of Pawlings Road, at the distance of nine hundred sixty-five feet West of the intersection of the said center line of Pawlings Road with the center line of Wetherhill Street; thence the following courses and distances: West along the center line of Pawlings Road, two hundred feet to a point; thence in a Northerly direction along Lot #1 one hundred fifty-five feet to a point; thence in a Northeasterly direction along Lot #2, two hundred fifteen feet to a point; thence South along Lot #12, two hundred thirty feet to the point and place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, being part of the lots of a certain plan of the Little Farms and Estates Company, recorded in the Office of the Recording of Deeds in and for the County of Montgomery in Deed Book No. 650, Page 500 etc. which plan was made by Albright and Mebus, Surveyors of the City of Philadelphia, the said lot being designated as Lot #2, Section "K" of the said plan, bounded and described, as follows, to wit:

BEGINNING at a point in the middle of Catherine Street, at the distance of three hundred seventy-five feet more or less Northeastwardly from the North side of Pawlings Road; thence extending along the middle line of said Catherine Street, Northeastwardly three hundred forty feet more or less, to a point; thence Southwardly two hundred forty feet more or less; thence Westwardly two hundred fifteen feet more or less; thence Northeastwardly one hundred thirty-five feet more or less to the place of beginning.

Parcel Number: 43-00-10579-00-7.

Location of property: 1433 Pawlings Road, Phoenixville, PA 19460.

The improvements thereon are: Commercial Property - Repair Shop or Garages.

Seized and taken in execution as the property of **Pawlings Road Land Associates, LLC a/k/a Pawlings Road Land Associates** at the suit of Susquehanna Bank, Successor to Abington Bank. Debt: \$266,404.76, together with interest from October 31, 2014 forward at the fixed rate of 7.0% per annum (\$48.55 per diem), late charges, attorneys' fees, and collection costs.

**Charles N. Shurr, Jr.**, Attorney.

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

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

14-31314

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

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

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

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

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

The improvements thereon are: A residential dwelling.

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

**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.

14-31538

ALL THAT CERTAIN lot or land with the messuage thereon erected, being a part of Lot No. 10 on a Plan of Lots laid out in **Lansdale Borough**, in the County of Montgomery, and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Derstine Avenue (48 feet wide) at the distance of 154.5 feet Southeast from the Southeast side of Towamencin Avenue (48 feet wide); thence extending along the side of said Derstine Avenue South 43 degrees, 5 minutes East, 23.5 feet to an iron pin, a corner of Lot No. 9; thence along the side of said Lot No. 9 South 46 degrees, 55 minutes West, 153 feet to the side of a 20 feet wide alley; thence along the side of the same North 43 degrees, 5 minutes West, 23.5 feet to an iron pin, the line dividing this and other land of Jacob S. Rosenberger, about to be conveyed to William E. Werkheiser; thence along said land about to be conveyed to William E. Werkheiser and passing through the middle of the party wall dividing this and the adjoining brick dwelling North 46 degrees, 55 minutes East, 153 feet to the place of beginning.

Parcel Number: 11-00-04124-00-5.

Location of property: 522 Derstine Avenue, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Dwayne Barger and Arlene Barger** at the suit of Bank of America, N.A. Debt: \$363,505.74.

**LeeAne O. Huggins**, Attorney.

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

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

14-32555

ALL THAT CERTAIN unit designated as Unit 112, being a unit in the Butler Park Condominium, situate in **Upper Dublin Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on a Plan of Butler Park Condominium made for Butler Park Limited Partnership by Robert A. Gilmour, R.A., St. Davids, Pennsylvania dated March 14, 1986 and recorded with the Declaration of Condominium.

TOGETHER with all right, title and interest being a .66 percentage undivided interest of, in and to the Common Elements as set forth in the Declaration of Condominium, dated March 5, 1986 and recorded March 19, 1986 in Norristown, Pennsylvania in Deed Book 4794, Page 1406. As amended May 16, 1986 in Deed Book 4799, Page 1851.

TITLE TO SAID PREMISES IS VESTED IN Roland G. Bishop, by Deed from Kathleen M. Vargovich, dated 03/24/2001, recorded 05/14/2001 in Book 5360, Page 128.

Parcel Number: 54-00-07716-37-5.

Location of property: 112 Hampstead Drive a/k/a 112 Hampstead Drive Unit 112, Ambler, PA 19002-4954.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Roland G. Bishop** at the suit of Wells Fargo Bank, N.A. Debt: \$99,130.62.

**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.

14-32771

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of subdivision prepared for Saw Mill Valley, Section 3, Phase V made by Urwiler and Walter, Inc., Summerytown, Pennsylvania, dated June 11, 1985 and revised July 8, 1985, said plan recorded in the Office of Recording of Deeds at Norristown, Montgomery County, Pennsylvania, in Plan Book A-46, Page 366, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Bark Hollow Lane (40 feet wide) said point being measured the three following courses and distance from a point of curve on the Northeasterly side of Whetstone Road (40 feet wide): (1) leaving Whetstone Road on the arc of a circle curving to the right having a radius of 20 feet and the arc distance of 31.42 feet to a point of tangent on the Southeasterly side of Bark Hollow Lane; (2) North 86 degrees, 21 minutes, 48 seconds East, 35.42 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 130 feet and the arc distance of 89.11 feet to a point of beginning said point of beginning being a point a corner of Lot No. 57-Vas shown on the above mentioned plan; thence extending from said point of beginning along the Southeasterly side of Bark Hollow Lane on the arc of a circle curving to the left having a radius of 130 feet and the arc distance of 13.54 feet to a point a corner of Lot No. 54-Vas shown on the above mentioned plan; thence extending along the same the three following courses and distances: (1) South 48 degrees, 52 minutes, 43 seconds East and crossing a certain easement 63.05 feet to a point; (2) South 67 degrees, 8 minutes, 26 seconds East, 13.67 feet to a point; (3) North 22 degrees, 51 minutes, 34 seconds East, 34 feet to a point a corner of Lot No. 53-Vas shown on the above mentioned plan; thence extending along the aforesaid lot South 67 degrees, 8 minutes, 26 seconds East and crossing a certain storm drainage easement 91.82 feet to a point a corner of land now or late of Sawyer Creek Associates, Inc.; thence extending along the aforesaid land South 21 degrees, 7 minutes, 29 seconds West and recrossing aforementioned easement 91.21 feet to a point a corner of the aforesaid land; thence extending along the said land in a Westerly direction 3.81 feet to a point a corner of Lot No. 57- Vas shown on the above mentioned plan; thence extending along the aforesaid lot North 45 degrees, 35 minutes, 41 seconds West and recrossing the aforesaid easement 181.84 feet to the first mentioned point and place of beginning.



TITLE TO SAID PREMISES IS VESTED IN Edward J. Kielbon by Deed dated 02/25/1994, given by Matthew Walsh and Donna Walsh, his wife, a/k/a Donna J. Ruf, recorded 02/28/1994, at Book 5070, Page 1253 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania.

Parcel Number: 36-00-00544-35-6.

Location of property: 55 Bark Hollow Lane, Horsham, PA 19044-1969.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward J. Kielbon** at the suit of PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank. Debt: \$158,056.99.

**Jonathan Lobb**, Attorney. I.D. #312174

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

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

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14-33253

ALL THAT CERTAIN message and lot or piece of land known as 1426 Markley Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made October 1921, as follows, to wit:

BEGINNING at a point on the Southeast side of Markley Street at the distance of three hundred and two and thirty-three one-hundredths feet Northeasterly from the Northeast side of Fornance Street (laid out 66 feet wide) said point being opposite the middle of the partition wall between this property and the property now or late of David M. Bauer; thence along the said side of Markley Street Northeasterly twenty-eight and forty-seven one-hundredths feet to the line of Lot No. 15 on said plan; thence at right angles to said Markley Street Southeasterly one hundred feet to the Northwest side of a 20 feet wide alley; thence along said side of said alley South 46 degrees, 30 minutes West, twenty-eight and forty-seven one-hundredths feet to the line now or late of David M. Bauer, et ux.; thence along the same the line passing through the middle of the partition wall between this and the adjoining house, Northwestwardly one hundred feet to the place of beginning.

Parcel Number: 13-00-23512-00-1.

Location of property: 1426 Markley Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donna L. Brill** at the suit of Wells Fargo Bank, N.A. Debt: \$112,280.95.

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

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

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

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14-33270

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

BEGINNING at a point on the Northwestern side of Chestnut Street (formerly known as 'H' Street) 433 feet Westwardly from the Northwestern corner of Chestnut Street (formerly known as 'H' Street) and a proposed 'B' Street; thence Northwestwardly 140 feet through the division wall of a double brick house to 'P' Street; thence Westwardly along said 'P' Street 30 feet to a corner of this land now or late of The Pottstown Iron Company; thence Southeastwardly 140 feet along the same to Chestnut Street (formerly known as 'H' Street); thence Eastwardly along said Chestnut Street (formerly known as 'H' Street) 30 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Franklin D. Schultz, Sr., by Deed from Katherine B. Titanich, widow, dated 10/15/1993, recorded 10/21/1993 in Book 5058, Page 997.

Parcel Number: 16-00-12132-00-2.

Location of property: 535 West Chestnut Street, Pottstown, PA 19464-6607.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Franklin D. Schultz, Sr.** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders of The CWABS, Inc., Asset-Backed Certificates, Series 2004-6. Debt: \$104,360.22.

**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.

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14-33431

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a certain plan of Upper Merion Gardens, Section No. 2 made by Leroy M.E. Dangremond, Registered Professional Engineer, dated 8/13/1959 and last revised 8/1/1961, as follows, to wit:

BEGINNING at a point of tangent on the Northwestern side of Valley Forge Road (60 feet wide) said point being at the distance of 47.57 feet measured on the arc of a circle curving to the right having a radius of 25 feet from a point of curve on the Southwesterly side of Dorothy Drive (50 feet wide); thence extending from said point of beginning South 65 degrees, 01 minutes, 40 seconds West along the Northwestern side of Valley Forge Road crossing the bed

of a certain 10 feet wide utility easement 97.16 feet to a point on the Southwesterly side of same; thence extending North 23 degrees, 59 minutes, 59 seconds West along the Southwesterly side of the aforesaid utility easement 90.78 feet to a point; thence extending North 66 degrees, 00 minutes, 01 seconds East, re-crossing the bed of the aforesaid 10 feet wide utility easement 125 feet to a point on the Southwesterly side of Dorothy Drive, aforesaid; thence extending South 23 degrees, 59 minutes, 59 seconds East along the Southwesterly side of Dorothy Drive 98.83 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 47.57 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Steven R. Ivey, a single person, by Deed from Daniel M. DiPrimeo, dated 06/30/1999, recorded 08/05/1999 in Book 5282, Page 1204.

Parcel Number: 58-00-06490-00-4.

Location of property: 410 Dorothy Drive, King of Prussia, PA 19406-2005.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven R. Ivey a/k/a Steven Randolph Ivey** at the suit of Wells Fargo Bank, N.A. Debt: \$159,562.10.

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

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

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

14-34000

ALL THAT CERTAIN frame and stucco message and lot of land, situate on the Southwest corner of Beech and Sheridan Streets, in **Pottstown Borough**, Montgomery County, Pennsylvania, known as Number 183 North Sheridan Street, bounded and described, as follows, to wit:

BEGINNING at a point, the Southwest corner of Beech and Sheridan Streets; thence along the West side of Sheridan Street Southwardly 14 feet to House 181 Sheridan Street; thence by the same Westwardly 71 feet, passing in part of said course and distance through the middle of the partition or division wall of this and house 181 Sheridan Street, to a 3 feet wide alley, given for the use of the premises 171 to 183 Sheridan Street; thence by the same Northwardly 14 feet to the South side of Beech Street aforesaid; thence by the same Eastwardly 71 feet to the place of beginning.

ALL THAT CERTAIN frame and stucco message and lot of land, situate on the Southwest corner of Beech and Sheridan Streets, in **Pottstown Borough**, Montgomery County, Pennsylvania, known as Number 183 North Sheridan Street, bounded and described, as follows, to wit:

BEGINNING at a point on the North line of said Union Alley at the distance of 34 feet, 8 inches Westwardly from the Northwest corner of Sheridan Street and Union Alley, a corner of this and land of Swinehart; thence by the same Northwardly 19 feet, 10 inches to a 3 feet wide alleyway; thence by the same Westwardly 8 feet, 6 inches to other land of Swinehart; thence by the same Southwardly 19 feet, 10 inches to the North line of Union Alley; thence by the same Eastwardly 8 feet, 6 inches to the place of beginning.

BEING the same premises which Michaela C. Neely and Charles J. Neely by Deed dated 5/25/2006 and recorded 6/19/2006 in Montgomery County in Deed Book 5604, Page 2646 granted and conveyed unto Michaela C. Neely.

Parcel Number: 16-00-25704-00-2.

Location of property: 183 Sheridan Street, Pottstown, PA 19464.

The improvements thereon are: A single family dwelling.

Seized and taken in execution as the property of **Michaela C. Johnson a/k/a Michaela C. Neely and Charles J. Neely** at the suit of Everbank. Debt: \$48,856.30.

**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.

14-34008

ALL THAT CERTAIN lot or piece of land, situate in the Ninth Ward of **Pottstown Borough**, Montgomery County, PA, bounded and described, as follows, to wit:

BEGINNING at an iron pin set for a corner at the Southwesterly property line intersection of Seventh Street (50 feet wide) and a given (20 feet wide) alley; thence along the Westerly side of said alley South thirty-four degrees, forty-five minutes West, forty-eight feet to an iron pin, a corner of other lands of Karl G. Eagle; thence along the same North forty-four degrees, twenty-six minutes West, forty-eight feet to a corner and continuing along said lands North thirty-four degrees, 45 minutes East, forty-eight feet to a corner on the Southerly side of Seventh Street; thence along the same South fifty-four degrees, twenty-six minutes East, forty-eight feet to the place of beginning.

BEING the same premises which Catherine Pascavage and Barbara Ann Martino, by Deed dated June 18, 2005, and recorded July 29, 2005, in the Office of the Recorder of Deeds in and for the County of Montgomery, Deed Book 5564, Page 844, granted and conveyed unto Anthony N. Pace and Monica A. Pace, in fee.

Parcel Number: 16-00-25468-00-4.

Location of property: 30 East 7th Street, Pottstown, PA 19464.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Anthony N. Pace and Monica A. Pace. Monica A. Pace passed away December 29, 2013. By operation of law, the property transfers to Anthony N. Pace, her husband** at the suit of LSF8 Master Participation Trust. Debt: \$156,712.44.

**Keri P. Ebeck**, 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.

14-34019

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

BEGINNING at a point on the South side of Sandy Street at the distance of eighty feet Northeastwardly from the Old Borough Line; thence extending along said side said Sandy Street Northeasterly one hundred and twenty feet to a point a corner of land now or late of Dr. E. A. Krusen (on which is located the Riverview Private Hospital); thence extending Southeasterly along said land of now or late Dr. Krusen four hundred feet to a point a corner of other land of the Estate of Walter H. Cooke; thence Southwesterly along said Cooke's land one hundred and twenty feet to a point a corner of this and land of Nellie A. Campbell; thence Northwesterly along said Campbell's land and also land of Willard S. Campbell four hundred feet to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM 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 according to a plan thereof made by Hiltner and Hitchcock, Civil Engineers, in the month of October 1935, as follows, to wit:

BEGINNING at a point on the South side of Sandy Street, at the distance of eighty feet Northeastly from the Old Borough Line; thence extending along said side of said Sandy Street, North seventy-five degrees, fifty-two minutes East, twenty-eight and forty-four hundredths feet to a point in the line of other land now or late of Camillo Pulcini, of which this was a part; thence along the same, the line extending through the middle of the partition wall between the house on this and the adjoining property aforesaid, South fifteen degrees, East four hundred feet to a point, a corner of land of the Estate of Walter R. Cooke; thence along said Cooke's Land, South seventy-five degrees, fifty-two minutes West, twenty-eight and forty-four hundredths feet to a point a corner of this and land now or late of Nellie A. Campbell, North fifteen degrees, West four hundred feet to the place of beginning.

ALSO EXCEPTING THEREOUT AND THEREFROM 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 according to a plan thereof made by Hiltner and Hitchcock, Civil Engineers, in the month of October 1923, as follows, to wit:

BEGINNING at a point on the South side of Sandy Street, at the distance of one hundred eight and forty-four hundredths feet Northeastwardly from the old Borough Line a corner of land recently conveyed to John Corso; thence extending along said side of said Sandy Street, North seventy-five degrees, fifty-two minutes East, twenty-six and sixty-one one-hundredths feet to a point in line of land of Camillo Pulcini; thence along the land of the said Camillo Pulcini South fifteen degrees, East four hundred feet to a point in line of land of the Estate of Walter Cooke; thence along said Cooke's land South seventy-five degrees, fifty-two minutes West, twenty-six and sixty-one one-hundredths feet to a point in line of land recently conveyed to John Corso; thence along said Corso's land, the line extending through the middle of the partition wall between the house on this and the adjoining property, North fifteen degrees, West four hundred feet to the place of beginning.

BEING known and identified as 728 Sandy Street, Block 59 Unit 26.

BEING the same premises which John J. Pulcini, Jr. Executor of the Estate of John J. Pulcini, Sr., John J. Pulcini, Jr. and Rose Wanczyk, Jean Basile and Ida Pulcini by their power of attorney Camille B. O'Byrne and Estate of Camillo Pulcini by Rose Pulcini, Charles Pulcini, Marie Elena Deordio, by Deed dated 12/8/2008 and recorded 12/17/2008 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5717, Page 434 granted and conveyed unto Robert J. Troemel and Bonnie S. Schellhas.

Parcel Number: 13-00-32920-00-7.

Location of property: 728 Sandy Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Robert J. Troemel and Bonnie S. Schellhas** at the suit of JP Morgan Chase Bank, National Association. Debt: \$196,126.86.

**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.

15-00013

ALL THAT CERTAIN tract or piece of ground, situate of the South side of Finland Road in **Marlborough Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a recent survey thereof by Smith and Brunner, Reg., as follows, to wit:

BEGINNING at a nail in the center line of aforementioned Finland Road, a corner; thence along the center line of Finland Road North 82 degrees, 5 minutes West, 291.6 feet to a nail a corner in line of land of Grantors; thence along line of land of Grantors the following four courses and distances, viz: South 7 degrees, 55 minutes West, 107.9 feet to an iron pin a corner; South 78 degrees, 2 minutes East, 191.4 feet to an iron pin a corner, North 70 degrees, 59 minutes East, 113.1 feet to an iron pin a corner; North 7 degrees, 44 minutes East, 70.6 feet to the place of beginning.

BEING the same premises which Jerry N. Nace, by Deed dated 10-23-08 and recorded 10-28-08 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5712, Page 324, granted and conveyed unto Randall S. Binsberger.

Parcel Number: 45-00-00448-00-2.

Location of property: 3116 Finland Road, Pennsburg, PA 18073.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Randall S. Binsberger** at the suit of M&T Bank. Debt: \$193,481.36.

**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 \$,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-00016

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

BEGINNING at a point on the Northwest side of Cherry Street at the distance of 503 feet, 8 inches, Northeasterly from the North corner of Cherry and Elm Streets, a corner of this and land late of Morgan Wright and George W. March; thence at right angles to said Cherry Street Northwesterly, the line passing through the middle of the partition wall of this and the adjoining house of said March and Wright, 100 feet to Park Alley; thence along the Southeast side of said alley Northeasterly 13 feet, 7 inches, more or less to Beech Street; thence along said Beech Street, Southeasterly 102 feet, more or less to the Northwest side of said Cherry Street; and thence along said side thereof, Southwesterly 31 feet, 10 inches, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Peter D. Passacantando and Bruno A. Bolusi by Deed dated 01/22/2004, given by David M. Sereny, recorded 01/30/2004 at Book 5493, Page 572 in the Montgomery County, Pennsylvania Office of the Recorder of Deeds.

Parcel Number: 13-00-08360-00-6.

Location of property: 1053 Cherry Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter D. Passacantando and Bruno A. Bolusi** at the suit of Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2004-QS4. Debt: \$64,576.77.

**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.

15-00078

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a Plan of Property made for William Jacobs on November 8, 1951 by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southeast side of Shaw Avenue (forty feet wide) at the distance of two hundred nine feet and fifty-five-one hundredths of a foot measured along same, North forty-nine degrees, twenty-two minutes East from its intersection with the Northeast side of Seventh Street (forty-eight feet wide); thence extending South forty degrees, thirty-eight minutes East, partly through the party wall between these premises and the premises adjoining to the Southwest, sixty-six feet and sixty-seven one-hundredths of a foot to a point on the Northwest side of a certain sixteen feet wide alley which extends Northeastward from Seventh Street and communicates at its Northeasternmost end thereof with a certain sixteen feet wide alley which extends Northwestward into Shaw Avenue; thence extending North forty-three degrees, East along the Northwest side of the first above mentioned sixteen feet wide alley and crossing the bed. of the second above mentioned sixteen feet wide alley, fifty feet and forty-nine one-hundredths of a foot to a point in the middle line of the second above mentioned sixteen feet wide alley; thence extending along same, North forty-seven degrees, West sixty-one feet and forty-nine one-hundredths of a foot to a point on the Southeast side of Shaw Avenue; thence extending along same, South forty-nine degrees, twenty-two minutes West, forty-three and thirty-five one-hundredths of a foot to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Valerie Markley by Deed from Joseph A. Braun, dated August 31, 2006 and recorded September 8, 2006 in Deed Book 05615, Page 1871.

Parcel Number: 11-00-14948-00-8.

Location of property: 723 Shaw Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Valerie Markley** at the suit of Quicken Loans, Inc. Debt: \$136,503.16.

**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.

15-00190

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery, State of Pennsylvania, being Lots Number 51 and 50 on the plan of Lots of the Melrose Land Improvement Company.

BEGINNING at a corner on the Southwesterly side of said Melrose Avenue at the distance of 70 feet Northwest from the Northwest side of West Avenue on said plan; thence extending Northwestward along the Southwesterly side of said Melrose Avenue 140 feet; and thence extending of that width in length or depth Southwestward between parallel lines at right angles to said Melrose Avenue 140 feet.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery, State of Pennsylvania, as being Lot No. 51 on the Plan of Lots of the Melrose Land and Improvement Company and more particularly described, as follows:

BEGINNING at the corner of the Southwesterly side of Melrose Avenue at the distance of 70 feet Northwest from Northwest side of West Avenue; thence extending Northwestward along the Southwesterly side of said Melrose Avenue 70 feet; and thence extending of that width in length or depth Southwestward between parallel lines at right angles to said Melrose Avenue 140 feet.

TITLE OF RECORD IS VESTED IN Terence K. Noyes and Claire Noyes, his wife, by virtue of Deed from Kenneth F. Herlihy, et al., dated 5-28-1997 and recorded 6-25-1997 at Norristown, Pennsylvania in Deed Book 5190, Page 141.

Parcel Number: 31-00-18955-00-4.

Location of property: 1204 Melrose Avenue, Melrose Park, PA 19027-3018.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Terence K. Noyes and Claire Noyes** at the suit of TruMark Financial Credit Union f/k/a Philadelphia Telco Credit Union. Debt: \$87,407.36.

**Craig H. Fox**, Attorney.

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

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

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15-00333

ALL THAT CERTAIN lot or tract of land, situate in the Tenth Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and limited, as follows, to wit:

BEGINNING at a stake in the Easterly line of Evans Street distant two hundred ten feet Northeasterly from the Northerly line of East Street; thence along Evans Street Northeasterly eighteen feet and eight inches to a point marking an angle in said street; thence continuing along said street more Easterly fifty-two feet and six and a half inches to a stake; thence at right angles to Evans Street Southeasterly one hundred and forty feet to a twenty feet alley; thence along said alley parallel with the last described Evans Street line, Southwesterly thirteen feet and eleven inches to a point; thence Northwestward, at right angles to the first described Evans Street line one hundred and forty-four feet and one inch to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul O. Davis and Shirley J. Davis by Deed from Leonard S. Saylor, Widower, dated December 4, 1970 and recorded December 8, 1970 in Deed Book 3630, Page 329. On January 2, 2007, Paul O. Davis departed this life leaving title solely vested unto Shirley J. Davis.

Parcel Number: 16-00-07764-00-5.

Location of property: 622 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Shirley J. Davis** at the suit of OneWest Bank, N.A. Debt: \$146,404.06.

**Jacob M. Ottley**, Attorney.

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

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

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15-00341

ALL THAT CERTAIN lot situated in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a point in the Southwesterly side of Sterigere Street (60 feet wide) at the distance of 135 feet measured Southeasterly from the intersection of the Southwesterly side of Sterigere Street (60 feet wide) produced with the Southeasterly side of Pine Street (50 feet wide) produced; thence extending along said side of Sterigere Street South 48°, 6' East a distance of 67.51 feet to a point; thence South 41°, 54' West, 157.51 feet to a point; thence North 48°, 6' West, 67.51 feet to a point of other land of grantors; thence along other land of grantors North 41°, 54' East, 157.51 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher N. Millar and Jennifer B. Millar by deed from Jennifer B. Millar, dated August 17, 2007 and recorded August 24, 2007 in Deed Book 5661, Page 02724.

Parcel Number: 63-00-08062-00-2.

Location of property: 1504 Sterigere Street, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christopher N. Millar and Jennifer B. Millar** at the suit of HSBC Mortgage Corporation USA. Debt: \$237,283.79.

**Brian T. LaManna**, 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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15-00458

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

BEGINNING at a corner in the center line of the public highway leading from Congo to Gilbertsville; thence along the same South 38 degrees, West 16 feet to a corner of lands of Paul Jacobs; thence along the same and lands of Richard Erb; North 52 degrees, 30 minutes West, 394 feet to a corner near a cherry tree; thence along lands of Elizabeth Nagle North 38 degrees, East 100 feet to a corner; thence South 52 degrees, 30 minutes East, 228 feet to a corner; thence South 38 degrees, West 84 feet to a corner; thence South 52 degrees, 30 minutes East, 166 feet to the place of beginning.

CONTAINING 93.5 perches.



ALL THAT CERTAIN tract of land, situate in **Douglass Township**, Montgomery County, Pennsylvania, shown on a plan by John T. Aston, Registered Surveyor, Gilbertsville, PA, Plan No. 171-0A, known as Tract No. 2 on the said plan, bounded on the Northeast by Tract other land of William C. and Shirley M. Showers, on the Southwest by the land of Rayford E. and Dorothy A. Boulden, on the Southwest by Tract No. 3 below mentioned and on the Northwest by the land of Richard J. and Myrtle R. Erb, of which this was a part, being more fully described, as follows:

BEGINNING at a point, a corner of this and the land of Rayford E. and Dorothy A. Boulden, and in the line of other land of William C. and Shirley M. Showers, being located North 52 degrees, 30 minutes West, 175.45 feet measured from the centerline of Congo Road L.R. 46009 along the land of Boulden aforementioned; thence from the point of beginning along the land of Rayford E. and Dorothy A. Boulden South 41 degrees, 33 minutes West, 30.00 feet to a point, a corner of this and Tract No. 3 on the above mentioned plan; thence along Tract No. 3 North 52 degrees, 30 minutes West, 216.70 feet to a point, a corner of this and the land of Richard J. and Myrtle R. Erb, of which this was a part; thence along the land of Richard J. and Myrtle R. Erb, North 38 degrees, 00 minutes East, 29.93 feet to a point, a corner of this and Tract No. 1 on the above mentioned plan; thence along Tract No. 1, the other land of William C. and Shirley M. Showers South 52 degrees, 30 minutes East, 218.55 feet to the point of beginning. CONTAINING 6,513 square feet in area.

ALL THAT CERTAIN tract of land, situate in **Douglass Township**, Montgomery County, PA shown on a plan by John T. Aston, Registered Surveyor, Gilbertsville, PA Plan No. 171-0A dated February 21, 1972 being located and abutting to the immediate Southwest of the above described tract:

BEGINNING at a point, a corner of this and the above described Tract 2 and being in the line of the land of Rayford E. and Dorothy A. Boulden; thence from the point of beginning along the land of Rayford E. and Dorothy A. Boulden South 41 degrees, 33 minutes West, 10.00 feet to a point, a corner of this and the land of Richard J. and Myrtle R. Erb, of which this was a part; thence along the land of Richard J. and Myrtle R. Erb, North 52 degrees, 30 minutes West, 216.08 feet to a point, a corner; thence still along Erb's land North 38 degrees, 00 minutes East, 9.97 feet to a point, a corner of this and Tract No. 2 above described South 52 degrees, 30 minutes East, 216.70 feet to the point of beginning.

CONTAINING 2,157 square feet of land in area.

TITLE TO SAID PREMISES IS VESTED IN Edward A. Wilde and Emma Wilde, his wife, by Deed from Forrest H. Kierbow and Rose M. Kierbow, his wife, dated 08/08/1977, recorded 08/16/1977 in Book 4228, Page 540. Parcel Number: 32-00-01048-00-9.

Location of property: 443 Congo Road, Gilbertsville, PA 19525-8632.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward A. Wilde and Emma Wilde** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$315,172.21.

**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.

15-00501

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, described according to a survey made for Hillview Development Company by H.D. Herbert R.E., dated October 1944, as follows:

BEGINNING at a point in the Northwesterly side of Buttonwood Street (66 feet wide) at the distance of 343 feet, 5 inches Southwestwardly from the Northwesterly side of Beach Street (66 feet wide) containing in front or breadth on the said side of Buttonwood Street 30 feet, 6 inches and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Buttonwood Street 170 feet, 2 3/8 inches to a certain 20 feet wide alley which runs Southwestwardly and Northeastwardly from Beach Street to Elm Street the Northeastly line thereof passing partly through the center line of the party wall between these premises and the premises adjoining on the Northeast.

TITLE TO SAID PREMISES IS VESTED IN Maurice Furtick and Laura Furtick, by Deed from Mark E. Weand, Jr., Executor of the Estate of Marie E. Weand, deceased, dated 07/11/2002, recorded 07/19/2002 in Book 5416, Page 2122.

Parcel Number: 13-00-05956-00-7.

Location of property: 805 Buttonwood Street, Norristown, PA 19401-3651.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maurice Furtick and Laura Furtick** at the suit of Wells Fargo Bank, N.A. Debt: \$90,869.45.

**Meredith Wooters**, Attorney. I.D. #307207

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

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

15-00508

ALL THAT CERTAIN lot, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania being Lots Numbers 167 and 168 on a certain plan of lots known as "Dumont" which plan is recorded at Norristown in the Office for the Recording of Deeds in Deed Book Number 600, Page 500, as follows, to wit:

BEGINNING at a point on the Southwestly side of Glenside Avenue (40 feet wide), said point being measured at a distance of 400.00 feet Northwestwardly from the Northwesterly side of Stanley Avenue (40 feet wide).

CONTAINING in front or breadth Northwestwardly along the Southwestly side of Glenside Avenue 50.00 feet and extending of that width in length or depth between parallel lines Southwestwardly 125.00 feet.

BEING Lots Numbers 167 and 168 as shown on the above mentioned plan.

BEING the same premises which James J. McFadden and Elizabeth A. McFadden, his wife by Deed dated 6/26/1992 and recorded 7/1/1992 in Montgomery County in Deed Book 5011, Page 1202 granted and conveyed unto Desrick Henry and Sonia Henry, his wife, as Tenancy by the Entireties.

Parcel Number: 31-00-11779-00-7.

Location of property: 216 East Glenside Avenue, Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Hugh Henry, as Administrator and Heir of the Estate of Desrick S. Henry and Sonia D. Henry, Deceased, Audrey Henry-Rhodan Solely in Her Capacity as Heir of Desrick S. Henry and Sonia D. Henry, Deceased and Delores Cappola Solely in Her Capacity as Heir of Desrick S. Henry and Sonia D. Henry, Deceased** at the suit of Wells Fargo Bank, National Association as Trustee for Banc of America Alternative Loan Trust 2004-7, Mortgage Pass-Through Certificates Series 2004-7. Debt: \$238,750.39.

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

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

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

15-00673

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 E. Thomas Flood II by Urwiler and Walter, Inc., Sumneytown, PA dated 7/24/1978 and last revised on 10/20/1978 and recorded in the Office for the Recorder of Deeds of Montgomery County in Plan Book A44, Page 477, as follows, to wit:

BEGINNING at a point on the Southwest side of Norwood Lane cul-de-sac said point being measured the (4) following courses and distances from the Southernmost terminus of a round corner marking the intersection of the Southwest side of Norwood Lane (50 feet wide) and the Northwest side of Sycamore Lane (50 feet wide): (1) along Norwood Lane on the arc of a circle curving to the left having a radius of 10 feet the arc distance of 15.71 feet to a point of tangent; (2) continuing along Norwood Lane North 45 degrees, 12 minutes West, 133.40 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 52.36 feet to a point of reverse curve; (4) on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 102.08 feet to a point a corner of Lot 23 and place of beginning; thence from said point and along Lot #23 North 72 degrees, 27 minutes, 45 seconds West, 199.82 feet to a point a common corner of Lots #14 and #15; thence from said point the two following courses and distances along Lots #14 and 13: (1) North 30 degrees, 8 minutes, 56 seconds East, 102.24 feet to a point; (2) North 43 degrees, 51 minutes, 40 seconds East, 94.67 feet to a point in line of land now or late of James Guardina; thence from said point along lands of Guardina South 45 degrees, 12 minutes East, 240.64 feet to a point on Norwood Lane cul-de-sac, thence along said cul-de-sac on the arc of a circle curving to the left, having a radius of 50 feet the arc distance of 102.36 feet to a point a corner of Lot #23, said point being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph D. Girondo, Jr. and Patricia M. Girondo, his wife, by Deed from Green Hill Estates, Inc., a Pennsylvania Corporation, dated 05/31/1984, recorded 06/07/1984 in Book 4738, Page 744.

Parcel Number: 33-00-06338-00-1.

Location of property: 116 Norwood Lane, East Norriton, PA 19401-1354.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph D. Girondo, Jr. and Patricia M. Girondo** at the suit of U.S. Bank, National Association, as Trustee for Mastr Asset-Backed Securities Trust 2005-WF1. Debt: \$351,142.42.

**Jonathan Lobb, Attorney. I.D. #312174**

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

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

15-00902

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in **Perkkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan Phase 2 Cranberry Pro, prepared for Greenview Estates, Inc. by Pennoni Associates, Inc. dated 7/11/1989 last revised 5/5/1992 and recorded in Plan Book B-41, Page 263, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Brandywine Road (40 feet wide) which point is measured along the arc of a circle curving to the right having a radius of 42.00 feet the arc distance of 67.80 feet from a point of curve on the Northwesternly side of Cranberry Road (no width given); thence extending from said point of beginning and along the Northeasterly side of Brandywine Road aforesaid North 42 degrees, 20 minutes, 33 seconds West, 43.27 feet to a point a corner of Lot No. 199 on said plan; thence extending along the same North 47 degrees, 39 minutes 31 seconds East, 140.50 feet to a point on the Southwesterly side of Kagey Road (33 feet wide existing right-of-way) (40 feet wide proposed right-of-way); thence extending along the same South 42 degrees, 20 minutes, 20 seconds East, 42.43 feet to a point of curve therein; thence extending along the arc of a circle curving to the right having a radius of 42.00 feet the arc distance of 65.97 feet to a point of tangent on the Northwesternly side of Cranberry Road, aforesaid; thence extending along the same the two following courses and distances, viz: (1) South 47 degrees, 39 minutes, 31 seconds West, 26.13 feet to a point of curve therein; and (2) along the arc of a circle curving to the left having a radius of 510.00 feet the arc distance of 28.56 feet to a point of reverse curve therein; thence extending along the arc of a circle curving to the right having a radius of 42.00 feet the arc distance of 67.80 feet to the first mentioned point and place of beginning.

BEING Lot No. 200 on said plan.

BEING the same premises which Scott S. Logan and Joann Logan, f/k/a Joann M. Gulotta, his wife, by Deed dated 9/24/2002 and recorded 10/7/2002 in Montgomery County in Deed Book 5428, Page 1479 granted and conveyed unto James M. Law and Cindy Law.

Parcel Number: 48-00-00226-31-1.

Location of property: 218 Brandywine Road, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Cindy Law and James M. Law** at the suit of JP Morgan Chase Bank, National Association. Debt: \$248,680.79.

**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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15-01267

ALL THAT CERTAIN house and tract or parcel of land and premises, situate, lying and being in **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, more particularly described, as follows:

BEGINNING at a point on the North side of Second Street, 20 feet West of the dividing line between Lots Nos. 15 and 16; thence Northwardly along the dividing line of this and land now or late of William D. Hertzog, 140 feet to a 20 feet wide alley; thence Westwardly along said alley 20 feet to the dividing line of this and land now or late of William D. Hertzog; thence Southwardly along said dividing line, through the dividing wall of a double brick house, 140 feet to Second Street aforesaid; thence Eastwardly along said Second Street, 20 feet to the place of beginning.

BEING the same premises which William J. Platt and Roberta A. Platt by Deed dated December 21, 2012, and recorded on January 23, 2013, in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5862, Page 0054 granted and conveyed unto Merri Swedenburg.

Parcel Number: 16-00-25380-00-2.

Location of property: 27 West 2nd Street, Pottstown, PA 19464.

The improvements thereon are: A single family dwelling.

Seized and taken in execution as the property of **Merri Swedenburg** at the suit of ARC NP LLC. Debt: \$91,674.69.

**Richard Brent Somach**, 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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15-01854

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 Plan of Subdivision prepared for Stony Creek Village, Inc., Section III A, by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated February 21, 1979 and last revised on May 6, 1981 and recorded in Recorder of Deeds Office in Montgomery County in Plan Book A-43, Page 2, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Beth Drive (50 feet wide), said point being located the 2 following courses and distances from a point of curve on the Northwesterly side of Stony Creek Avenue (50 feet wide): (1) leaving Stony Creek Avenue on the arc of a circle curving to the left having a radius of 10.00 feet the arc distance of 15.71 feet (chord bearing North 07 degrees, 03 minutes, 40 seconds West and distance 14.14 feet) to a point of tangent on the Southwesterly side of Beth Drive; thence (2) extending along the Southwesterly side of Beth Drive North 52 degrees, 03 minutes, 40 seconds West, 37.00 feet to the point and place of beginning; thence extending from said point of beginning and along Lot No. 58 as shown on the above mentioned plan, South 37 degrees, 56 minutes, 20 seconds West, 65.00 feet to a point, a corner in line of Lot No. 56 as shown on the above-mentioned plan; thence extending along the same North 52 degrees, 03 minutes, 40 seconds West, 47.00 feet to a point, a corner in line of Lot No. 60 as shown on the above mentioned plan; thence extending along the same North 37 degrees, 56 minutes, 20 seconds East, 65.00 feet to a point on the Southwesterly side of Beth Drive; thence extending along the same South 52 degrees, 03 minutes, 40 seconds East, 47.00 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Peter Rooney, by Deed from David Richards, dated 02/29/2008, recorded 03/03/2008 in Book 5684, Page 603.

Parcel Number: 56-00-00406-44-7.

Location of property: 132 Beth Drive, Lansdale, PA 19446-5253.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter Rooney** at the suit of Freedom Mortgage Corporation. Debt: \$208,066.59.

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

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

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

15-01945

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery, and State of Pennsylvania, bounded and described according to a plan of "Perkiomen Woods", made by F.X. Ball Associates, Inc., Consulting Engineers and Surveyors, Schwenksville, Pennsylvania dated April 14, 1976 last revised March 9, 1977 as follows:

BEGINNING at a point on the Northwesterly side of Sycamore Court (62 feet wide) which point is measured the three following courses and distances from a point formed by the intersection of the extended center line of sycamore court with the center line of Panetts Drive (25 feet as shown on said plan): (1) from said point of intersection North 49 degrees, 44 minutes, 07 seconds East, 46.76 feet to an angle point; (2) North 73 degrees, 31 minutes, 31 seconds East, 100 feet more or less to the extended Northeasterly line of Lot No. 110 as shown on said plan; and (3) along same North 16 degrees, 28 minutes, 29 seconds West, 31 feet to the point and place of beginning; thence extending from said beginning point along the Northeasterly line of Lot No. 110, North 14 degrees, 28 minutes, 29 seconds West passing partly through the p art wall between these premises and the premises adjoining to the Southwest 100 feet to a point; thence extending North 73 degrees, 31 minutes, 31 seconds East, 20 feet to a point a corner Lot No. 112 as shown on said plan; thence extending along Lot. No. 112, South 16 degrees, 28 minutes, 29 seconds East passing partly through the party wall between these premises and the premises adjoining to the Northwest 100 feet to a point on the Northwesterly side of Sycamore Court aforesaid; thence extending along the Northwesterly side of Sycamore Court South 73 degrees, 31 minutes, 31 seconds West, 20 feet to the first mentioned point and place of beginning.

BEING Lot No. 111.

TITLE TO SAID PREMISES IS VESTED IN John A. Chapman and Judith N. Chapman, as Tenants by the Entirety by Deed from Andrew J. Borzillo and Sandra L. Borzillo dated 08/13/2007 recorded 08/22/2007 in Deed Book 5661, Page 1571.

Parcel Number: 61-00-04934-23-4.

Location of property: 111 Sycamore Ct., Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John A. Chapman and Judith N. Chapman** at the suit of PNC Bank, National Association. Debt: \$223,885.72.

**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.

15-01967

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

BEGINNING at a point on the Northeasterly side of Fornance Street, at the distance of 229 feet, 09 inches Northwestwardly from the North corner of Locust and Fornance Streets; thence along said side of said Fornance Street, North 45 degrees, 46 minutes West, 70 feet, 03 inches, more or less, to a point on the East corner of Fornance and Pine Streets; thence along the Southeasterly side of Pine Street, North 44 degrees, 14 minutes East, 140 feet, 00 inches to a point on the South corner of Pine Street and a twenty foot wide alley, called Hayden Alley; thence along the Southwesterly side of said alley, South 45 degrees, 46 minutes East, 70 feet, 03 inches, more or less, to a point, a corner of this and premises now or late of Robert F. Boyle; thence along the same, South 44 degrees, 14 minutes West, 140 feet, 00 inches, to the place of beginning.

BEING the same premises which Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2000-D, Asset Backed Certificates, Series 2000-D, by its Attorney-In-Fact, Option One Mortgage Corporation by Deed dated November 16, 2005 and recorded November 22, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05584, Page 0122, granted and conveyed unto Luis Gonzalez, Lory Gonzalez and Rosa M. Gonzalez, in fee.

Parcel Number: 13-00-12208-00-1.

Location of property: 119 West Fornance Street, Norristown, PA 19401.

The improvements thereon are: Residential Real Estate.

Seized and taken in execution as the property of **Rosa M. Gonzalez, Luis Gonzalez a/k/a Luis H. Gonzalez and Lory Gonzalez** at the suit of Deutsche Bank National Trust Company Americas, as Indenture Trustee for the Registered Holders of Saxon Asset Securities Trust 2006-1 Mortgage Loan Asset-Backed Notes, Series 2006-1, c/o Ocwen Loan Servicing, LLC. Debt: \$168,865.53.

**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.

15-02032

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision prepared for Heritage Real Estate Investment Company called Regents Park Phase IV by Yerkes Associates, Inc., Consulting Engineers and Surveyors dated 4/21/1980 and recorded in the Office of the Recorder of Deeds in Plan Book A-46, Page 70, as follows, to wit:

BEGINNING at a point of tangent in the Northeasterly side of Norrington Drive (20 feet wide) measured the 3 following courses and distances from a point of curve on the Northeasterly side of Cathedral Lane: (1) on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 21.05 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 225.00 feet the arc distance of 187.36 feet to a point of tangent; (3) North 49 degrees, 23 minutes, 30 seconds West, 202.00 feet to a point; thence extending from said point and place of beginning along said side of Norrington Drive North 49 degrees, 23 minutes, 30 seconds West, 20.00 feet to a point a corner of Lot No. 307; thence extending along said lot passing through a partition wall North 40 degrees, 36 minutes, 30 seconds East, 20.00 feet to a point a corner of Lot No. 309; thence extending along said lot passing through a partition wall South 40 degrees, 36 minutes, 30 seconds West, 153.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joshua L. Hack and Jennifer A. Custer, by Deed from Carol Rose Funaro, n/k/a, Carol Rose Panossian, dated 10/21/2011, recorded 10/25/2011 in Book 5817, Page 802.

Parcel Number: 63-00-05473-46-7.

Location of property: 2391 Norrington Drive, Norristown, PA 19403-5126.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joshua L. Hack and Jennifer A. Custer** at the suit of Wells Fargo Bank, N.A. Debt: \$172,329.37.

**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.

15-02172

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon 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, Pages 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. 30 as shown on said plan; thence extending from said point of beginning along Lot No. 30, South 39 degrees, 29 minutes, 06 seconds West, 115.00 feet to a point in line of Lot No. 29 as shown on said plan; thence extending along the same, North 50 degrees, 30 minutes, 54 seconds West, 80.00 feet to a point, a corner of Lot No. 32 as shown on said plan; thence extending along same, North 39 degrees, 39 minutes, 06 seconds East, 115.00 feet to a point on the said Southwesterly side of Willow Brook Lane; thence extending also on the same, South 50 degrees, 30 minutes, 54 seconds West, 80.00 feet to a point, a corner of Lot No. 32 as shown on said plan; thence extending along the same North 39 degrees, 29 minutes, 06 seconds East, 115.00 feet to a point on the said Southwesterly side of Willow Brook Lane; thence extending along the same, South 50 degrees, 30 minutes, 54 seconds East, 80.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 31 as shown on said plan.

BEING the same premises conveyed by Deed dated 10/28/1999, recorded 11/09/1999 in Deed Book 5296, Page 77 in the Montgomery County Registry of Deeds, Pennsylvania.

BEING the same premises which Nick & Les, Inc. by Deed dated 10/28/1999 and recorded 11/9/1999, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5296, Page 77, granted and conveyed unto James Jenkinson and Victoria Jenkinson.

Parcel Number: 47-00-07832-44-6.

Location of property: 2592 Willow Brook Lane, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **James Jenkinson and Victoria Jenkinson** 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: \$312,883.15.

**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.

15-02209

ALL THAT CERTAIN parcel of land, situate in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania, being described according to a Final Plan of Subdivision made for Alton S. and Joan G. Klebe made by John T. Aston, Registered Surveyors, 537 East Philadelphia Avenue, Boyertown, Pennsylvania, dated 07/31/1984 and recorded in Plan Book A-46, Page 71, known and designated, as follows:

BEGINNING at an iron pin set on the Northeasterly side of Cherry Street, a corner of this and land of Kenneth J. Moll, being located in a Northwesterly direction 55.00 feet from a point at the corner of the intersection of Cherry Street and Front Street (40 feet wide); thence from the point of beginning along the Northeasterly side of Cherry Street, North 24 degrees West, 84.00 feet to an iron pin set, a corner of this and Lot 2 of the said plan, the line passing over an iron pipe found 29.00 feet from the last mentioned point; thence along Lot 2 of the said plan, the next 2 courses and distances, to wit: (1) leaving Cherry Street, North 66 degrees, East 133.00 feet to an iron pin set, a corner; (2) North 24 degrees, West 16.00 feet to an iron pin set in the line of the land of Albert J. and Lillian A. Dirma, a corner; thence along the land of Albert J. and Lillian A. Dirma, North 55 degrees, East 38.36 feet to an iron pipe found on the Southwesterly side of Green Alley, a corner; thence along the Southwesterly side of Green Alley, South 24 degrees, East 100.00 feet to an iron pin set, a corner of this and the land of Kenneth J. Moll, the line running partly through a hedge; thence along the land of Kenneth J. Moll, leaving Green Alley, South 66 degrees, West 171.36 feet to the place of beginning.



TITLE TO SAID PREMISES IS VESTED IN Charles R. Weller Jr. and Donna F. Weller by deed from Joann M. Slowik-Smith formerly Joann M. Slowik dated November 6, 1992 and recorded November 16, 1992 in Deed Book 5024, Page 1833. Parcel Number: 06-00-00652-00-8.

Location of property: 105 Cherry Street, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Charles R. Weller, Jr. and Donna F. Weller** at the suit of LSF8 Master Participation Trust, c/o Caliber Home Loans, Inc. Debt: \$227,151.63.

**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.

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15-02353

ALL THAT CERTAIN frame message or tenement and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, PA on the West side of Sheridan Street South of Jackson Street being known as No. 755 Sheridan Street, bounded and described, as follows, to wit:

BEGINNING at a point on the West side of said Sheridan Street at the distance of 61 feet South of the Southwest corner of Jackson and Sheridan Streets, a corner of this and other land of Ambrose Freese; thence along the West side of said Sheridan Street Southwardly 62 feet to lands now or late of Thomas Maloney; thence along said lands Westwardly 160 feet, 8 inches to a 20 feet wide alley; thence along the same Northwardly 111 feet, 11 inches to the other lands now or late of said Ambrose Freese; thence by the same Eastwardly 152 feet to the West side of Sheridan Street, aforesaid the place of beginning.

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

BEING the same premises which Andres Camacho, by Indenture bearing date the 22nd day of June A.D., 2006 and recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on the 6th day of February A.D., 2007 in Deed Book 5634, Page 1436 granted and conveyed unto Andres Camacho and Maria Olvera, husband & wife their heirs and assigns in fee.

TITLE TO SAID PREMISES IS VESTED IN Brian Risor and Danielle Risor, by Deed from Andres Camacho and Maria Olvera, h/w, dated 10/22/2007, recorded 12/13/2007 in Book 5675, Page 38.

Parcel Number: 16-00-25764-00-5, Map #16122027.

Location of property: 755 Sheridan Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brian Risor a/k/a Brian L. Risor and Danielle Risor** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$204,792.49 plus interest to sale date.

**Heather Riloff**, Attorney.

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

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

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15-02357

ALL THAT CERTAIN unit in the property known, named and identified in the declaration referred to below as 'Oak Hill Condominium' located in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 PA C.S.A. 3101 et seq. by the recording in the Montgomery County Office for the Recording of Deeds of a Declaration of Condominium dated 7/8/1988 and recorded 7/11/1988 in Deed Book 4879, Page 484 and First Amendment to Declaration of Condominium dated 5/18/1989 and recorded 5/29/1989 in Deed Book 4912, Page 584 and Second Amendment to Declaration dated 3/9/1990 and recorded 3/15/1990 in Deed Book 4840, Page 2142 and Third Amendment to Declaration of Condominium dated 6/25/1993 and recorded 9/13/1993 in Deed Book 5054, Page 826.

TITLE TO SAID PREMISES IS VESTED IN Jami A. Levin, by Deed from Jeffrey H. Penneys and Jami A. Levin, h/w, dated 11/12/2002, recorded 01/02/2003 in Book 5440, Page 2155.

Parcel Number: 40-00-43167-62-3.

Location of property: 1640 Oakwood Drive, Unit 319-W, Penn Valley, PA 19072-1042.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jami A. Levin** at the suit of Wells Fargo Bank, N.A. Debt: \$160,959.33.

**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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15-02362

ALL THOSE TWO CERTAIN lots or pieces of land, with the buildings and improvements thereon erected, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, known and designated as Lots Nos. 24 and 25 on revised plan of Perkiomen Cedars, bounded and described in accordance with a survey thereof made January 1944, by Weir and Thieme, C.E.'s, as follows, to wit:

BEGINNING at a point on the Northwestern side of Perkiomen Avenue at the distance of 474.74 feet Southwestwardly from the Southwest side of Valley Road (40 feet wide) a point, a corner of Lot No. 26; thence extending along said lot North 76 degrees, 46 minutes West, 125 feet to a point, a corner of Lot No. 70; thence extending along said lot and Lots Nos. 69 and 68 South 13 degrees, 14 minutes West, 50 feet to a point, a corner of Lot No. 23; thence extending along said lot South 76 degrees, 46 minutes East, 125 feet to a point on the Northwestern side of Perkiomen Avenue, aforesaid; thence extending along the said Northwestern side of Perkiomen Avenue North 13 degrees, 14 minutes East, 50 feet to the first mentioned point and place of beginning.

ALSO ALL THOSE TWO CERTAIN lots or pieces of land, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania known and designated as Lots Nos. 26 and 27 on revised plan of Perkiomen Cedars, bounded and described in accordance with a survey thereof made January 1944, by Weir and Thieme, C.E.'s, as follows, to wit:

BEGINNING at a point on the Northwestern side of Perkiomen Avenue at the distance of 424.74 feet Southwestwardly from the Southwest side of Valley Road (40 feet wide), a point, a corner of Lot No. 26; thence extending along said lot North 76 degrees, 46 minutes West, 125 feet to a point, a corner of Lot No. 72; thence extending along said lot and Lots Nos. 71 and 70 South 13 degrees, 14 minutes West, 50 feet to a point, a corner of Lot No. 25; thence extending along said lot South 76 degrees, 46 minutes East, 125 feet to a point on the Northwestern side of Perkiomen Avenue, aforesaid; thence extending along the said Northwestern side of Perkiomen Avenue North 13 degrees, 14 minutes East, 50 feet to the first mentioned point and place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground, known and designated as Lot No. 28 on plan of Perkiomen Cedars, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described in accordance with a survey thereof made June 1924 by Weir and Thieme, C.E.'s and revised October 23, 1947, by C. Raymond Weir, as follows, to wit:

BEGINNING at a point of intersection of the Northeast side of a private lane, 15 feet wide, and the Northwestern side of Perkiomen Avenue; thence extending along the Northeast side of said private lane, North 56 degrees, 38 minutes West, 128.64 feet to a point a corner of Lot No. 68; thence extending along said lot North 13 degrees, 14 minutes East, 16.48 feet to a point a corner of Lot No. 23; thence extending along said lot South 76 degrees, 46 minutes East, 125 feet to a point on the Northwestern side of Perkiomen Avenue, aforesaid; thence extending along the Northwestern side of Perkiomen Avenue South 13 degrees, 14 minutes West, 27.67 feet to a point of curve; thence extending along the said side of Perkiomen Avenue on a line curving to the right having a radius of 131.92 feet, the arc distance of 33.44 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John E. Walter, by Deed from John E. Walter and Nicole E. Pedro, dated 05/08/2003, recorded 05/23/2003 in Book 5457, Page 340.

Parcel Number: 55-00-01174-00-4.

Location of property: 2135 Perkiomen Avenue, Perkiomenville, PA 18074-9775.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John E. Walter** at the suit of Wells Fargo Bank, N.A. Debt: \$170,730.53.

**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.

15-02514

ALL THAT CERTAIN lot or piece of land, together with the buildings and improvements thereon, known and designated as Lot No. 222 on plan of lots known as Grand View Heights, recorded in Deed Book 606, Page 500.

SITUATE in **East Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Hartranft Avenue (50 feet wide) at the distance of 160 feet Northwest from the West corner of Hartranft Avenue and First Street (50 feet wide); thence along Lot No. 223 Southwest 150 feet to a point a corner of Lot No. 247; thence along the same Northwest 40 feet to a point a corner of Lot No. 221; thence along the same Northeast 150 feet to a point a corner on the Southwest side of Hartranft Avenue aforesaid; thence along the said side thereof Southeast 40 feet to the point and place of beginning.

BEING the same premises which Matthew L. Rubin and Paula S. Rubin, husband and wife by Deed dated 11/30/2006 and recorded 12/15/2006 in Montgomery County in Deed Book 5627, Page 2605 granted and conveyed unto Matthew L. Rubin and Paula S. Rubin, Surviving Joint Tenants.

Parcel Number: 33-00-03859-00-5.

Location of property: 108 West Hartranft Avenue, East Norriton, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Matthew L. Rubin** at the suit of Green Tree Servicing, LLC. Debt: \$176,522.52.

**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.

15-02599

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Daniel Pellechio by Urwiler & Walter, Inc., dated 4-26-1986 last revised 12-14-1987 and recorded in Plan Book A-49, Page 438, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Court B (no width given), a corner of this and Lot No. 16 on said plan; thence extending from said point of beginning and along the Southwesterly side of Court B, aforesaid, North 88 degrees, 39 minutes, 49 seconds East, 20.00 feet to a point, a corner of Lot No. 18 on said plan; thence extending along the same, crossing Easement B and the Township/Borough Line, South 01 degrees, 20 minutes and 11 seconds East, 125.00 feet to a point in line of Open Area; thence extending along the same, South 88 degrees, 39 minutes, 49 seconds West, 20.00 feet to a point, a corner of Lot No. 16, aforesaid; thence extending along the same, re-crossing Easement B, aforesaid, North 01 degrees, 20 minutes, 11 seconds West, 125.00 feet to the first mentioned point and place of beginning.

BEING the same premises which John Coleman, by Deed dated September 12, 2003, and recorded September 18, 2003, in the Office of the Recorder of Deeds in and for the County of Montgomery, Deed Book 5473, Page 1480, granted and conveyed unto Gerard E. O'Leary, in fee.

Parcel Number: 38-00-00216-22-3.

Location of property: 17 Berger Lane, Court B, Schwenksville, PA 19473.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Gerard E. O'Leary** at the suit of LSF8 Master Participation Trust. Debt: \$215,388.27.

**Keri P. Ebeck**, 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.

15-02604

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania and described according to a Plan of Subdivision prepared for Realen Homes made by Robert E. Blue Consulting Engineers, P.C., dated April 20, 1997 and last revised March 23, 2001 and recorded in Plan Book A-60, Pages 143 to 148, as follows, to wit:

BEGINNING at a point of curve on the Northerly side of a cul-de-sac at the end of Tatum Lane (50 feet wide), which point of beginning is common to this lot and Lot No. 19 as shown on said plan, which point of beginning is also at the head of a certain 20 feet wide storm sewer easement; thence extending from said point of beginning, along Lot No. 19, North 00 degrees, 47 minutes, 35 seconds West, through the bed of said storm sewer easement, 154.83 feet to a point; thence extending South 89 degrees, 16 minutes, 35 seconds East, 254.59 feet to a point a corner of Lot No. 27 as shown on said plan; thence extending along the same, South 00 degrees, 47 minutes, 36 seconds East, 50.82 feet to a point a corner of Lot No. 21 as shown on said plan; thence extending along the same, following two courses and distances, viz: (1) South 50 degrees, 40 minutes, 00 seconds West, 192.96 feet to a point; and (2) South 69 degrees, 31 minutes, 28 seconds West, 50.00 feet to a point of curve on the Northeasterly side of the cul-de-sac at the end of Tatum Lane; thence extending along the same, Northwestwardly on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 73.64 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Charles Scott Minor and Monique A. Minor, h/w, by Deed from Realen Homes, L.P. a Pennsylvania Limited Partnership, Successor to Realen Homes, LLC, dated 04/19/2002, recorded 04/24/2002 in Book 5404, Page 1841.

Parcel Number: 65-00-11471-64-1.

Location of property: 708 Tatum Lane, Plymouth Meeting, PA 19462-1268.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles Scott Minor and Monique A. Minor** at the suit of Santander Bank, N.A. Debt: \$386,556.90.

**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.

15-02659

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the **Abington Township**, County of Montgomery, and Commonwealth of Pennsylvania, being part of Lots of Willow Grove Homestead Company, bounded and described, as follows, to wit:

BEGINNING at a point, on the Southeasterly side of Fairview Avenue (50 feet wide), at the distance of 61 feet Northeast of a corner stone, at the Northeast corner of Parkview Avenue (50 feet wide) and Fairview Avenue; thence, along the Southeasterly side of said Fairview Avenue, North 28 degrees, 32 minutes, 00 seconds East, 32 feet; thence, South 61 degrees, 28 minutes, 00 seconds, East, 125 feet; thence, South 28 degrees, 32 minutes, 00 seconds West, 32 feet; thence North 61 degrees, 28 minutes, 00 seconds West, 125 feet to the place of beginning.

UNDER AND SUBJECT to certain rights and restrictions as may now appear of record.

BEING the same premises which Allison Ambrose-Edwards by Deed dated August 23, 2004, and recorded in the Recorder of Deeds Office in and for Montgomery County on September 29, 2004 in Deed Book 05529, Page 1517 as Instrument No. 2004204512, granted and conveyed unto Calvin F. Edwards, in fee.

Parcel Number: 30-00-19292-00-1.

Location of property: 1827 Fairview Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Calvin Edwards** at the suit of U.S. Bank, N.A. Successor Trustee to Bank of America, et al. Debt: \$360,258.43.

**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.

15-02672

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

BEGINNING at a point on the Northwest side of George Street, at the distance of 109.8 feet Southwesterly from the Southwest corner of Elm and George Streets; thence Northwesterly 115.0 feet to a twenty feet wide alley; thence along said alley Southwesterly 21.0 feet to a point; thence Southeasterly parallel with the first line 115.0 feet to the West side of George Street, aforesaid; thence along said side of said street Northerly 21.0 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Vincent McFadden, from Gail E. Smith, in a Deed dated 5/26/2000, recorded 6/1/2000 in Book 5318 Page 1260 Instrument #009868.

Parcel Number: 13-00-13552-00-7.

Location of property: 751 George Street, Norristown, PA 19401-3730.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vincent Mcfadden a/k/a Vincent Mc Fadden** at the suit of LSF8 Master Participation Trust. Debt: \$141,669.75.

**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.

15-02767

ALL THAT CERTAN lot or pared of land, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a subdivision plan of Prophecy Crossing, made by A. W. Martin Associates, Inc. on July 8, 1977 of which Parcel "A" with revision dates through November 14, 1979 is recorded in the Office of the Recorder of Deeds of Norristown, in Plan Book A-38, Page 62, as follows:

BEGINNING at a point on the Northeasterly side of the cul de sac at the terminus of Galston Court, a corner of this and Lot No. 3, as shown on said plan, which point is measured the 6 following courses and distances from a point of curve on the Northeasterly side of Dundee Drive (50.00 feet wide): (1) leaving Dundee Dove on the arc of a curve, curving to the right, having a radius of 20.00 feet, the arc distance of 31.16 feet to a point of tangent on the Southeasterly side of Galston Court (50.00 feet wide); (2) North 03 degrees, 39 minutes, 06 seconds East, 120.52 feet to a point of curve; (3) on the arc of a curve, curving to the left having a radius of 300.00 feet the arc distance of 181.36 feet to a point of tangent; (4) North 38 degrees, 17 minutes, 15 seconds East, 30.36 feet to a point of curve; (5) on the arc of a curve curving to the right, having a radius of 50.00 feet the arc distance of 52.36 feet to a point of reverse curve; and (6) all the arc of II curve, curving to the left, having a radius of 50.00 feet the arc distance of 130.89 feet to the point of beginning; thence extending from said point of beginning, continuing on the arc of a curve, curving to the left, having a radius of 50.00 feet the arc distance of 78.54 feet to a point a corner; thence extending North 38 degrees, 17 minutes, 15 seconds East, 290.09 feet to a point a corner on the Southwesterly side of 50.00 feet the arc distance of 52.36 feet to a point of reverse curve; and (6) on the arc of a curve, curving to the left, having a radius of 50.00 feet the arc distance of 130.89 feet to the point of beginning; thence extending from said point of beginning, continuing on the arc of a curve, curving to the left, having a radius of 50.00 feet the arc distance of 78.54 feet to a point a corner; thence extending North 38 degrees, 17 minutes, 15 seconds East, 290.09 feet to a point a corner on the Southwesterly side of Skippack Pike; thence extending South 51 degrees, 42 minutes, 45 seconds East along said side of Skippack Pike 250.00 feet to a point a corner of Parcel D, as shown on said plan; thence extending South 38 degrees, 17 minutes, 15 seconds West along line of Parcel 13, 160.00 feet to a point a corner of Lot No. 3 as shown on said plan; thence extending along line of Lot No. 3, the 2 following courses and distances: (1) North 51 degrees, 42 minutes, 45 seconds West, 200.00 feet; and (2) South 38 degrees, 17 minutes, 15 seconds West, 80.09 feet to a point a corner on the Northeasterly side of the aforementioned cul de sac, the first mentioned point and place of beginning.

BEING the same property as conveyed from sang Suk Kim to Ham Ok Jun, an unmarried woman and Rae Young Yuh, a married woman, as described in Deed Book 5602, Page 1077, dated 05/25/2006, recorded 05/30/2006 in Montgomery County Records.

Parcel Number: 66-00-02040-52-2.

Location of property: 900 Galston Court, Blue Bell, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ham Ok Jun a/k/a Ham O. Jun and Rae Young** at the suit of Green Tree Servicing, LLC. Debt: \$385,559.94.

**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.

15-02795

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan of "Wyndmoor Estates" Section #3 made for Wyndmoor Estate Inc. by George B. Mebus, Inc., Engineers dated 3/7/1961 and last revised 9/29/1961, said plan being recorded in the Office for the Recording of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-6, Page 65, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Mermaid Lane (60 feet wide) said point being at the distance of 33.33 feet measured on the arc of a circle curving to the right having a radius of 25 feet from a point of curve on the Northeasterly side of Louise Lane (50 feet wide); thence extending from said point of beginning along the Southeasterly side of Mermaid Lane the 2 following courses and distances: (1) North 24 degrees, 31 minutes, 15 seconds East, 100.36 feet to a point of curve; and (2) Northeastwardly on the arc of a circle curving to the left having a radius of 560 feet the arc distance of 19.64 feet to a point; thence extending South 51 degrees, 51 minutes, 56 seconds East, 127.89 feet to a point; thence extending South 38 degrees, 8 minutes, 4 seconds West, 135.66 feet to a point on the Northeasterly side of Louise Lane aforesaid; thence extending North 51 degrees, 51 minutes, 56 seconds West along the Northeasterly side of Louise Lane 75 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 33.33 feet to the first mentioned point of tangent and place of beginning.

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

Parcel Number: 52-00-11503-50-5.

Location of property: 510 East Mermaid Lane, Springfield, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ruth Mcartis** at the suit of Wells Fargo Bank, N.A., s/b/m to World Savings Bank, FSB. Debt: \$261,746.80.

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

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

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

15-02808

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

BEGINNING at a point on the Northeast side of Marshall Street between Willow and Church Streets, beginning at the distance of 172.8 feet Southeasterly from Church Street; thence Northeasterly parallel with said Church Street, 57 feet, more or less, to ground of Nathan Schultz; thence along the line of said Schultz's land Southeasterly, 15 feet to a corner; thence Southwesterly parallel with the first line, 57 feet, more or less, to the Northeast side of Marshall Street, aforesaid; thence along said side of said Street Northwesterly, 15 feet to the place of beginning.

BEING the same premises which HFTA Consumer Discount Company d/b/a Transamerica Financial Consumer Discount Company, by Deed dated 2/25/2003 and recorded on 3/24/2003 in the Office for the Recorder of Deeds in and for the County of Montgomery as Book 5450, Page 01392 granted and conveyed unto PLM Real Estate Investment Corporation.

Parcel Number: 13-00-24540-00-8.

Location of property: 33 East Marshall Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **PLM Real Estate Investment Corporation a/k/a PLM Real Estate Investments, Inc.** at the suit of Firsttrust Bank. Debt: \$36,626.92.

**Sarah A. Elia**, 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.

15-02895

ALL THAT CERTAIN, lot or piece of ground, with the buildings and improvements thereon erected, situate in the **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision prepared for Heritage Real Estate Investment Company, called 'Regents Parks Phase IV' by Yerkes Associates, Inc. Consulting Engineers and Surveyors dated April 21, 1980 and recorded in the Office of the Recorder of Deeds in Plan Book A-46, Page 69, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Craftsman Road measured the 2 following courses and distances from a point of curve on the Southwesterly side of Norrington Drive; (1) on the arc of a circle curving to the left having a radius of 15.00 feet the arc distance of 23.56 feet to a point of tangent; (2) South 40 degrees, 36 minutes, 30 seconds West, 51.00 feet to a point, a corner of Lot No. 449; thence extending from said point and place of beginning along said lot passing through a partition wall South 49 degrees, 23 minutes, 30 seconds East, 104.63 feet to a point, a corner of Lot No. 379; thence extending along said lot South 40 degrees, 26 minutes, 30 seconds West, 20.00 feet to a point, a corner of Lot No. 447; thence extending along said lot passing through a partition wall North 49 degrees, 23 minutes, 30 seconds West, 104.63 feet to a point of tangent on the Southeasterly side of Craftsman Road; thence extending along said side thereof North 40 degrees, 36 minutes, 30 seconds East, 20.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 448 on said plan.



TITLE TO SAID PREMISES IS VESTED IN Joseph P. Viola, III and Linda M. Viola, by Deed from Kathleen Leonard, dated 11/26/2008, recorded 12/11/2008 in Book 5716, Page 1852.

Parcel Number: 63-00-01763-42-4.

Location of property: 946 Craftsman Road, Norristown, PA 19403-5138.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Patrick Viola, III a/k/a Joseph P. Viola, III and Linda M. Viola** at the suit of Freedom Mortgage Corporation. Debt: \$245,113.83.

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

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

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

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15-02967

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate on the Southeast side of Haws Avenue at the distance of 227.45 feet, Southwestwardly from the Southwest side of Beech Street, as laid out and proposed, but unopened, in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania.

CONTAINING in frontage or breadth on the said Haws Avenue, Southwestwardly, 16.01 feet and extending of that width in length or depth, on a course bearing South 49 degrees, East 130.20 feet to a certain proposed 20 feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Kenneth M. Boyle, Jr., by Deed from Judith A. Marchozzi and Angelo E. Marchozzi and Judith C. Marchozzi, dated 04/25/2003, recorded 05/21/2003 in Book 5456, Page 2082.

Parcel Number: 13-00-16164-00-5.

Location of property: 826 Haws Avenue, Norristown, PA 19401-3736.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kenneth M. Boyle, Jr.** at the suit of JP Morgan Chase Bank, National Association. Debt: \$58,175.20.

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

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

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

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15-02988

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

BEGINNING at a point in the center line of a public road known as the Pleasant View Road, at a distance of 245 feet Northeastly from the center of the intersection of the said Pleasant View Road and a public road leading to Pruss Hill, a corner of this and land of Lester Yerger; thence along the center line of the said Pleasant View Road North 41 degrees, 30 minutes East, 90 feet to a point in the center line of said road, a corner of other land of the said Henry B. Carlisle, and Bell R. his wife; thence along the same South 48 degrees, 30 minutes East, 478.25 feet to a point in the middle line of the said public road leading to Pruss Hill; thence along the center line of the same North 83 degrees, 45 minutes West, 154.68 feet to a point in the center line of said road, a corner of land of the said Lester Yerger; thence along the same North 48 degrees, 30 minutes West, 350 feet to the place of beginning.

CONTAINING 1369 perches of land.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT a tract of land containing 685 perches conveyed by Frank Snell et ux. to Jacob O. Buckwalter et ux. by Deed dated 5/26/1954, recorded 6/11/1954 in Deed Book 2475, Page 343, Montgomery County Records.

TITLE TO SAID PREMISES IS VESTED IN Richard Christian Williams, by Deed from Willard Allen Wilder, Jr., dated 10/28/2004, recorded 11/08/2004 in Book 5532, Page 482.

Parcel Number: 42-00-03487-00-8.

Location of property: 1938 North Pleasantview Road, Pottstown, PA 19464-2219.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard Christian Williams** at the suit of Wells Fargo Bank, N.A. Debt: \$221,890.47.

**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.

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15-03092

ALL THAT CERTAIN parcel or tract of land, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Subdivision Plan as prepared for Edward Alex by Ralph E. Shaner & Son Engineering Company, dated 9/14/1976 and last revised 12/21/1976 and more fully described, as follows, to wit:

BEGINNING at a corner lands of the late Oliver Conger, said point being in the bed of North Keim Street having a legal width of 33 feet and an ultimate width of 60 feet otherwise designated as Pennsylvania Legislative Route 46005 leading from Buchert Road to North Charlotte Street otherwise designated as Pennsylvania Traffic Route 663; thence from said point of beginning continuing in and along said North Keim Street, North 57 degrees, 42 minutes East, 81.42 feet to a corner of Lot No. 2; thence along the same, South 43 degrees, East 304.48 feet to a corner on line of lands of Ringing Hill Fire Company; thence along the latter lands, South 14 degrees, 45 minutes West, 94.60 feet to an iron pin, a corner on line of lands of aforesaid late of Oliver Conger; thence along the latter lands, North 43 degrees, 00 minutes West, 370.07 feet or 0.620 acres of land.

UNDER AND SUBJECT to terms and conditions of easement agreement between Stephen Baker and Jacqueline Baker, his wife, and Scott J. Keppler and Carol Keppler, his wife, recorded July 14, 1987 in Deed Book 4844, Page 288.

TITLE TO SAID PREMISES IS VESTED IN Kathleen M. Liott and Thomas J. Liott by Deed from Stephen Christopher Baker and Jacqueline A. Baker, dated September 24, 1987 and recorded October 5, 1987 in Deed Book 4853, Page 00679.

THE SAID Kathleen M. Liott died on June 30, 2010 thereby vesting title in her surviving spouse Thomas J. Liott by operation of law.

Parcel Number: 42-00-02277-00-3.

Location of property: 1792 North Keim Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas J. Liott** at the suit of LSF9 Master Participation Trust. Debt: \$284,955.75.

**Jacob M. Ottley**, Attorney.

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

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

15-03423

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by John E. Burkhardt and Associates, Lansdale, Pennsylvania, Registered Surveyors, dated January 28, 1959, as follows, to wit:

BEGINNING at a point, a P.K., said P.K. being located South forty-two degrees, twenty-three minutes West, fifteen and six one-hundredths feet from the center line of Easton Road (Traffic Route #611) (eighty feet wide) and the intersection of the South side of Columbia Avenue (fifty feet wide); thence along the South side of Columbia Avenue, North forty-two degrees, twenty-three minutes East, one hundred seventy-two and ninety-six one-hundredths feet to an iron pin, a corner of this and land now or formerly of Rosino Kessmer and Lillian B., his wife; thence along land now or formerly of Kessmer, South thirty-nine degrees, thirty-seven minutes East, one hundred sixty-five feet to an iron pin, a corner of this land and land now or formerly of Kessmer and land now or formerly of Arthur Jarrett; thence along land now or formerly of Jarrett the five following courses and distances: (1) South forty-three degrees, eleven minutes West, twenty-two and ninety-three one-hundredths feet to an iron pin; (2) South thirty-nine degrees, eleven minutes, thirty seconds East, sixty-nine and thirty-eight one-hundredths feet to an iron pin; (3) South fifty-one degrees, sixteen minutes West, eighty-three and sixty one-hundredths feet to an iron pin; (4) South thirty-four degrees, thirty-one minutes West, fifty-four and fifty-three one-hundredths feet to an iron pin; (5) South fifty-eight degrees, thirty-one minutes West, eighty-three and sixty-two one-hundredths feet to a P.K. set in the bed of Easton Road (Traffic Route #611); thence along the road bed of Easton Road North twenty-one degrees, twenty-two minutes, forty seconds West, two hundred twenty-six and forty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Stephen Horvath and Helen Horvath, husband and wife, by Deed dated March 26, 1959 and recorded March 30, 1959 in the Office of the Recorder of Deeds for Montgomery County in Deed Book Volume 2953, Page 409, granted and conveyed unto Thomas Saylor and Diane Saylor, husband and wife.

AND THE SAID Diane Saylor has since departed this life whereby title became vested in Thomas Saylor by reason of Tenants by the Entireties.

Parcel Number: 36-00-03835-00-8.

Location of property: 550 Easton Road, Horsham, PA 19044.

The improvements thereon are: Repair Shop/Garages.

Seized and taken in execution as the property of **Adam Matthew Weisbaum** at the suit of SMS Financial 30, LLC. Debt: \$57,092.97.

**Amar A. Agrawal**, 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.

15-03505

ALL THOSE THREE CERTAIN lots of land, with the buildings and improvements thereon erected, situate in the 8th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

TRACT NO. 1: BEGINNING at a point on the West side of Willow Street at the distance of ninety feet from the Northwest corner of Willow and Gay Streets, a corner of this and Lot No. 158; thence along the West side of said Willow Street Northerly 30 feet to a corner of Lot No. 160; thence along said lot Westward one hundred and thirty feet to Poplar Street; thence along the East line of said Poplar Street Southwardly thirty feet to Lot No. 158, aforesaid; thence along said lot Eastwardly one hundred and thirty feet to the place of beginning.

BEING Lot No. 159 on plan of lots laid out by Pottstown Land and Improvement Company.

TRACT NO. 2: BEGINNING at a point on the West side of Willow Street at the distance of one hundred twenty feet from the Northwest corner of Willow and Gay Street, a corner of this and Lot No. 159; thence along the West side of Willow Street Northwardly thirty feet to a corner of Lot No. 161; thence along the said lot Westwardly one hundred thirty feet to Poplar Street; thence along the East line of said Poplar Street Southwardly thirty feet to Lot No. 159 aforesaid; thence along said lot Eastwardly one hundred thirty feet to the place of beginning.

BEING Lot No. 160 on said plan.

TRACT NO. 3: BEGINNING at a stake on the West line of Willow Street distant one hundred and fifty feet Northerly from the North line of Gay Street, at a corner of this and Lot No. 160; thence by said lot Westerly one hundred thirty feet to the Eastern line of Poplar Street; thence by said Street Northerly and parallel with Willow Street nineteen feet two and one-half inches to a point, the angle in the Eastern line of said Poplar Street; thence still by said Street Northerly ten feet and eleven inches to a stake a corner of this and Lot No. 162; thence by said lot Easterly and parallel with the first line one hundred thirty-two feet and eight inches more or less to the West line of Willow Street; thence by the said Street Southerly thirty feet to the place of beginning.

BEING Lot No. 161 on said plan.

UNDER AND SUBJECT to building restrictions and agreements of record.

BEING the same premises which David B. Alleman and Alma by Deed dated February 28, 1984 and recorded February 29, 1984 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4730, Page 1361, granted and conveyed unto Stefan O. Plunt and Donna M. Plunt, his wife, as Tenants by the Entireties, in fee. Parcel Number: 16-00-33124-00-7.

Location of property: 753 Willow Street, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Donna M. Plunt and Stefan O. Plunt a/k/a Stefan D. Plunt** 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., Indenture Trustee for Residential Asset Mortgage Products, Inc., GMACM Mortgage Loan Trust 2004-GH1, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$159,960.25.

**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.

15-03580

ALL THAT CERTAIN lot or piece of land, situate in **Red Hill Borough**, County of Montgomery and State of Pennsylvania, known as 713 Jefferson Street and designated as Lot #51 according to a final plan of subdivision, Red Hill Village, made by Barrett Development Corporation by John G. Walter, Jr., Registered Engineer, dated July 1, 1970 and recorded in the Office for the Recording of Deeds on July 23, 1970 in Plan Book A-17, Page 12, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Jefferson Street (fifty [50] feet wide), at the following two courses and distances measured along the said side of Jefferson Street from a point of curve on the Southeasterly side of 8th Street (fifty [50] feet wide): (1) on the arc of a circle curving to the right in a Southeastwardly direction having a radius of thirteen feet (13 feet) the arc distance of twenty and forty-two one-hundredths feet (20.42 feet) to a point of tangent in the same; thence (2) South twenty-one degrees, forty-seven minutes, thirty seconds East, four hundred seventy-one and eight one-hundredths feet (South 21 degrees, 47 minutes, 30 seconds East, 471.08 feet) to the point and place of beginning.

CONTAINING in front or breadth on the said Southwesterly side of Jefferson Street measured South twenty-one degrees, forty-seven minutes, thirty seconds East, twenty feet (South 21 degrees 47, minutes 30, seconds East, 20 feet) and extending of that width in length or depth measured South sixty-eight degrees, twelve minutes, thirty seconds West, one hundred fifty-five feet (South 68 degrees, 12 minutes, 30 seconds West, 155 feet) to a twenty foot (20 foot) wide alley running from 8th Street to 7th Street.

Parcel Number: 17-00-00148-17-7.

Location of property: 713 Jefferson Street, Red Hill, PA.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Patrick M. Rogers** at the suit of First Commonwealth Federal Credit Union. Debt: \$156,141.23.

**Michael R. Nesfeder**, 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.

15-03607

ALL THAT CERTAIN lot or piece of land, situate in the Third Ward of **Ambler Borough**, Montgomery County, Pennsylvania, being Lot No. 125 on a Plan of Lots of Ambler Parks as laid out by Thomas S. Gillia, C.E., said plan being recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 571, Page 500.

SUBJECT TO conditions as shown on a plan of subdivision recorded in Deed Book 571, Page 500.

TITLE TO SAID PREMISES IS VESTED IN Allison Hall by Deed dated 05/28/2004, given by Sara L. Curtis, widow, recorded 06/17/2004, in Book 5512, Page 535.

Parcel Number: 01-00-02230-00-1.

Location of property: 222 Highland Avenue, Ambler, PA 19002-4803.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Allison Hall** at the suit of Wells Fargo Bank, National Association as Trustee for Morgan Stanley ABS Capital I, Inc. Trust 2006-WMC1, Mortgage Pass Through Certificates, Series 2006-WMC1. Debt: \$208,405.84.

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

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

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

15-04589

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Greenville Borough**, County of Montgomery, and State of Pennsylvania, bounded and described according to a Plan of "Colonial Village" made for Axelrod Construction Company, Urwiler and Walter, Inc., Registered Professional Engineers, dated 02/26/74 and last revised 04/25/74, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Colonial Drive (82 feet wide) said point being at the distance of 101.51 feet measured South 24 degrees, 06 minutes, 10 seconds East along the Northeasterly side of Colonial Drive from its point of intersection with the Southeasterly side of Morris Road (82 feet wide).

CONTAINING in front or breadth Southeastwardly along the Northeasterly side of Colonial Drive 50 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Colonial Drive, 101.51 feet to the middle of the 20 foot wide sanitary sewer easement, the Northwest line thereof running through the middle of another 20 foot wide sanitary sewer easement.

BEING Lot No. 250 as shown on the above mentioned plan.

BEING the same premises which Edwin R. Braxton and Patricia A. Braxton, husband and wife, by Deed dated 9/30/2004 and recorded 10/8/2004 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 05628, Page 1353 and Instrument No. 2004199540, granted and conveyed unto Christopher Pursell.

Parcel Number: 06-00-00972-00-3.

Location of property: 549 Colonial Drive, East Greenville, PA 18041.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Christopher Pursell a/k/a Christopher R. Pursell** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-12. Debt: \$236,437.16.

**LeeAnne O. Huggins**, Attorney.

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

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

15-04636

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of part of Section No. 4 of Wonderland made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, dated June 12, 1953, and revised October 24, 1953, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Coolidge Avenue fifty feet wide, at the distance of two-hundred ten feet measured Southeastwardly along the Northwesterly Northerly and Northeasterly side of Coolidge Avenue and the Northeasterly side of Rossiter Avenue from a point on the Northeasterly side of Rossiter Avenue, where the same is intersected by a certain twenty feet wide right-of-way for sewers, etc.; thence extending North sixteen degrees, thirty-eight minutes, eleven seconds West along line of Lot No. 115 on the said plan one-hundred eighty feet to a point in the centerline of the aforesaid twenty feet wide right-of-way for sewer, etc.; thence extending along the same, North fifty degrees, twelve minutes, thirty seconds, East twenty-three and seventy-three one-hundredths feet to a point; thence extending South thirty-nine degrees, forty-seven minutes, thirty seconds East, one-hundred seventy-eight and forty-three one-hundredths feet to a point on the Northwesterly side of Coolidge Avenue; thence extending along the Northwesterly side of Coolidge Avenue, on the arc of a circle curving to the right in a Southwesterly to Northwesterly direction having a radius of one-hundred eighty feet the arc distance of ninety-six and fifty-four one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tracie M. Best-Harris, by Deed from Richard C. Lawrence and Thomasina A. Lawrence, dated 08/26/1999, recorded 09/23/1999 in Book 5289, Page 773.

Parcel Number: 30-00-10448-00-7.

Location of property: 1536 Coolidge Avenue, Abington, PA 19001-1426.

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.

15-04784

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Upper Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Summer Grove, made for Rouse/Chamberlin, Ltd., by Bursich Associates, Inc., dated October 18, 2004, last revised December 6, 2005 and recorded in Plan Book 26, Pages 84 to 89, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Summer Grove Lane (50 feet wide), a corner of this and Lot No. 19 on said plan; thence, extending from said point of beginning and along the Northwesterly side of Summer Grove Road, aforesaid, along the arc of a circle curving to the left, having a radius of 175.00 feet, the arc distance of 64.06 feet to a point, a corner of Lot No. 21 on said plan; thence, extending along the same, crossing a 5 feet wide Water Easement "B", North 73°, 05', 39" West, 126.22 feet to a point in line of Open Space No. 4 on said plan; thence, extending along the same, North 32°, 09', 50" East, 108.36 feet to a point, a corner of Lot No. 19, aforesaid; thence, extending along the same, re-crossing the aforesaid 5 feet wide Water Easement "B", South 52°, 07', 14" East, 117.05 feet to the first mentioned point and place of beginning.

BEING Lot No. 20 as shown on said plan.

BEING the same premises which Rouse/Chamberlin, LTD) a PA limited liability partnership by Deed dated 3/19/2008 and recorded 3/20/2008 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5686, Page 727, granted and conveyed unto George Williams and Tammar Williams, husband and wife.

Parcel Number: 60-00-00130-23-6.

Location of property: 338 Summer Grove Lane, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **George Williams and Tammar Williams** at the suit of Nationstar Mortgage, LLC. Debt: \$353,761.71.

**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.

15-04843

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery, and State of Pennsylvania, bounded and described according to a survey thereof made by John V. Hoey, Registered Civil Engineer, Norristown, Pennsylvania, on 1/5/1948, as follows, to wit:

BEGINNING at a stake set at the intersection of the Northeasterly side of Plymouth Road (Johnson Highway) with the Westerly side of Belvoir Avenue; thence extending along the Northeasterly side of Plymouth Road (Johnson Highway) North 38 degrees, 39 minutes West, 276.46 feet to a stake; thence by other land of James Bondi and Anna Bondi, his wife whereof this is a part, North 45 degrees, 37 minutes East, 212.46 feet to a point on the Westerly side of Belvoir Avenue; thence along the Westerly side of Belvoir Avenue, South 03 degrees, 16 minutes East, 365.39 feet to the place of beginning.

BEGINNING at a point on the Northeasterly side of Plymouth (33 feet wide) at the distance of 221.46 feet Northwestward from the intersection with the Southwest side of Belvoir Avenue (33 feet wide); thence extending along the said side of Plymouth Road, North 38 degrees, 39 minutes West, 55 feet to a point, a corner of land of T. Gibbons; thence extending along land of the said T. Gibbons and along land now or late of Peter Belz, North 45 degrees, 37 minutes East, 212.46 feet to the Westerly side of Belvoir Avenue (33 feet wide); thence extending along the said side of said Belvoir Avenue, South 03 degrees, 16 minutes East, 95 feet to a point; thence extending along other land of the said Peter Volpe, of which this was a part, South 51 degrees, 50 minutes West, 156.37 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jessie Ann Pascale, widow, by Deed from Jessie Ann Pascale and Angelo Pascale, her husband, dated 09/27/2006, recorded 10/30/2006 in Book 5622, Page 00660.

Parcel Number: 49-00-09175-00-1.

Location of property: 824 Belvoir Road, Plymouth Meeting, PA 19462-2516.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jessie Ann Pascale** at the suit of Ocwen Loan Servicing, LLC. Debt: \$263,577.95.

**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.

15-05122

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements erected thereon, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a Record Plan of 130 Long Road made by Joseph M. Estock, P.E., PLS, dated February 10, 2003 and last revised April 14, 2003 and recorded in Montgomery County in Plan Book 22, Page 82, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Norlyn Court (30 feet wide private road) 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, North 48°, 50' West, 141.58 feet to a point in line of land now or formerly of Samuel J. and Mary George; thence extending along the same, North 68°, 14' East, 139.50 feet to a point, a corner of Lot No. 4 as shown on said plan; thence extending



along the same, South 8° East, 116.46 feet to a point on the Northerly side of the cul-de-sac at the end of Norlyn Court; thence extending along the same, the two following courses and distances, viz: (1) Southwestwardly on the arc of a circle curving to the left having a radius of 43 feet the arc distance of 32.58 feet to a point of reverse curve thereon, and (2) Southwestwardly on the arc of a circle curving to the right having a radius of 400 feet the arc distance of 18.03 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 as shown on said plan.

Parcel Number: 58-00-12760-03-4.

Location of property: 630 Norlyn Court, King of Prussia, PA 19405.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William Whalen and Elizabeth Whalen** at the suit of Citizens Bank, N.A., f/k/a RBS Citizens, N.A. Debt: \$315,745.97.

**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.

15-05153

ALL THAT CERTAIN lot, plot or parcel of land with the message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania designated at Lot No. 2601 on a certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A described according to an "As Built" Plan of House No. 2601 prepared by Serdy & Burisch, Inc., as endorsed hereon, as follows, to wit:

BEGINNING at a point a corner of this and "Common Area" which point is measured the three following courses and distances form the point of intersection of the center line of Main Drive and "A" Drive, as shown on said plan: (1) leaving said point of intersection and extending South 26 degrees, 18 minutes, 00 seconds East along the center line of Main Drive 6.00 feet; (2) South 39 degrees, 42 minutes, 00 seconds West, 109.98 feet; and (3) South 50 degrees, 18 minutes, 00 seconds East, 51.48 feet to the point and place of beginning.

CONTAINING in frontage or breadth on a course measured South 39 degrees, 42 minutes, 00 seconds West from said point of beginning 20.00 feet and extending of that width Southeastwardly between parallel lines at right angles thereto 38.00 feet.

Parcel Number: 42-00-05118-84-3.

Location of property: 2601 Walnut Ridge Estates, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Edward J. Grace, III and Deborah S. Grace, as Tenants by the Entirety by Deed from Edward Grace, dated June 21, 2006, recorded on July 14, 2006, in the Montgomery County Recorder of Deeds Office in Deed Book 05608, Page 0848, Instrument Number 2006086409** at the suit of Central Mortgage Company. Debt: \$166,974.37.

**William E. Miller**, Attorney.

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

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

15-05352

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of part of Section No. 4 of Wonderland made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, dated June 12, 1953, and revised October 24, 1953, as follows, to wit:

BEGINNING at a point on the Northwestern side of Coolidge Avenue fifty feet wide, at the distance of two-hundred ten feet measured Southeastwardly along the Northwesternly Northerly and Northeasterly side of Coolidge Avenue and the Northeasterly side of Rossiter Avenue from a point on the Northeasterly side of Rossiter Avenue, where the same is intersected by a certain twenty feet wide right-of-way for sewers, etc.; thence extending North sixteen degrees, thirty-eight minutes, eleven seconds West along line of Lot No. 115 on the said plan one-hundred eighty feet to a point in the centerline of the aforesaid twenty feet wide right-of-way for sewer, etc.; thence extending along the same, North fifty degrees, twelve minutes, thirty seconds, East twenty-three and seventy-three one-hundredths feet to a point; thence extending South thirty-nine degrees, forty-seven minutes, thirty seconds East, one-hundred seventy-eight and forty-three one-hundredths feet to a point on the Northwestern side of Coolidge Avenue; thence extending along the Northwestern side of Coolidge Avenue, on the arc of a circle curving to the right in a Southwesterly to Northwesternly direction having a radius of one-hundred eighty feet the arc distance of ninety-six and fifty-four one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Tracie M. Best-Harris**, by Deed from Richard C. Lawrence and Thomasina A. Lawrence, dated 08/26/1999, recorded 09/23/1999 in Book 5289, Page 773.

Parcel Number: 30-00-10448-00-7.

Location of property: 1536 Coolidge Avenue, Abington, PA 19001-1426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tracie M. Best Harris a/k/a Tracie M. Best-Harris** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-NC1. Debt: \$175,734.70.

**Meredith Wooters**, Attorney. I.D. #307207

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

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

15-05387

ALL THAT CERTAIN building Unit in the property known, named and identified in the Declaration Plan referred to below as Towamencin Condominium, Section No. 1 and No. 2, located on Bustard Road, **Towamencin Township**, Montgomery County, PA, which has heretofore been submitted to the provisions of the Unit Property Act of PA, Act of 7/3/1963, P.L. 196, by the Recording in the Office of the Recording of Deeds of Montgomery County, a Declaration dated 2/8/1974 and recorded 3/4/1974 in Deed Book 3925, Page 308 and Amendments thereto recorded in Deed Book 3929, Page 387, Deed Book 3942, Page 64, Deed Book 3983, Page 412, Deed Book 4009, Page 192, Deed Book 4045, Page 215, Deed Book 470, Page 882 and Deed Book 4833, Page 823 and the Declaration Plan of Towamencin Condominium recorded in Condominium Plan Book 2, Page 48 as amended by Amended Plan thereto recorded in Condominium Plan Book 3, Page 8 and as amended in Deed Book 3942, Page 55 and Declaration Site Plan Towamencin Condominium Section 1 and 2 thereto recorded in Condominium Plan Book 3, Page 72 and amended Declaration Site Plan recorded in Condominium Plan Book 8, Page 65 and Corrective Amendment thereto recorded in Deed Book 4699, Page 1204 and the Code of Regulations thereto recorded in Deed Book 3925, Page 273 and as amended in Deed Book 3942, Page 83, further amended in Deed Book 4009, Page 197.

BEING designated in such Declaration Plan as Building 34, Unit 353 as more described in such Declaration Plan and Declaration.

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

TITLE TO SAID PREMISES IS VESTED IN Douglas Murrow and Jody Murrow, as Tenants by the Entireties, by Deed from John H. Stoler and Frances A. Stoler, a/k/a, Frances J. Stoler, dated 03/10/2005, recorded 03/22/2005 in Book 5547, Page 1223.

Parcel Number: 53-00-03574-16-2.

Location of property: 504 Heritage Drive a/k/a, 504 Heritage Drive Condominium 353, Harleysville, PA 19438-3959.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Douglas Murrow and Jody Murrow a/k/a Jody L. Murrow** at the suit of Wells Fargo Bank, N.A. Debt: \$156,794.53.

**Jonathan Lobb**, Attorney. I.D. #312174

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

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

15-05491

ALL THAT CERTAIN property, situated in **Upper Moreland Township**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a Deed dated 06/23/2000 and recorded 07/07/2000, among the land records of the County and State set forth above, in Deed Volume 5322 And Page 1169.

TITLE TO SAID PREMISES IS VESTED IN Marilyn M. Bronstein, single given by Household Finance Consumer Discount Company dated 08/26/03 recorded 08/27/03 Book 10711, Page 0143, instrument #090762.

Parcel Number: 59-00-08479-00-3.

Location of property: 518 Grant Avenue, Willow Grove, PA 19090-2632.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marilyn M. Bronstein** at the suit of LSF8 Master Participation Trust. Debt: \$205,124.59.

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

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

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

15-05908

ALL THAT PARCEL OF LAND in **Cheltenham Township**, Montgomery County, State of Pennsylvania, as more particularly described in Deed Book 5206, Page 1006, being known and designated, as follows:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan of "Oak Lane Manor" Section No. 3 made by Franklin and Lindsey, Registered Engineers, Philadelphia, on 4/15/1947 and revised 2/15/1949, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Oak Lane Road which point is measured North 59 degrees, 44 minutes, 30 seconds East, 65 feet from a point 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 on the Northeasterly side of Barclay Road (50 feet wide).

CONTAINING in front or breadth on said Oak Lane Road 60 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said Oak Lane Road 130 feet.

BEING Lot No. 123 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Rashada Lolita Moore Siojo and Duane M. Siojo by Deed from Mantel Featherson and Michele L. Featherson, dated August 30, 2006 and recorded November 14, 2006 in Deed Book 5623, Page 02894.

Parcel Number: 31-00-21160-00-4.

Location of property: 7603 Oak Lane Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Rashada Lolita Moore Siojo a/k/a Rashada Siojo and Duane M. Siojo a/k/a Duane Siojo** at the suit of Navy Federal Credit Union. Debt: \$255,500.39.

**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.

15-06096

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

BEGINNING at a stake on the Northern side of Hector Street at the distance of 280 feet from the Northeasterly corner of Hector and Sandy Streets a corner of this and lands of the Spring Hill Saving Fund Building and Loan Association, No. 1 formerly Samuel Holtz; thence along the Northern side of said Hector Street Eastwardly 20 feet to a corner of this and lands of Mary Scott, formerly of the Second Nation Saving Fund and Loan Association; thence by and along said Mary Scott's Land and through the middle of the partition wall of the house on this and the house on the adjoining land, Northernly 120 feet to a stake; thence Westwardly and parallel with Hector Street 20 feet to a corner of this and the said Spring Mill Savings Fund Building and Loan Association Land; thence by and along said land Southerly 120 feet to the place of beginning.

BEING that parcel of land conveyed or assigned to Glenn D. Stante and Randi Stante, husband and wife, as Tenants by the Entirety, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns, their heirs and assigns from owner of record by dated 01/14/2003 and recorded 03/28/2003 in Deed Volume 5451 on Page 0749 of the Montgomery County, Pennsylvania Public Registry.

TITLE TO SAID PREMISES IS VESTED IN Glenn D. Stante and Randi Stante, h/w, by Deed from Randi Hyman, a/k/a, Randi S. Hyman and Glenn D. Stante, dated 01/14/2003, recorded 03/28/2003 in Book 5451, Page 749.

Parcel Number: 65-00-05548-00-3.

Location of property: 926 East Hector Street, Conshohocken, PA 19428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Glenn D. Stante and Randi Stante** at the suit of Bank of America, N.A. Debt: \$139,667.64.

**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.

15-06348

ALL THAT CERTAIN lot or piece of ground, with building and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Moreland Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan thereof made by Russell H. Lyman, Registered Engineer and Surveyor of Bryn Athyn, PA dated December 15, 1951, as follows, to wit:

BEGINNING at a point on Northwesternly side of Heather Road (50 feet wide) at distance of 371.70 feet measured on a bearing of South 42 degrees, 35 minutes, 30 seconds West along the said side of Heather Road from a point of tangent in the same said point of tangent being at the distance of 37.80 feet measured on the arc of a circle curving to the right having a radius of 24 feet from a point of curve on the Southwesterly side of Byberry Road (46.5 feet wide); thence from said beginning point along the Northwesternly side of Hether Road measured on a bearing of South 42 degrees, 25 minutes, 30 seconds West the distance of 107 feet to a point of curve in the same; thence extending on the arc of a circle curving to the left having a radius of 125 feet the arc distance of 13.02 feet to a point; thence extending North 47 degrees, 34 minutes, 30 seconds West, 200.68 to a point; thence extending North 42 degrees, 25 minutes, 30 seconds East to a point; thence extending South 47 degrees, 34 seconds East, 200 feet to a point on the Northwesternly side of Heather Road, the first mentioned point and place of beginning.

BEING the same premises which John M. Reed, by Deed dated 7/27/1999 and recorded 8/2/1999 in Montgomery County in Deed Book 5283, Page 1631 granted and conveyed unto Raymond J. McMeans and Karen McMeans, husband and wife.

Parcel Number: 41-00-03760-00-6.

Location of property: 3456 Heather Road, Huntingdon Valley, PA 19006

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Karen McMeans and Raymond J. McMeans, Jr.** at the suit of The Secretary of Veterans Affairs, an Officer of the United States of America. Debt: \$404,094.16.

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

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

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

#### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on August 26, 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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## ACTION IN DIVORCE

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
NO. 2015-01468  
IN DIVORCE

**MARIA SALINAS MENDOZA,**  
Plaintiff

vs.

**ERIC CRUZ-GONZALEZ,**  
Defendant

### NOTICE OF INTENTION TO REQUEST ENTRY OF DIVORCE

Plaintiff hereby requests divorce from Eric Cruz-Gonzalez.

#### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you 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  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201

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## CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 11, 2015, by **BankersLab, Inc.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 1200 Gough Street, Suite 800, San Francisco, CA 94109, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County.

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 22, 2015, by **Institute for Practice and Provider Improvement, Inc.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 3712 N. Broadway Ave., #460, Chicago, IL 60613, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County.

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## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2015-13737

NOTICE IS HEREBY GIVEN that on June 18, 2015, the Petition of Yara OQBA Almemar and David Hannoudi Almemar, was filed in the above named Court, praying for a Decree to change their names to YARA SARA MEMAR AND DAVID HANNOUDI MEMAR.

The Court has fixed August 26, 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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## 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.*

**Cozzone's Pit Stop Tavern & Restaurant, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**Jeffrey C. Karver, Esquire**  
7 E. Philadelphia Avenue  
Boyertown, PA 19512

**De Nora WT Mergco, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of incorporating the below named domestic business corporation pursuant to the provisions of the Business Corporation Law of 1988, as amended.

The name of the corporation is: **Diversus Management, Inc.**

**Andy P. Berger, Esquire**  
**Stevens & Lee**  
111 North Sixth Street  
Reading, PA 19601

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization was filed with the Pennsylvania Department of State on June 9, 2015, to incorporate the proposed limited liability company, **JKM3 Capital, LLC**, under the Pennsylvania Business Corporation Law of 1988, as amended.

**Eric C. Frey, Esquire, Solicitor**  
**Dischell, Bartle & Dooley**  
1800 Pennbrook Parkway, Suite 200  
Lansdale, PA 19446-0107

**L & A Consulting, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**Dorothy K. Weik, Esquire**  
**Bricker, Landis, Hunsberger & Gingrich, LLP**  
 114 East Broad Street  
 P.O. Box 64769  
 Souderton, PA 18964-0769

## CHARTER APPLICATION NONPROFIT

**Believe in Miracles!** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

**Friedman, Schuman, PC,**  
 101 Greenwood Avenue, Fifth Floor,  
 Jenkintown, PA 19046

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on March 18, 2015, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **New Market Commons Owners' Association**

The purposes for which it was organized are: homeowners' association.

**Marshal S. Granor, Esquire**  
 721 Dresher Road, Suite 1000  
 Horsham, PA 19044

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 12, 2015, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Parkview at West 7th Owners' Association**

The purposes for which it was organized are: homeowners' association.

**Marshal S. Granor, Esquire**  
 721 Dresher Road, Suite 1000  
 Horsham, PA 19044

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 20, 2015, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **St. Mary Polish American Society**

The purposes for which it was organized are: exclusively for charitable, religious, educational, and scientific purposes, including for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

**The Education Governance Academy** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

**Warrington Crossing Condominium Association** has been incorporated under the provisions of the PA Nonprofit Law of 1988.

**Friedman, Schuman, PC,**  
 101 Greenwood Avenue, Fifth Floor,  
 Jenkintown, PA 19046

## DISSOLUTION

NOTICE IS HEREBY GIVEN to all creditors and claimants of **CLAYTON SERVICES CORP.**, 605 W. 3rd Street, Lansdale, PA, a Pennsylvania business corporation, that the shareholder has approved a proposal that the Corporation dissolve voluntarily and that the Board of Directors is now engaged in the winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988 as amended.

**NEAL R. PEARLSTINE, Solicitor**  
 P.O. Box 1514  
 North Wales, PA 19454

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Employer Investment Services, Inc.**, a Pennsylvania corporation, with its registered office at 218 Glenside Avenue, Wyncote, PA 19095, that the corporation is voluntarily dissolving and that its Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

**KAPLIN STEWART MELOFF REITER & STEIN, P.C., Solicitors**  
 910 Harvest Drive  
 Blue Bell, PA 19422-0765

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Lincoln Acquisition Corp.**, a Pennsylvania corporation, with its registered office at 218 Glenside Avenue, Wyncote, PA 19095, that the corporation is voluntarily dissolving and that its Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

**KAPLIN STEWART MELOFF REITER & STEIN, P.C., Solicitors**  
 910 Harvest Drive  
 Blue Bell, PA 19422-0765

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Lincoln Administrative Services, Inc.**, a Pennsylvania corporation, with its registered office at 218 Glenside Avenue, Wyncote, PA 19095, that the corporation is voluntarily dissolving and that its Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

**KAPLIN STEWART MELOFF REITER & STEIN, P.C., Solicitors**  
 910 Harvest Drive  
 Blue Bell, PA 19422-0765



## 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

#### **ACITELLI, ANGELA, dec'd.**

Late of Lower Moreland Township.  
 Executor: ALDO ACITELLI,  
 c/o Joseph J. Witiw, Esquire,  
 1140-B York Road,  
 Warminster, PA 18974-2072.  
 ATTORNEY: JOSEPH J. WITIWI,  
 1140-B York Road,  
 Warminster, PA 18974-2072

#### **ALBERS, PATRICIA ANN, dec'd.**

Late of Upper Providence Township.  
 Executrix: DIANE M. ALBERS,  
 c/o D. Kevin Laughlin, Esq.,  
 117 N. Monroe Street,  
 Media, PA 19063.  
 ATTORNEY: D. KEVIN LAUGHLIN,  
 117 N. Monroe Street,  
 Media, PA 19063

#### **AUERBACH, VICTOR H. also known as**

#### **VICTOR AUERBACH, and VICTOR HUGO AUERBACH, dec'd.**

Late of Borough of Ambler.  
 Executor: CHRISTOPHER P. COVAL,  
 c/o George M. Dempster, Esquire.  
 ATTORNEY: GEORGE M. DEMPSTER,  
 FENNINGHAM, STEVENS, DEMPSTER &  
 COVAL, LLP,  
 Five Neshaminy Interplex, Suite 315,  
 Trevese, PA 19053

#### **BICKLEY, JEAN D., dec'd.**

Late of Abington Township.  
 Executor: JAMES E. BICKLEY,  
 c/o Randal J. McDowell, Esquire,  
 221 Noble Plaza,  
 801 Old York Road,  
 Jenkintown, PA 19046.  
 ATTORNEY: RANDAL J. McDOWELL,  
 221 Noble Plaza,  
 801 Old York Road,  
 Jenkintown, PA 19046

#### **CHEVES, BETTY D. also known as**

#### **BETTY CHEVES and BETTY DEANS CHEVES, dec'd.**

Late of Upper Merion Township.  
 Executrix: ANNE C. HARRIS,  
 11214 Valley Forge Circle,  
 King of Prussia, PA 19406.

#### **CORSON, JOSEPH K. also known as JOSEPH KIRBY CORSON, dec'd.**

Late of Whitmarsh Township.  
 Executors: ANN F. CORSON,  
 3233 Limestone Road,  
 Cochranville, PA 19330, and  
 WILLIAM C. CORSON,  
 120 Governor Drive,  
 Basking Ridge, NJ 07902.  
 ATTORNEY: CHRISTOPHER H. GADSDEN,  
 GADSDEN SCHNEIDER & WOODWARD LLP,  
 201 King of Prussia Road, Suite 100,  
 Radnor, PA 19087

#### **DuB. ERDMAN, BARBARA also known as**

#### **BARBARA DuBARRY ERDMAN and BARBARA ERDMAN, dec'd.**

Late of Lower Merion Township.  
 Executors: BARBARA B. SCULLIN AND  
 JOHN G. SCULLIN,  
 c/o Kim D. Fetrow, Esquire,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2950.  
 ATTORNEY: KIM D. FETROW,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2950

#### **FIALKOWSKI, CELESTINE P., dec'd.**

Late of Lower Providence Township.  
 Executor: STEPHEN W. FIALKOWSKI,  
 c/o Whitney P. O'Reilly, Esquire,  
 Unruh, Turner, Burke & Frees, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460.  
 ATTORNEY: WHITNEY P. O'REILLY,  
 UNRUH, TURNER, BURKE & FREES, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460

#### **FINKEL, BABETTE, dec'd.**

Late of Upper Merion Township.  
 Executor: FOLEY R. FRIEDMAN,  
 c/o Francis Recchuiti, Esquire,  
 319 Swede Street,  
 Norristown, PA 19401.  
 ATTORNEY: FRANCIS RECCHUITI,  
 319 Swede Street,  
 Norristown, PA 19401,  
 (610) 279-4200

#### **FINNIE, EUGENIA M. also known as EUGENIA FINNIE, dec'd.**

Late of Borough of Hatboro.  
 Executrices: MAUREEN A. ZUBER AND  
 DENISE M. FINNIE,  
 c/o Embury, Outterson & Fuges, Esquires,  
 300 Huntingdon Pike,  
 Rockledge, PA 19046.  
 ATTORNEYS: EMBURY, OUTTERSON & FUGES,  
 300 Huntingdon Pike,  
 Rockledge, PA 19046

#### **FRIEDMAN, PHYLLIS SPENCE also known as PHYLLIS S. FRIEDMAN, dec'd.**

Late of Springfield Township.  
 Administratrix: JAMIE C. GROOMS,  
 c/o Michael P. Gottlieb, Esquire,  
 319 Swede Street,  
 Norristown, PA 19401.  
 ATTORNEY: MICHAEL P. GOTTLIEB,  
 319 Swede Street,  
 Norristown, PA 19401,  
 610-279-4200

**FUNK, KATHRYN L., dec'd.**

Late of Borough of Royersford.  
 Executrix: CHERYL A. WAMPOLE,  
 c/o Patrick D. McDonnell, Esquire,  
 527 Main Street,  
 Royersford, PA 19468.  
 ATTORNEY: PATRICK D. McDONNELL,  
 WOLPERT SCHREIBER, P.C.,  
 527 Main Street,  
 Royersford, PA 19468

**GANDY, CECIL C., dec'd.**

Late of Lower Merion Township.  
 Executrix: SHAKEILA C. GANDY,  
 c/o Carmalena Del Pizzo, Esquire,  
 101 East Darby Road,  
 Havertown, PA 19083.  
 ATTORNEY: CARMALENA DEL PIZZO,  
 KELLER, LISGAR & WILLIAMS, LLP,  
 101 East Darby Road,  
 Havertown, PA 19083

**GARCIA, LINDA A., dec'd.**

Late of Borough of Norristown.  
 Executor: ANDREW W. DRIVER,  
 226 Liberty Avenue,  
 Norristown, PA 19403.

**GAY, PHILIP, dec'd.**

Late of Montgomery County, PA.  
 Executrix: PEGGY GAY ROBERTSON,  
 c/o Ellen S. Fischer, Esquire.  
 ATTORNEY: ELLEN S. FISCHER,  
 FENNINGHAM, STEVENS, DEMPSTER &  
 COVAL, LLP,  
 809 Easton Road, P.O. Box M,  
 Willow Grove, PA 19090,  
 215-659-2600

**GRESH JR., RUSSELL L., dec'd.**

Late of Jensen Beach, St. Lucie County, FL.  
 Co-Executors: DOREEN M. DUNCAN,  
 12 Spruce Lane,  
 Boyertown, PA 19512,  
 BARRY L. GRESH,  
 1672 N. Adams Street,  
 Pottstown, PA 19464.  
 ATTORNEY: KATHLEEN M. MARTIN,  
 O'DONNELL, WEISS & MATTEL, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**GRIFFITHS, ROBERT also known as ROBERT DAVID GRIFFITHS and ROBERT D. GRIFFITHS, dec'd.**

Late of Lower Merion Township.  
 Executrix: TARA L. BOLAND,  
 c/o Carol R. Livingood, Esquire,  
 130 W. Lancaster Avenue, P.O. Box 191,  
 Wayne, PA 19087-0191.  
 ATTORNEY: CAROL R. LIVINGOOD,  
 DAVIS BENNETT SPIESS & LIVINGOOD LLC,  
 130 W. Lancaster Avenue, P.O. Box 191,  
 Wayne, PA 19087-0191

**HEINTZ, DAVID W., dec'd.**

Late of Hatfield Township.  
 Administratrix CTA: EARLENE C. HEINTZ,  
 8 Bridle Way,  
 Wernersville, PA 19565.  
 ATTORNEY: JEFFREY K. LANDIS,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**HENRY, LOUIS W., dec'd.**

Late of Abington Township.  
 Co-Executors: LOUIS W. HENRY, JR.,  
 520 Keystone Drive,  
 Sellersville, PA 18960,  
 GEORGE HENRY,  
 508 Militia Hill Road,  
 Southampton, PA 18966,  
 CHERYL DONLEY,  
 553 Pigeon Creek Road,  
 Pottstown, PA 19465.  
 ATTORNEY: KEITH H. WEST,  
 CLARK HILL PLC,  
 One Oxford Centre, 14th Floor,  
 301 Grant Street,  
 Pittsburgh, PA 15219

**ISKI, JOSEPH LOUIS, dec'd.**

Late of Franconia Township.  
 Administrator: JOSEPH E. ISKI,  
 c/o Stephanie A. Henrick, Esquire,  
 40 E. Airy Street,  
 Norristown, PA 19404-0671.  
 ATTORNEY: STEPHANIE A. HENRICK,  
 HIGH SWARTZ LLP,  
 40 E. Airy Street,  
 Norristown, PA 19404-0671

**JONES, WARREN R. also known as WARREN JONES, dec'd.**

Late of Borough of Ambler.  
 Executrix: JANICE E. BOYER,  
 c/o Jennifer L. Zegel, Esquire, LL.M.,  
 2929 Arch Street, 13th Fl.,  
 Philadelphia, PA 19104.  
 ATTORNEY: JENNIFER L. ZEGEL, LL.M.,  
 REGER RIZZO & DARNALL LLP,  
 2929 Arch Street, 13th Fl.,  
 Philadelphia, PA 19104

**LANG, JAMES, dec'd.**

Late of Lower Merion Township.  
 Administrator: MARK S. DANEK, ESQUIRE.  
 350 Sentry Parkway East,  
 Building 630, Suite 110A,  
 Blue Bell, PA 19422

**LEARY SR., TIMOTHY J. also known as TIMOTHY J. LEARY, TIMOTHY LEARY, dec'd.**

Late of Upper Moreland Township.  
 Administratrices: WENDY BRYSON and  
 MONICA MINNITI,  
 c/o Laura M. Mercuri, Esquire,  
 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: LAURA M. MERCURI,  
 104 N. York Road,  
 Hatboro, PA 19040

**MATTHEWS, MARY ALICE also known as MARY A. MATTHEWS, dec'd.**

Late of Upper Merion Township.  
 Administrator CTA: RANDAL R. HALLMAN,  
 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

**MORGAN, JANE K. also known as JANE KESSLER MORGAN and JANE MORGAN, dec'd.**

Late of Abington Township.  
 Executor: JEFFREY R. MORGAN,  
 c/o Gilbert P. High, Jr., Esquire,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671.  
 ATTORNEY: GILBERT P. HIGH, JR.,  
 HIGH SWARTZ LLP,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671

**MURPHY, MARY ANN, dec'd.**

Late of Lower Merion Township.  
 Executors: RICHARD E. PRINTZ,  
 MEREDITH ANN MURPHY KRECHMER AND  
 BNY MELLON NA,  
 c/o Paul C. Heintz, Esquire,  
 One Penn Center, 19th Floor,  
 1617 JFK Blvd.,  
 Philadelphia, PA 19103-1895.  
 ATTORNEY: PAUL C. HEINTZ,  
 OBERMAYER REBMANN MAXWELL &  
 HIPPEL LLP,  
 One Penn Center, 19th Floor,  
 1617 JFK Blvd.,  
 Philadelphia, PA 19103-1895

**QUINN, LOU ELLEN, dec'd.**

Late of Upper Moreland Township.  
 Executor: THOMAS C. QUINN, III,  
 c/o Albert DerMovsesian, Esquire,  
 P.O. Box 601,  
 Willow Grove, PA 19090.  
 ATTORNEY: ALBERT DerMOVSESIAN,  
 P.O. Box 601,  
 Willow Grove, PA 19090

**SCHERER, JUNE W. also known as JUNE ARLENE SCHERER, dec'd.**

Late of Borough of Pottstown.  
 Executor: DAVID MICHAEL SCHERER,  
 104 Cheryl Drive,  
 Downingtown, PA 19335.  
 ATTORNEY: THOMAS L. HOFFMAN,  
 WELLS, HOFFMAN & HOLLOWAY, LLP,  
 635 E. High Street, P.O. Box 657,  
 Pottstown, PA 19464

**SCHNEIDER, JOSEPH A. also known as****JOE A. SCHNEIDER and JOSEPH SCHNEIDER, dec'd.**

Late of Borough of Ambler.  
 Executor: SANDRA H. BYRNE,  
 c/o Bernard F. Siergiej, Esquire,  
 140 East Butler Avenue, P.O. Box 387,  
 Ambler, PA 19002-0387.  
 ATTORNEY: BERNARD F. SIERGIEJ,  
 140 East Butler Avenue, P.O. Box 387,  
 Ambler, PA 19002-0387

**STIMMLER, MARGARET L. also known as MARGARET STIMMLER, dec'd.**

Late of Borough of Norristown.  
 Executor: JOSEPH STIMMLER,  
 13 Stonehenge Lane,  
 Malvern, PA 19355

**STRAFACE, ANTOINETTE V., dec'd.**

Late of Whitpain Township.  
 Executor: STEVEN F. STRAFACE,  
 c/o Lisa A. Shearman, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: LISA A. SHEARMAN,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**TEMPLETON, JR. MD, JOHN M. also known as DR. JOHN M. TEMPLETON, JR. and JOHN M. TEMPLETON, JR., dec'd.**

Late of Lower Merion Township.  
 Executrix: JOSEPHINE J. TEMPLETON,  
 c/o Arthur R.G. Solmssen, Jr., Esquire,  
 Cira Centre, 2929 Arch Street,  
 Philadelphia, PA 19104-2808.  
 ATTORNEY: ARTHUR R.G. SOLMSSEN, JR.,  
 DECHERT LLP,  
 Cira Centre, 2929 Arch Street,  
 Philadelphia, PA 19104-2808

**VENABLE JR., SIDNEY, dec'd.**

Late of Lower Merion Township.  
 Executrix: GRACE V. JENCHURA,  
 617 Schiller Avenue,  
 Merion Station, PA 19066.  
 ATTORNEY: LINDA M. ANDERSON,  
 ANDERSON ELDER LAW,  
 206 Old State Road,  
 Media, PA 19063

**WONG, MIYOKO H. also known as MIYOKO HADA WONG, dec'd.**

Late of Lower Providence Township.  
 Executrix: DEBRA H. WONG,  
 31 Chipmunk Lane,  
 Media, PA 19063.  
 ATTORNEY: PHILIP M. LICHT,  
 1105 Industrial Hwy.,  
 Southampton, PA 18966

**Second Publication****ALEXANDER, ETHEL M. also known as ETHEL MARIE ALEXANDER, dec'd.**

Late of Abington Township.  
 Executrix: SHIRLEY L. BAYER,  
 c/o Gerard J. Woods, Esq.,  
 413 Johnson St., Ste. 212,  
 Jenkintown, PA 19046.  
 ATTORNEY: GERARD J. WOODS,  
 413 Johnson St., Ste. 212,  
 Jenkintown, PA 19046

**ALGER, SANDRA LYNN also known as SANDY ALGER, dec'd.**

Late of Borough of Hatboro.  
 Executrix: LISA M. DEKUTOSKI,  
 c/o Grim, Biehn & Thatcher,  
 104 South Sixth Street, P.O. Box 215,  
 Perkasie, PA 18944-0215.  
 ATTORNEY: DIANNE C. MAGEE,  
 GRIM, BIEHN & THATCHER,  
 104 S. 6th Street, P.O. Box 215,  
 Perkasie, PA 18944-0215

**ANDERSON, BRUCE G. also known as BRUCE GILBERT ANDERSON and BRUCE ANDERSON, dec'd.**

Late of Cheltenham Township.  
 Executor: ROBERT C. GERHARD, III, ESQUIRE,  
 222 S. Easton Road, Suite 104,  
 Glenside, PA 19038.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 Suite 104, 222 S. Easton Road,  
 Glenside, PA 19038  
 (215) 885-6785

**ARENA, MARY H. also known as**

**MARY HOLLAND ARENA,  
MARY G. ARENA and  
MARY GERALDINE ARENA, dec'd.**

Late of East Norriton Township.

Executor: SAMUEL J. ARENA, JR.,

2266 Warner Road,

Lansdale, PA 19446.

ATTORNEY: ROBERT C. GERHARD, III,

GERHARD & GERHARD, P.C.,

Suite 104, 222 S. Easton Road,

Glenside, PA 19038,

(215) 885-6785

**BLAZIC, MARY BARBARA, dec'd.**

Late of Borough of Lansdale.

Executor: GREGORY J. BLAZIC, CPA,

P.O. Box 603,

Valley Forge, PA 19482-0603

**BLOOM, ALAN P., dec'd.**

Late of Lower Moreland Township.

Executor: PATRICIA BLOOM,

c/o Janet E. Amacher, Esquire,

311 N. Sumneytown Pike, Suite 1A,

North Wales, PA 19454.

ATTORNEY: JANET E. AMACHER,

JANET E. AMACHER, P.C.,

Suite 1A, 311 N. Sumneytown Pike,

North Wales, PA 19454

**BOCK, GENE MASTERS also known as**

**GENE ELEANOR BOCK, dec'd.**

Late of Borough of Norristown.

Administratrix c.t.a.: SANDRA L. FOTA,

c/o John H. Filice, Esquire,

Rubin, Glickman, Steinberg & Gifford, P.C.,

2605 N. Broad Street, P.O. Box 1277,

Lansdale, PA 19446.

ATTORNEY: JOHN H. FILICE,

RUBIN, GLICKMAN, STEINBERG &

GIFFORD, P.C.,

2605 N. Broad Street, P.O. Box 1277,

Lansdale, PA 19446

**CHAMBERS, ANNABELLE, dec'd.**

Late of Upper Merion Township.

Executrix: DONNA GINNONA,

c/o Lenore M.J. Myers, Esq.,

26 W. Airy Street, P.O. Box 2107,

Norristown, PA 19404.

ATTORNEY: LENORE M.J. MYERS,

26 W. Airy Street, P.O. Box 2107,

Norristown, PA 19401

610-275-1400

**CRAIG-COHAN, HELENE, dec'd.**

Late of Lower Moreland Township.

Co-Executors: DAVID N. CRAIG and

BETTE E. LANDMAN,

c/o George M. Dempster, Esquire,

Five Neshaminy Interplex, Suite 315,

Trevese, PA 19053.

ATTORNEY: GEORGE M. DEMPSTER,

FENNINGHAM, STEVENS, DEMPSTER &

COVAL, LLP,

Five Neshaminy Interplex, Suite 315,

Trevese, PA 19053

**CUMMINGS, JOSEPH P., dec'd.**

Late of Whitpain Township.

Executrix: MARY F. CUMMINGS,

2494 Dragon Circle,

Jeffersonville, PA 19403.

ATTORNEY: ROBIN S. HOLMES,

53 S. Main Street, P.O. Box 167,

Yardley, PA 19067

**DAVIS, DOROTHY I., dec'd.**

Late of Plymouth Township.

Administrator: WILLIAM R. DAVIS,

c/o Beegley and Beeghley,

3038 Butler Pike,

Conshohocken, PA 19428.

ATTORNEY: BEEGHLEY & BEEGHLEY,

3038 Butler Pike,

Conshohocken, PA 19428

**DiGIACOMO, MATTHEW R., dec'd.**

Late of Skippack Township.

Administratrix: NICOLE DiGIACOMO,

c/o William Morrow, Esq.,

One Montgomery Plaza, Ste. 902,

Norristown, PA 19401.

ATTORNEY: WILLIAM MORROW,

MORROW, TOMPKINS, TRUEBLOOD &

LEFEVRE, LLC,

One Montgomery Plaza, Ste. 902,

Norristown, PA 19401

**EIZEN, MILDRED G. also known as**

**MILDRED EIZEN,**

**MILDRED GERTRUDE EIZEN and**

**MILDRED GROTT EIZEN, dec'd.**

Late of Lower Merion Township.

Executors: STEVEN EIZEN and

LYN EIZEN KAYE,

c/o John P. Crampton,

1500 Market St., Ste. 3500E,

Philadelphia, PA 19102-2101.

ATTORNEY: JOHN P. CRAMPTON,

DILWORTH PAXSON,

1500 Market St., Ste. 3500E,

Philadelphia, PA 19102-2101

**GREEN, CHRISTINA E., dec'd.**

Late of Borough of Pottstown.

Executrix: REBECCA BELL,

1095 Ben Franklin Hwy. East,

Douglassville, PA 19518.

**GREENBAUM, NORMAN also known as**

**NORMAN G. GREENBAUM, dec'd.**

Late of Lower Merion Township.

Executrix: SHIRLEY GREENBAUM,

c/o Gerald M. Hatfield, Esq.,

2000 Market St., 20th Fl.,

Philadelphia, PA 19103-3222.

ATTORNEY: GERALD M. HATFIELD,

FOX ROTHSCHILD LLP,

2000 Market St., 20th Fl.,

Philadelphia, PA 19103-3222

**GUNTZ, LIZZIE LANDIS, dec'd.**

Late of Upper Providence Township.

Executor: HAROLD GUNTZ,

27 Valley View Drive,

Collegeville, PA 19426

**HUSTAK, OLGA S., dec'd.**

Late of East Norriton Township.

Executor: ROBERT H. REBER, JR.,

2009 Glendalough Lane,

Matthews, NC 28105.

ATTORNEY: LAWRENCE PAUKER,

LAW OFFICE OF LAWRENCE PAUKER,

530 Swede Street,

P.O. Box 1036,

Norristown, PA 19404

**JANSSENS, ETHEL M., dec'd.**

Late of Upper Moreland Township.  
 Administratrix CTA: SHIRLEY L. BAYER,  
 c/o Gerard J. Woods, Esq.,  
 413 Johnson St., Ste. 212,  
 Jenkintown, PA 19046.  
 ATTORNEY: GERARD J. WOODS,  
 413 Johnson St., Ste. 212,  
 Jenkintown, PA 19046

**JOHNSON, KATHRYN WATSON, dec'd.**

Late of Douglas Township.  
 Executrix: DONNA J. BERNHARD,  
 1241 Congo Road,  
 Gilbertsville, PA 19525

**JUBB, FLORENCE F., dec'd.**

Late of West Norriton Township.  
 Executrix: SANDRA L. JUBB,  
 c/o James, L. Hollinger, Esquire,  
 60 E. Penn St., P.O. Box 150,  
 Norristown, PA 19404.  
 ATTORNEY: JAMES L. HOLLINGER,  
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
 60 E. Penn St., P.O. Box 150,  
 Norristown, PA 19404-0150

**KLEVIT, FLORENCE also known as FLORENCE R. KLEVIT, dec'd.**

Late of Abington Township.  
 Executors: MITCHELL RODMAN  
 368A Lyceum Ave.,  
 Philadelphia, PA 19128, and  
 KEVIN RODMAN,  
 49A Old Hill Rd.,  
 Westport, CT 06880.  
 ATTORNEY: LEONARD J. COOPER,  
 COZEN O'CONNOR,  
 1900 Market St.,  
 Philadelphia, PA 19103

**LANDES, ANNA D., dec'd.**

Late of Franconia Township.  
 Executors: HENRY D. LANDES,  
 206 Robin Drive,  
 Souderton, PA 18964 and  
 JOANNE L. HOSTETTER,  
 1440 Swamp Creek Road,  
 Pennsburg, PA 18073.  
 ATTORNEY: JEFFREY K. LANDIS, ESQ.,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 E. Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964-0769

**LAUB, JOSEPHINE G. also known as JOSEPHINE GREER LAUB and JOSEPHINE LAUB, dec'd.**

Late of Lower Merion Township.  
 Executor: THE BRYN MAWR TRUST COMPANY,  
 c/o YVONNE L. LALIME,  
 10 S. Bryn Mawr Ave.,  
 Bryn Mawr, PA 19010-3396.  
 ATTORNEY: MARC H. JAFFE,  
 FROMHOLD, JAFFE & ADAMS, P.C.,  
 789 E. Lancaster Ave., Ste. 220,  
 Villanova, PA 19085

**MAGUIRE, MAUREEN A., dec'd.**

Late of Abington Township.  
 Administrators: WILLIAM J. MAGUIRE and  
 MAUREEN REILY,  
 c/o Maryanne C. Coates, Esq.,  
 2739 Limekiln Pike,  
 North Hills, PA 19038.  
 ATTORNEY: MARYANNE C. COATES,  
 COATES & COATES, P.C.,  
 2739 Limekiln Pike,  
 North Hills, PA 19038

**MALESSA, THOMAS, dec'd.**

Late of Lower Providence Township.  
 Executor: DENISE KEENAN,  
 9 Woodsedge Road,  
 Audubon, PA 19403.  
 ATTORNEY: NEIL HILKERT  
 229 W. Wayne Ave.,  
 Wayne, PA 19087,  
 800-969-7032

**MALIK, JOHN, dec'd.**

Late of Upper Merion Township.  
 Executrix: MARY ANNE COLA,  
 c/o William J. Thomas, Esq.,  
 93 W. Devon Drive, Ste. 102,  
 Exton, PA 19341.  
 ATTORNEY: WILLIAM J. THOMAS,  
 GIANNASCOLI & KENT, P.C.,  
 93 W. Devon Drive, Ste. 102,  
 Exton, PA 19341

**MARCH, MARCELLA, dec'd.**

Late of Upper Gwynedd Township.  
 Executrices: ANNE KARCHER AND  
 BERNICE BOORSE,  
 c/o Smith Aker Grossman & Hollinger, LLP,  
 60 E. Penn St., P.O. Box 1150,  
 Norristown, PA 19404-0150.  
 ATTORNEY: JAMES L. HOLLINGER,  
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
 60 E. Penn St., P.O. Box 150,  
 Norristown, PA 19404-0150

**MERRITT, ARNOLD also known as ARNOLD H. MERRITT, dec'd.**

Late of Lower Providence Township.  
 Executrix: ISABEL MERRITT,  
 c/o Marc H. Jaffe, Esq.,  
 789 E. Lancaster Ave., Ste. 220,  
 Villanova, PA 19085.  
 ATTORNEY: MARC H. JAFFE,  
 789 E. Lancaster Ave., Ste. 220,  
 Villanova, PA 19085

**MILLER, FRANCES M. also known as FRANCE M. MILLER, dec'd.**

Late of Lower Salford Township.  
 Executor: MARTIN L. MILLER,  
 30 Gerloff Road,  
 Schwenksville, PA 19473.

**NEVES, MARY R., dec'd.**

Late of Upper Merion Township.  
 Executor: ALAN NEVES,  
 29 Judith Lynn Way,  
 Malvern, PA 19355.  
 ATTORNEY: NEIL HILKERT,  
 229 W. Wayne Ave.,  
 Wayne, PA 19087,  
 800-969-7032

**OBERTHOLTZER, PATRICIA A., dec'd.**

Late of Borough of Lansdale.  
 Executrix: PATRICIA M.O. HEINTZ,  
 c/o F. Craig La Rocca, Esquire,  
 800 N. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: F. CRAIG LA ROCCA,  
 800 North Broad Street,  
 Lansdale, PA 19446



**OCH, PAUL G., dec'd.**

Late of East Norriton Township.  
 Executor: THOMAS J. OCH,  
 c/o Law Offices of Michelle C. Berk, P.C.,  
 400 Maryland Drive, Suite 200,  
 Fort Washington, PA 19034.  
 ATTORNEY: MICHELLE C. BERK,  
 LAW OFFICES OF MICHELLE C. BERK, P.C.,  
 400 Maryland Drive, Suite 200,  
 Fort Washington, PA 19034

**OZGA, JOHN EDWARD, JR., dec'd.**

Late of Upper Dublin Township.  
 Executrix: JAMIE LYNN OZGA,  
 928 East Butler Pike,  
 Ambler, PA 19002

**PEPPELMAN, CHRISTOPHER P. also known as**

**CHRISTOPHER PEPPELMAN,**  
**CHRIS P. PEPPELMAN,**  
**CHRIS PEPPELMAN,**  
**CHRISTOPHER PATRICK PEPPELMAN,**  
**CHRIS PATRICK PEPPELMAN, dec'd.**  
 Late of Lower Moreland Township.  
 Administrator CTA: BRIAN R. PRICE, ESQUIRE,  
 Pinehill Professional Center,  
 140 East Butler Avenue,  
 Chalfont, PA 18914.  
 ATTORNEY: BRIAN R. PRICE,  
 BRIAN R. PRICE & ASSOC.,  
 Pinehill Professional Center  
 140 E. Butler Ave.,  
 Chalfont, PA 18914

**RAISLEY, RUTH S. also known as**

**RUTH RAISLEY, dec'd.**  
 Late of Limerick Township.  
 Executrix: BARBARA C. KOTT,  
 64 Mill Road,  
 Schwenksville, PA 19473

**RAMBO, JOHN F., dec'd.**

Late of Lower Providence Township.  
 Executrix: SANDRA RAMBO, 24 Oaklyn Avenue,  
 Eagleville, PA 19403.  
 ATTORNEY: JASON B. MARTIN, ESQ.,  
 THE MARTIN LAW FIRM,  
 Suite 337, 725 Skippack Pike,  
 Blue Bell, PA 19422

**REIS, CATHERINE F. also known as**

**KATHERINE F. REIS and**  
**KAY F. REIS, dec'd.**  
 Late of Montgomery Township.  
 Executors: FRANCIS O. REIS AND  
 LINDA SCHEIDLER,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JAY C. GLICKMAN,  
 RUBIN, GLICKMAN, STEINBERG & GIFFORD, PC.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446

**ROGERS, JUDY M. also known as**

**JUDY MARIE ROGERS and**  
**JUDITH M. ROGERS, dec'd.**  
 Late of Towamencin Township.  
 Executors: KEVIN B. SCHMIDT and  
 MARK D. SCHMIDT,  
 c/o Lisa A. Shearman, Esq.,  
 375 Morris Rd., P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: LISA A. SHEARMAN,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 375 Morris Rd., P.O. Box 1479,  
 Lansdale, PA 19446-0773

**ROSENBERG, EVELYN B., dec'd.**

Late of Horsham Township.  
 Executors: ELAINE ROSENBERG,  
 2145 Huntingdon Rd.,  
 Huntingdon Valley, PA 19006  
 STUART ROSENBERG  
 1105 Melrose Ave.,  
 Elkins Park, PA 19027 and  
 ANDREW ROSENBERG,  
 3695 St. Gaudens Rd.,  
 Miami, FL 33133.  
 ATTORNEY: DAVID M. D'ORLANDO,  
 ALAN F. FRANK LAW ASSOCIATES, P.C.,  
 135 Old York Rd.,  
 Jenkintown, PA 19046

**SHAFFER, CATHERINE H., dec'd.**

Late of Borough of Conshohocken.  
 Administratrix: JOAN SHAFFER,  
 c/o Beeghley and Beeghley,  
 3038 Butler Pike,  
 Conshohocken, PA 19428.  
 ATTORNEY: BEEGHLEY & BEEGHLEY,  
 3038 Butler Pike,  
 Conshohocken, PA 19428

**SHALITTA, ROBERT S., dec'd.**

Late of Springfield Township.  
 Administratrix: MARYANN SHALITTA,  
 c/o Maryanne C. Coates, Esq.,  
 2739 Limekiln Pike,  
 North Hills, PA 19038.  
 ATTORNEY: MARYANNE C. COATES,  
 COATES & COATES, P.C.,  
 2739 Limekiln Pike,  
 North Hills, PA 19038

**SHERMAN, EVELYN also known as**

**EVELYN W. SHERMAN, dec'd.**  
 Late of Lower Merion Township.  
 Executrix: RENEE SHERMAN STRAUSS,  
 c/o Richard M. Schwartz, Esq.,  
 3000 Two Logan Square,  
 Philadelphia, PA 19103-2799.  
 ATTORNEY: RICHARD M. SCHWARTZ,  
 PEPPER HAMILTON LLP,  
 3000 Two Logan Square,  
 Philadelphia, PA 19103-2799

**SKRZAT, STANLEY P., dec'd.**

Late of Borough of Lansdale.  
 Executor: RICHARD P. SKRZAT,  
 220 Paperbirch Drive,  
 Collegeville, PA 19426.  
 ATTORNEY: GERALD F. GLACKIN,  
 2031 N. Broad Street, Suite 137,  
 P.O. Box 58,  
 Lansdale, PA 19446

**STAATS, EILEEN M., dec'd.**

Late of Upper Merion Township.  
 Executrix: ANNE P. BOERNER,  
 253 Mingo Road,  
 Royersford, PA 19468.  
 ATTORNEY: JOHN J. KILCOYNE,  
 KILCOYNE & KELM, LLC,  
 P.O. Box 528,  
 Worcester, PA 19490

**STRUBLE, MARIE B., dec'd.**

Late of Abington Township.  
 Executrix: THERESA MURAWSKI,  
 c/o Eagan & Eagan Law Offices,  
 410 N. Easton Rd., P.O. Box 459,  
 Willow Grove, PA 19090.  
 ATTORNEY: DINA M. EAGAN,  
 EAGAN & EAGAN LAW OFFICES,  
 410 N. Easton Road, P.O. Box 459,  
 Willow Grove, PA 19090

**SZCZUR, GWEN MARIE also known as GWEN M. SZCZUR and GWEN SZCZUR, dec'd.**

Late of East Norriton Township.  
 Executrix: MARY JO SZCZUR,  
 c/o Dominic A. Penna, Esq.,  
 166 E. Butler Avenue,  
 Ambler, PA 19002.  
 ATTORNEY: DOMINIC A. PENNA,  
 PENNA, GRABOIS & ASSOC., LLC,  
 166 E. Butler Avenue,  
 Ambler, PA 19002

**TAGUE, JOSEPH L. also known as JOSEPH L. TAGUE, JR. and JOSEPH TAGUE, dec'd.**

Late of Abington Township.  
 Executrix: ALICE TAGUE,  
 c/o Stephen T. Elinski, Esq.,  
 510 Township Line Rd., Ste. 150,  
 Blue Bell, PA 19422.  
 ATTORNEY: STEPHEN T. ELINSKI,  
 SALVO ROGERS & ELINSKI,  
 510 Township Line Rd., Ste. 150,  
 Blue Bell, PA 19422

**WALTON, HELEN C. also known as HELEN CAROLINE WALTON and HELEN WALTON, dec'd.**

Late of Lower Merion Township.  
 Executor: 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

**WAXLER, ROSCOE, dec'd.**

Late of Springfield Township.  
 Executrix: BETH A. WAXLER,  
 c/o Jonathan H. Ellis, Esq.,  
 261 Old York Rd., Ste. 200,  
 Jenkintown, PA 19046.  
 ATTORNEY: JONATHAN H. ELLIS,  
 PLOTNICK & ELLIS, P.C.,  
 261 Old York Rd., Ste. 200,  
 Jenkintown, PA 19046

**ZENNER, MARGARET M. also known as MARGARET MILLER ZENNER, dec'd.**

Late of Whitpain Township.  
 Executors: WALTER F. ZENNER, JR. and  
 PAULINE Z. RATKOWIAK,  
 c/o Marc H. Jaffe, Esq.,  
 789 E. Lancaster Ave., Ste. 220,  
 Villanova, PA 19085.  
 ATTORNEY: MARC H. JAFFE,  
 789 E. Lancaster Ave., Ste. 220,  
 Villanova, PA 19085

**Third and Final Publication****ALTMARE JR., MARIO M., dec'd.**

Late of West Norriton Township.  
 Executrix: LUANN OBERTEUFFER,  
 c/o Mark A. Haas, Esquire,  
 107 W. Township Line Road,  
 East Norriton, PA 19403.  
 ATTORNEY: MARK A. HAAS,  
 HWANG & HAAS, P.C.,  
 107 W. Township Line Road,  
 East Norriton, PA 19403

**ANDERSON III, JAMES P., dec'd.**

Late of Springfield Township.  
 Executrix: GENA P. ANDERSON,  
 c/o George M. Riter, Esquire,  
 400 Maryland Drive,  
 P.O. Box 7544,  
 Ft. Washington, PA 19034-7544.  
 ATTORNEY: GEORGE M. RITER,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive,  
 P.O. Box 7544,  
 Ft. Washington, PA 19034-7544

**BUCHHOLZ, AUDREY MERRITT, dec'd.**

Late of Whitpain Township.  
 Executor: CARL M. BUCHHOLZ,  
 6262 Henry Lane,  
 Flourtown, PA 19031.

**BUCHMANN, HOWARD C. also known as HOWARD BUCHMANN, dec'd.**

Late of Cheltenham Township.  
 Executors: DAVID MOYER,  
 31 Elm Avenue,  
 Rockledge, PA 19046,  
 JEFFREY R. MOYER,  
 23 Loggers Mill Road,  
 Horsham, PA 19044.  
 ATTORNEY: ROBERT B. WHITE, JR.,  
 ROBERT B. WHITE, JR., P.C.,  
 Two Penn Center, Suite 1910,  
 1500 JFK Blvd.,  
 Philadelphia, PA 19102

**BUCK, ROSEMARIE U. also known as ROSEMARIE BUCK, dec'd.**

Late of Abington Township.  
 Executor: HAL C. MORRIS,  
 c/o George M. Riter, Esquire,  
 400 Maryland Drive,  
 P.O. Box 7544,  
 Ft. Washington, PA 19034-7544.  
 ATTORNEY: GEORGE M. RITER,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive,  
 P.O. Box 7544,  
 Ft. Washington, PA 19034-7544

**BURZYNSKI, ELIZABETH C., dec'd.**

Late of Springfield Township.  
 Executrix: PHYLLIS M. PATRICCO,  
 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

**CAMERON, VANESSA P. also known as****VANESSA Z. POULSON, dec'd.**

Late of Abington Township.  
 Administrator: QUENTIN G. POULSON,  
 147 Attenborough Dr., Apt. 101,  
 Rosedale, MD 21237.

**CARDELL, MARVIN, dec'd.**

Late of Springfield Township.  
 Executrix: HILARY HECKMAN,  
 422 Houston Road,  
 Ambler, PA 19002.

**CHINITZ, MANUEL PAUL also known as****MANUEL P. CHINITZ, dec'd.**

Late of Worcester Township.  
 Executrix: MARCIA GOLDBERG,  
 c/o Patrick J. Broderick, Esquire,  
 One East Airy Street,  
 Norristown, PA 19401-4802.  
 ATTORNEY: PATRICK J. BRODERICK,  
 WILSON, BRODERICK & ASSOCIATES,  
 One East Airy Street,  
 Norristown, PA 19401-4802

**DEMSEY, MARGARET D., dec'd.**

Late of Huntingdon Valley, PA.  
 Executor: WILLIAM R. DEMSEY,  
 113 W. Greenhouse Road,  
 Dillsburg, PA 17019.

**DEWEILER, WILLARD S., dec'd.**

Late of Franconia Township.  
 Executors: WILLARD GARY DEWEILER,  
 622 County Line Road,  
 Telford, PA 18969,  
 WENDY GAIL KRADY,  
 634 County Line Road,  
 Telford, PA 18969.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**DIETZ, CARL FREDERICK also known as****CARL F. DIETZ SR. and  
BUD DIETZ, dec'd.**

Late of Horsham Township.  
 Co-Executors: CARL F. DIETZ, JR. AND  
 DOROTHY A McLARNON,  
 438 Windsor Drive,  
 Harleysville, PA 19438.

**FARKOSH, VICKI LYNN also known as****VICKI L. FARKOSH and  
VICKI FARKOSH, dec'd.**

Late of Upper Pottsgrove Township.  
 Administrator: CARL L. FARKOSH,  
 128 Maugers Mill Road,  
 Pottstown, PA 19464.  
 ATTORNEY: JOHN A. KOURY, JR.,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**GRAYSON, HELEN, dec'd.**

Late of Lower Merion Township.  
 Executor: HERMAN GRAYSON,  
 107 E. Dartmouth Road,  
 Bala Cynwyd, PA 19004.

**KELLER, MARTHA M., dec'd.**

Late of Abington Township.  
 Executrix: JEANNE M. SCHLEYER,  
 1590 Graeme Way,  
 Hartsville, PA 18974.

**KLEVIT, JEROLD also known as****JEROLD G. KLEVIT, dec'd.**

Late of Abington Township.  
 Executrix: LINDA HAHN,  
 237 S. Hutchinson Street,  
 Philadelphia, PA 19107.  
 ATTORNEY: LEONARD J. COOPER,  
 COZEN O'CONNOR,  
 1900 Market Street,  
 Philadelphia, PA 19103

**KULP, ROY C., dec'd.**

Late of Borough of Hatfield.  
 Administratrix: JEAN KULP,  
 c/o Sommar, Tracy & Sommar,  
 210 S. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: KEVIN J. SOMMAR,  
 SOMMAR, TRACY & SOMMAR,  
 210 S. Broad Street,  
 Lansdale, PA 19446

**LAUCHMEN, JOAN, dec'd.**

Late of Upper Frederick Township.  
 Executor: CRAIG THOMPSON,  
 c/o David W. Conver, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: DAVID W. CONVER,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**LYONS, JUDITH ARDEN also known as****JUDITH A. LYONS, dec'd.**

Late of Lower Merion Township.  
 Executrix: DEBORAH L. TANITSKY,  
 232 Whitetail Lane,  
 State College, PA 16801.  
 ATTORNEY: GARY A. DELAFIELD,  
 916 South Atherton Street,  
 State College, PA 16801

**MARCHUK, VIRGINIA also known as  
VIRGINIA LEE MARCHUK, dec'd.**

Late of Skippack Township.  
 Executrix: ALEXIS FARLEY,  
 120 Tulip Lane,  
 Gilbertsville, PA 19525.  
 ATTORNEY: CAROL M. LAUCHMEN,  
 CAROL M. LAUCHMEN, P.C.,  
 388 Main Street,  
 Harleysville, PA 19438

**MECCA, ROBERT J., dec'd.**

Late of Upper Moreland Township.  
 Executor: PAUL L. MECCA,  
 34 Park Avenue,  
 Rockledge, PA 19046.  
 ATTORNEY: MICHAEL G. CRILLY,  
 104 South York Road,  
 Hatboro, PA 19040

**MONASTERO, JAMES M., dec'd.**

Late of Lower Gwynedd Township.  
 Co-Executors: JOSEPH C. MONASTERO AND  
 LISA A. MONASTERO,  
 536 Old Elm Street,  
 Conshohocken, PA 19428.  
 ATTORNEY: ERIC W. HOPKINS,  
 114 North Main Street,  
 Doylestown, PA 18901

**MOORE, MARGUERITE SHERPINSKY, dec'd.**

Late of Franconia Township.  
Co-Executors: MICHAEL E. SHERPINSKY AND  
VINCENT A. SHERPINSKY,  
c/o Marjorie J. Scharpf, Esquire,  
Friedman Schuman, PC,  
101 Greenwood Avenue, Fifth Floor,  
Jenkintown, PA 19046.  
ATTORNEY: MARJORIE J. SCHARPF,  
FRIEDMAN SCHUMAN, PC,  
101 Greenwood Avenue, Fifth Floor,  
Jenkintown, PA 19046

**MOORE, NORMA JEAN also known as  
NORMA J. MOORE, dec'd.**

Late of Upper Moreland Township.  
Executor: GORDON G. MOORE,  
163 Greyhorse Road,  
Willow Grove, PA 19090.

**MOYER, LEROY H., dec'd.**

Late of Franconia Township.  
Executor: JOEL R. MOYER,  
402 Sturgis Road,  
Harleysville, PA 19438.  
ATTORNEY: DOROTHY K. WEIK,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 East Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964

**NGUYEN, CHRISTINE, dec'd.**

Late of Upper Moreland Township.  
Administrator DBN: BRIAN NGUYEN,  
199 W. Vine Street, Apt. 10,  
Hatfield, PA 19440.  
ATTORNEY: DOROTHY K. WEIK,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 East Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964

**OEHLER, WILLIAM FREDERICK also known as  
WILLIAM F. OEHLER, SR., dec'd.**

Late of Towamencin Township.  
Executrices: ROSEMARY A. NACE AND  
KATHLEEN DEMENO,  
64 Aspen Way,  
Schwenksville, PA 19473.

**RALSTON, MARGARET A., dec'd.**

Late of Whitmarsh Township.  
Executrix: DEBORAH LUKENS,  
c/o Jodi L. Griffis, Esquire.  
ATTORNEY: JODI L. GRIFFIS,  
1495 Alan Wood Road, Suite 7,  
Conshohocken, PA 19428

**REELING, PATRICIA ANN GLUECK, dec'd.**

Late of Lower Providence Twp., Montgomery  
County, PA and  
Charlottesville, Albemarle County, VA.  
Executrix: EMILY N. CAREY,  
c/o Robert L. Bast, Esquire,  
110 Spruce Road,  
Ambler, PA 19002.  
ATTORNEY: ROBERT L. BAST,  
110 Spruce Road,  
Ambler, PA 19002

**REMOLDE, EUGENE J. also known as  
EUGENE J. REMOLDE, SR. and  
EUGENE REMOLDE, dec'd.**

Late of Upper Moreland Township.  
Executrix: CORINNE DeSPIRITO,  
c/o Richard C. Osterhout, Esquire,  
1744 Bridgetown Pike,  
Feasterville, PA 19053.  
ATTORNEY: RICHARD C. OSTERHOUT,  
1744 Bridgetown Pike,  
Feasterville, PA 19053

**ROCK, LILLIAN D., dec'd.**

Late of Lower Pottsgrove Township.  
Executor: LAWRENCE REED,  
c/o Law Offices of Michelle C. Berk, Esquire,  
400 Maryland Drive, Suite 200,  
Fort Washington, PA 19034,  
215-793-4800.

**RODD, HELEN B. also known as  
HELEN RODD, dec'd.**

Late of Lower Merion Township.  
Executrix: HELENE M. STUDDY,  
c/o John A. Wetzel, Esquire,  
Walnut Bldg., Ste. A,  
101 E. Evans Street,  
West Chester, PA 19380.  
ATTORNEY: JOHN A. WETZEL,  
WETZEL GAGLIARDI FETTER & LAVIN LLC,  
Walnut Bldg., Ste. A,  
101 E. Evans Street,  
West Chester, PA 19380

**SESTILI, EMIDIO S., dec'd.**

Late of Borough of Ambler.  
Executors: DONNA FEIN,  
1361 Cernan Lane,  
Blue Bell, PA 19422,  
CHRISTOPHER LUKENS,  
1838 Vineyard Street,  
Philadelphia, PA 19130.  
ATTORNEY: ROSEMARY R. FERRINO,  
MONTCO ELDER LAW,  
1501 Lower State Road,  
North Wales, PA 19454-1216

**SPERLING, PAUL EMERSON, dec'd.**

Late of Borough of Royersford.  
Executor: KENNETH A. SPERLING,  
37 Mountain Lane,  
Levittown, PA 19054.

**TAYLOR, LEONARD R., dec'd.**

Late of Horsham Township.  
Executor: SCOTT A. TAYLOR,  
6 Stoney Run Road,  
Wilmington, DE 19809.  
ATTORNEY: JEREMY A. WECHSLER,  
2300 Computer Avenue, Suite J-54,  
Willow Grove, PA 19090

**TREDINNICK, ELAINE L., dec'd.**

Late of Lower Merion Township.  
Executor: MARK W. TREDINNICK,  
c/o Smith, Aker, Grossman & Hollinger, LLP,  
60 East Penn Street, P.O. Box 150,  
Norristown, PA 19404-0150.  
ATTORNEY: JAMES L. HOLLINGER,  
SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
60 East Penn Street, P.O. Box 150,  
Norristown, PA 19404-0150

**WEBER, THERESIA also known as****THERESA WEBER and  
THERESIA M. WEBER, dec'd.**

Late of West Norriton Township.

Executrix: GABRIELE M. WEBER,  
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**REAL ESTATE AUCTION**Montgomery County Orphans' Court  
Wednesday, July 22, 2015 at 1 PM  
Parcels 42-008-62 and 42-008063  
Richlandtown Pike, Springfield Township  
Bucks County, PA

O.C. No. 3600 IC of 2014

Estate of Grace Skirletz

TERMS 10% Deposit, Inspection 1 hr. prior.

ESTATE MANAGEMENT SERVICES

Cabin Fever Auctions AY# AY002122

800-789-5068

www.cabinfeverauctions.com

**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***Rehab at Shannondell** with its principal place of business at 10000 Shannondell Drive, Audubon, PA 19403.

The name and address of the entity owning or interested in said business is: Shannondell, Inc., 10000 Shannondell Drive, Audubon, PA 19403.

The application was filed on May 19, 2015.

**Latsha Davis & McKenna, P.C.**1700 Bent Creek Boulevard, Suite 140  
Mechanicsburg, PA 17050**LIMITED LIABILITY COMPANY**Notice is hereby given that a Certificate of Organization was filed on April 30, 2015, with the Pennsylvania Department of State for **JJA Properties, LLC.**, in accordance with the provisions of the Limited Liability Act of 1994.**MISCELLANEOUS****NOTICE OF DISBARMENT**Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated June 16, 2015, **Philip J. Berg (#9867)**, who previously maintained an office to practice law in Lafayette Hill, PA, has been Disbarred on Consent from the Bar of this Commonwealth, to be effective July 16, 2015.

Elaine M. Bixler

Secretary of the Board

The Disciplinary Board of the  
Supreme Court of Pennsylvania**NOTICE OF AVAILABILITY OF ANNUAL RETURN OF ELIZABETH B. ELLIS FOUNDATION TRUST**

TAKE NOTICE that the annual return of Elizabeth B. Ellis Foundation Trust for the tax year ending May 31, 2015 as required by Section 6033 of the Internal Revenue Code is available for inspection at the principal office of:

Elizabeth Ellis Foundation Trust

540 Swede Street

Norristown, PA 19401

(610) 279-8700

during regular business hours by a citizen who requests it within 180 days after Publication of this notice of its availability. Requests should be made to the undersigned Trustees of the Elizabeth B. Ellis Foundation Trust at its principal office as above stated.

**Dated:** June 1, 2015Amy W. Sosnov, Sergei Tsvetkov, Lynn Tsvetkov  
and William C. Allen, Co-trustees of the Elizabeth B.  
Ellis Foundation Trust**TRUST NOTICES****First Publication****LORRAINE S. EDMONDS LIVING TRUST****LORRAINE S. EDMONDS, Deceased****DATED: June 19, 2002****RESTATED: January 29, 2015**

Notice is hereby given of the death of Lorraine S. Edmonds a/k/a Lorraine Carango Edmonds a/k/a Lorraine C. Edmonds, late of Towamencin Township, Montgomery County. Lorraine S. Edmonds a/k/a Lorraine Carango Edmonds a/k/a Lorraine C. Edmonds died May 9, 2015, and was the Grantor of the Lorraine S. Edmonds Living Trust.

This trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Successor Trustee:** Kurt Haufler

c/o HighPoint Law Offices, P.C.

200 Highpoint Drive, #211,

Chalfont, PA 18914

**Attorney: Peter J. Gilbert**

200 Highpoint Drive, #211,

Chalfont, PA 18914



**Second Publication****ELIZABETH J. GRUBB TRUST**

**Trust Under Agreement Dated February 6, 2003  
as amended August 4, 2005, as amended October 19, 2005  
and last amended March 29, 2006**

**Elizabeth J. Grubb, Deceased, May 26, 2015  
Late of Tomamencin 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: J. Oliver Gingrich, Esquire  
Bricker, Landis, Hunsberger & Gingrich, LLP**  
114 East Broad Street  
P.O. Box 64769  
Souderton, PA 18964  
(215) 723-4350

**Third and Final Publication****KATHERINE A. LACHMAN TRUST  
DATED 01/03/01****KATHERINE A. LACHMAN, DEC'D.**

Notice is hereby given of the administration of the Katherine A. Lachman Trust dated 01/03/01. Settlor, late of Horsham Twp., Montgomery County, PA died 4/5/2015. All persons having claims against the decedent are requested to make known the same, and all persons indebted to the decedent are required to make payment without delay to:

**Trustee:** Nichole L. Miller  
c/o William S. Ravenell, Esquire  
1021 W. 8th Avenue  
King of Prussia, PA 19406

**SARAH NYCE SMITH LIVING TRUST  
DTD. 2/6/1989**

**Sarah Nyce Smith, Deceased  
Late of Upper Dublin Twp.,  
Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustees:** Andrew B. Smith & Hilary A. Fuelleborn  
c/o George Luskus, Esq.  
745 Yorkway Pl.  
Jenkintown, PA 19046

**Or to their Att'y. George Luskus, P.C.**  
745 Yorkway Pl.  
Jenkintown, PA 19046

**EXECUTIONS ISSUED**

**Week Ending June 23, 2015**

**The Defendant's Name Appears  
First in Capital Letters**

ADLAM, GEORGE: SUSQUEHANNA BANK, GRNSH. - Cavalry Spv I, LLC; 201428016; \$947.82.  
ANDERSON, JOSEPH: MCMENAMIN, WILLIAM - Bank Of America Na, et al.; 201232543; IN REM ORDER/227,556.67.  
ANDERSON, RYAN: FIRST FEDERAL SAVINGS AND LOAN, GRNSH. - Cavalry Spv I, LLC, et al.; 201405863; \$2,413.54.  
BAILEY, ELWOOD: SUSQUEHANNA BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201427820; \$2,635.34.  
BAKER, JASON: CONTINENTAL BANK, GRNSH. - Lvnv Funding, LLC; 201132970; \$2,166.77.  
BALKIEWICZ, ALYSSA: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201427825; \$1,574.28.  
BEHRIG, KIMBERLY: BANK OF AMERICA, GRNSH. - Cavalry Spv I, et al.; 201427992; \$1,214.90.  
BELL, CASEY: WELLS FARGO BANK, GRNSH. - Cavalry Investments, LLC, et al.; 201430522; \$3,717.78.  
BERNARD, KIMBERLY - Bank Of New York Mellon; 201500091.  
BETO, VIVIAN - Wells Fargo Bank Na; 201508316; \$52,068.73.  
BJ HOMES, INC.: WELLS FARGO BANK, GRNSH. - Ram Siding Company, Inc.; 201513754; \$12,159.99.  
BOLUSI, BRUNO: PASSACANTANDO, PETER - Us Bank National Association As Trustee For, et al.; 201509340.  
BONDRA, CARMEN: PNC BANK, GRNSH. - Drexel University; 201304122; WRIT/EXEC.  
BONZA LANDSCAPING & HARDSCAPES: BONZA, DAVID: BENEFICIAL BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 201460472; \$12,796.96.  
BOYLE, BERNARD: TD BANK, GRNSH. - Cavalry Spv I, LLC; 201315646; \$12,561.20.  
BRAHMBHATT, TEJ: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201304557; \$22,227.69.  
BROCK-GROWHOWSKI, THERESA: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC; 201501920; \$7,559.30.  
BROWN, CHRISTOPHER: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201411992; \$6,853.83.  
BUGAR, ERICA: CATANICI, MARIUS: JEAN, ET AL. - Wells Fargo Bank Na; 201305370; AMEND IN REM/291,425.70.  
BURGESS, CHERYL: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201423172; \$1,464.47.  
BUSTION, VANESSA: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC, et al.; 201434173; \$1,211.01.  
CAMPBELL, ALANA: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201425903; \$2,405.86.  
CAMPBELL, DEBRA: DOUGLAS - Federal National Mortgage Association; 201506539.  
CAREY, BRENDAN: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC; 201336194; \$1,752.80.

- CARON, MARTIN: TD BANK, GRNSH. - Fagnani, Angela, et al.; 201510165; WRIT/EXEC.
- CASSADY, SCOTT: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201427997; \$3,427.19.
- CASSALIA, JAMES - Onewest Bank; 201504670.
- CHEATHAM, SANDRA: BANK OF AMERICA, GRNSH. - Equable Ascent Financial, LLC; 201427991; \$9,888.90.
- CHERRY, LISA: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201434171; \$1,410.74.
- CHIN, KYUNG: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201400737; \$5,326.36.
- COLBERT, MICHAEL: KENNEDY, TIFFANY - Geppert, David, et al.; 201503261; \$9,652.82.
- COOK, JOHN: CARRIE - Lsf8 Master Participation Trust; 201503511.
- COSTA, GREG: WELLS FARGO BANK, GRNSH. - Lvnv Funding, LLC; 201206608; \$1,043.34.
- COUGLE, WENDY: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201407875; \$5,192.00.
- DAGOSTINI, NORMAN: BRYN MAWR BANK AND TRUST, GRNSH. - Cavalry Spv I, LLC; 201411991; \$22,788.84.
- DAVENPORT, DOMINIQUE: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201425892; \$1,368.15.
- DAVIS, MICHAEL - Wells Fargo Bank Na; 201506740; \$323,302.72.
- DELAFUENTE, NEIL: HUNTINGDON VALLEY BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201405836; \$5,257.79.
- DELONE, MICHELE: TD BANK, GRNSH. - Cavalry Investments, LLC, et al.; 201434184; \$1,434.30.
- DELONE, MICHELLE: BENEFICIAL BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201427799; \$1,379.61.
- DELONE, THOMAS: PENN LIBERTY BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201428007; \$1,073.60.
- DETWILER, JAMES: PNC BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201434181; \$2,151.78.
- DIMASCIO, MARGRET: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201432607; \$2,916.32.
- DISTEL, DOUGLAS: WELLS FARGO, GRNSH. - Lvnv Funding, LLC; 201230238; \$1,178.94.
- DIVALERO, CARLO: CUTTS-MCMANUS, DEBRA - Wells Fargo Bank Na; 201502306; \$136,446.29.
- FANIA, JACQUELINE: PNC BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201428687; \$1,029.62.
- FANTAZZI, ANTHONY: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201330370; ORDER/2,603.78.
- FINE, KAREN: SUSQUEHANNA BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201423190; \$2,134.71.
- FISCHER, BRUCE: FIRST NIAGARA BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201423258; \$2,506.85.
- FISHMAN, REIDE: GERI - Jpmorgan Chase Bank Na; 201406580; \$68,955.46.
- FONDOTS, RAYMOND: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC; 201428735; \$3,946.21.
- FORBES, KATHY: TD BANK, GRNSH. - Lvnv Funding, LLC; 201501923; 1694..86.
- FORD, JAMES: WELLS FARGO BANK, GRNSH. - Cavalry Investments, LLC; 201434183; \$3,616.95.
- FOYSAL, SAZZAD: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC, et al.; 201423224; \$1,473.23.
- GERSON, MITCHELL: ANDREA: THE UNITED STATES OF AMERICA, ET AL. - Wells Fargo Bank Na, et al.; 201501698; \$397,252.10.
- GOLSON, JOHNETTA: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC, et al.; 201400732; \$1,322.09.
- GREEN-HARRIS, CHRISTY: SUPERIOR CREDIT UNION, GRNSH. - Cavalry Spv I, LLC, et al.; 201504566; \$1,240.61.
- HALEY, KEVIN: SHARON: BARBARA, BERNARD, GRNSH. - Hartford Fire Insurance Company; 201431547; \$14,931.54.
- HASHAMY, MOHAMMAD: CITIZINS BANK, GRNSH. - Lvnv Funding, LLC; 201107228; \$1,913.35.
- HATONEK, ATTILA: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201423492.
- HAYWARD, BARRY - Bank Of America Na, et al.; 201417215.
- HERRERO, OSCAR: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201336953; \$5,003.24.
- HOLLERAN, JAMES: MORGAN BASEMENT WATERPROOFING AND MOLD REMEDIATION: WELLS FARGO BANK, GRNSH. - Abrams, Jerry, et al.; 201513642; \$81,016.23.
- HORNE, JOHN: FIRST NIAGARA BANK, GRNSH. - Cavalry Spv I, LLC; 201434177; \$6,293.46.
- ICKES, MICHAEL: WELLS FARGO, GRNSH. - Great Seneca Financial Corp, et al.; 201505930; WRIT/EXEC.
- JEFFERS, RUSSEL: NATIONAL PENN BANK, GRNSH. - Cavalry Investments, LLC, et al.; 201427901; \$984.04.
- JENKINS, CHRISTOPHER: CITIZENS BANK, GRNSH. - Cavalry Investments, LLC; 201434185; \$1,568.70.
- JENKINS, TYRONE: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201428011; \$3,827.19.
- JOHNSON, ALBERT: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201335385; \$4,768.83.
- JOHNSON, DAVID: BANK OF AMERICA, GRNSH. - Cavalry Spv Ii, LLC, et al.; 201508533; \$1,624.32.
- KALAYEH, ARASH: PNC BANK, GRNSH. - American Express Bank Fsb; 201429200.
- KATURAN, STEWART: WELLS FARGO BANK, GRNSH. - Cavalry Investments, LLC; 201417451; \$7,162.56.
- KIM, NAYOUNG: WOORI AMERICA BANK, GRNSH. - Cavalry Spv I, LLC; 201332751; \$26,391.45.
- LENTO, ANTONIO: ANTHONY: TD BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201425909; \$2,125.22.
- LIMERICK TOWNSHIP: IFIC SURETY GROUP, GRNSH. - Dhlp Limerick Golf Community, L.P.; 201320987; WRIT/EXEC.
- LOURENCO, KATHIA: TD BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201428005; \$1,352.38.
- MACKELVEY, BARBARA: UNIVEST BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201507942; \$1,881.74.
- MACORT, LINDA - Hsbc Bank Usa National Association; 201508241; \$224,291.91.
- MARDER, GIL: PNC BANK, GRNSH. - Cavalry Spv I, et al.; 201434176; \$1,123.47.
- MARQUES, DONNA: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201328840.
- MARTIN, THOMAS: WELLS FARGO, GRNSH. - Cavalry Spv Ii, LLC, et al.; 201425929; \$1,722.94.

- MASSEY, AMY: TD BANK, GRNSH. - Calvary Spv I, LLC, et al.; 201428004; \$1,450.83.
- MATLAK, GREGG: GREGORY: CHERYL - Wells Fargo Bank National Association, et al.; 201506906; \$191,540.13.
- MAULE, WILLIAM: WILLIAM - Abn Amro Mortgage Group, Inc., et al.; 201502722; \$204,899.15.
- MCCALLION, JIM: JIM MCCALLION, GRNSH. - Wayne Carmint Landscaping, Inc.; 201507380; \$9,977.87.
- MCCALLION, JIM: WELLS FARGO BANK, GRNSH. - Wayne Carmint Landscaping, Inc.; 201507381; \$8,190.93.
- MCSHANE, JAMES: UNIVEST BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201427806; \$1,117.34.
- MICHL, CHRISTOPHE: CHRIS CONSTRUCTION: CITIZENS BANK, GRNSH. - American Express Bank Fsb; 201406977.
- MILLER, ANN - Wells Fargo Bank Na; 201128692; \$372,206.88.
- MILLER, IVETTE: FREEDOM CREDIT UNION, GRNSH. - Cavalry Spv I, LLC, et al.; 201427367; \$1,049.83.
- MOLONY, ROBERT: SUSQUEHANNA BANK, GRNSH. - Calvary Spv I, LLC, et al.; 201325117; \$3,078.66.
- MOORE, MICHAEL: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201427898; \$952.83.
- MORANCY, VANESSA: AMERICAN HERITAGE FEDERAL CREDIT UNION, GRNSH. - Cavalry Spv I, LLC, et al.; 201407545; \$4,935.28.
- MOSIER, AARON: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC; 201405852; \$3,709.11.
- MUCKER, DONNAMARI: MASTRONI, DONNAMARI: AMERICAN HERITAGE FEDERAL CREDIT UNION, GRNSH. - North Star Capital Acquisition, LLC; 201125091; \$1,354.75.
- NAGLE, MELODY: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC, et al.; 201407869; \$1,584.10.
- NEALMAN, BRIAN: CONTINENTAL BANK, GRNSH. - Cavalry Spv I, LLC; 201403869; \$10,679.57.
- NOWACZYK, GERALDINE: KENNETH - Citizens Bank Of Pennsylvania; 201432203.
- OLEARY, JOANN: SUSQUEHANNA BANK, GRNSH. - Cavalry Spv Ii, LLC, et al.; 201425921; \$1,832.78.
- PALERMO, LINDA: PNC BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201434179; \$2,080.86.
- PALUMBO, ANTHONY: TD BANK NA, GRNSH. - Bryn Mawr Trust Company; 201509575; \$189,721.21.
- PARK, STEPHEN: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201425927; \$2,228.00.
- PARSONS, LYNN: TD BANK, GRNSH. - Lvnv Funding, LLC; 201013442; WRIT/EX.
- PASCUAL, MARC: BANK OF AMERICA, GRNSH. - Drexel University; 201431467; WRIT/EXEC.
- PAULECTION, PAUL - American Heritage Federal Credit Union; 201509538.
- PESERIK, ELAINE: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201332753; \$15,385.38.
- PETERSON, TYRONE: SUSQUEHANNA BANK, GRNSH. - Cavalry Spv I, et al.; 201434178; \$985.24.
- PRATT, EDWARD: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201507949; \$2,921.27.
- RICCARDI, KENNETH: FIRST NIAGARA BANK, GRNSH. - Cavalry Spv I, LLC; 201304556; \$5,347.40.
- ROBINSON, ROSETTA: TRUMARK FINANCIAL, GRNSH. - Lvnv Funding, LLC; 200717297; \$19,495.14.
- ROSS-ARACO COMPANY: C&T ASSOCIATES, INC., GRNSH. - Board Of Trustees Of The Laborers District Counsel Construc; 201513683; \$151,908.95.
- RUSO, SAL: PNC BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201507944; \$2,042.88.
- SHERIDAN, DOMINIC: CITADEL FEDERAL CREDIT UNION, GRNSH. - Cavalry Spv I, LLC, et al.; 201507929; \$1,256.38.
- SHEVACH, JASON: WELLS FARGO BANK, GRNSH. - First Commonwealth Fcu; 201509724; \$3,865.42.
- SHORE, GARY: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201428019; \$1,809.86.
- SIRAVO, JOSEPH: SUSQUEHANNA BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201403873; \$3,714.43.
- SMALLS, FREDRICK: AMBLER SAVINGS BANK, GRNSH. - Cavalry Spv I, LLC; 201314682; \$22,824.47.
- SMITH, ALESHA: FIRST NIAGARA BANK, GRNSH. - Care Credit, et al.; 201420624; \$1,325.76.
- SPHABMIXAY, TOMMY: SANTANDER BANK, GRNSH. - Hsbc Bank Nevada Na, et al.; 201508323; \$1,798.66.
- STANGS, ROBERT: FIRST NIAGARA BANK, GRNSH. - Cavalry Spv I, LLC; 201405866; \$9,967.03.
- STEIN, BETHANY: BETHANY: KURTIS - Bank Of America Na; 201503611; \$409,028.73.
- STEIN, MARIA: HARLEYSVILLE SAVINGS BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201425446; \$2,133.18.
- STEVENSON, JOHN: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC, et al.; 201420592; \$11,785.41.
- STROUSE, AIMEE: UNIVEST NATIONAL BANK AND TRUST, GRNSH. - Lvnv Funding, LLC; 201125312; WRIT/EX.
- SUNNYBROOK FOUNDATION: NATIONAL PENN BANK, GRNSH. - Pollock, Mark, et al.; 201326371; WRIT/EXEC.
- TARPEY, DEBORAH: WILLIAMS, KEVIN - Gmac Mortgage, LLC; 201300644; AMEND IN REM/227,636.16.
- THACH, NGHIA: WELLS FARGO BANK, GRNSH. - American Express Bank Fsb; 201427725.
- THOMPSON, JOANNE: GLENN - Phh Mortgage Corporation; 201505351; \$303,152.57.
- THOMPSON, LEISHA: CITIZENS BANK, GRNSH. - Cavalry Investments, LLC, et al.; 201335387; \$13,012.71.
- TOWERS, MICHAEL: BANK OF AMERICA, GRNSH. - Cavalry Spv I; 201434175; \$3,678.24.
- TYLER, TRACEY: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201433909; \$1,235.91.
- WALKER, KEVIN: CITADEL FEDERAL CREDIT UNION, GRNSH. - Cavalry Spv I, LLC; 201434180; \$2,042.72.
- WATSON, ROY: PNC BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201423166; \$11,201.50.
- WELSH, IAN: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201407322; \$6,097.62.
- WELSH, THERESA: FIRST NIAGARA BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201427998; \$1,436.75.

WEST, CHERYL: PHOENIXVILLE FEDERAL BANK & TRUST, GRNSH. - Palisades Collection, LLC; 201105437; \$2,802.88.  
 WINSTON, HELEN - Us Bk Na, et al.; 200712924; ORDER/AMEND IN REM 284,311.04.  
 YOUNG, PATRICK: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201335384; \$28,408.72.  
 ZIN, MARIA: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201407872; \$1,231.13.  
 ZOGLIO, MATHEW: ZOG, INC.; HUNTINGDON VALLEY BANK, GRNSH. - American Express Bank Fsb; 200907292; AMEND ORDER/243,189.43.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending June 23, 2015**

### The Defendant's Name Appears First in Capital Letters

ADAMS, OLIVER - Palisades Collection Llc; 201513431; Certification of Judgment; \$2324.58.  
 BARDER, LINDA - Capital One Bank Usa Na; 201512981; Judgment fr. District Justice; \$1,656.54.  
 BRANGMAN, STEPHEN - Guralnick, Mark; 201513455; Judgment fr. District Justice; \$9041.91.  
 BURLEY, ANGELA - English Village Apartment Lp; 201513086; Judgment fr. District Justice; \$1,601.32.  
 BYTHEWOOD, KARA - Palisades Collection Llc; 201513470; Certification of Judgment; \$1168.36.  
 CARBONE, SANDRA - Coates, Cynthia; 201513261; Judgment fr. District Justice; \$1601.03.  
 COOPER, MICHAEL - Cypress Financial Recoveries Llc; 201513058; Judgment fr. District Justice; \$1386.18.  
 COOPER, TROY - Ncep Llc; 201513334; Judgment fr. District Justice; \$3155.37.  
 CRAIG, TIMOTHY - Discover Bank; 201513061; Judgment fr. District Justice; \$5690.45.  
 DIVEN, CALEB - English Village Apartment Lp; 201513087; Judgment fr. District Justice; \$4,921.82.  
 FANELLA, KATHY - Palisades Collection Llc; 201513461; Certification of Judgment; \$2988.34.  
 GULAR, MIEKO - English Village Apartment Lp; 201513088; Judgment fr. District Justice; \$1,762.86.  
 HERRON, MATTHEW - New Century Financial Services Inc; 201513161; Judgment fr. District Justice; \$1816.04.  
 JANG, KAESONG - Midland Funding Llc; 201512975; Judgment fr. District Justice; \$6,017.03.  
 JONES, ELIANA - Palisades Collection Llc; 201513434; Certification of Judgment; \$2709.90.  
 KISH, MARISA - Cach Llc; 201513308; Judgment fr. District Justice; \$2,718.71.  
 KULP, RHONDA - Jmmmpc Company; 201513507; Judgment fr. District Justice; \$2457.48.  
 LANK, DAVID - Centurion Capital Corporation; 201513513; Certification of Judgment; \$3888.32.  
 LEE, SONDRRA - Great Seneca Financial Corp; 201513458; Certification of Judgment; \$6284.77.  
 MYLES, RITA - Midland Funding Llc; 201513454; Judgment fr. District Justice; \$2253.61.  
 NADEAU, ANGELA - Johnson, Colleen; 201513484; Judgment fr. District Justice; \$3168.87.  
 PASTER, DONNA - Cavalry Spv I Llc; 201513502; Judgment fr. District Justice; \$2,094.68.

PELLETTIERI, MARIA: TOMKO, MELODY - Heather Meadows Hoa; 201513318; Lien; \$977.00.  
 PITT, BARBARA - Summit Place Home Owners Assoc; 201513469; Judgment fr. District Justice; \$6188.85.  
 SAFIER, NEIL: RONA - English Village Apartment Lp; 201513089; Judgment fr. District Justice; \$1,802.12.  
 SANDY HILL CONSTRUCTION LLC: HENRY, CHRISTOPHER - Hibu Inc; 201513315; Judgment fr. District Justice; \$2945.55.  
 SMITH, CAROLYN - Midland Funding Llc; 201512973; Judgment fr. District Justice; \$1,083.57.  
 SORKIN, JARRED - Discover Bank; 201513060; Judgment fr. District Justice; \$6597.41.  
 WALLACE, STEPHEN: COLLEEN - English Village Apartment Lp; 201513085; Judgment fr. District Justice; \$2,043.08.  
 WELSH, DANIEL - Great Seneca Financial Corporation; 201513426; Certification of Judgment; \$3266.95.  
 WILSON, HANK: HANK - Fastpro Restoration Inc; 201513456; Judgment fr. District Justice; \$2842.14.

### ABINGTON TWP. -

#### entered municipal claims against:

Gilliam, Esther; 201513375; \$965.65.  
 Omullan, William; 201513377; \$1554.62.

### CHELTENHAM TWP. -

#### entered municipal claims against:

Gutierrez, Dealva; 201513056; \$6562.63.  
 Johnson, Harvey; 201513440; \$4,220.63.  
 Stoloff, Joel: Deborah; 201513445; \$7,016.63.  
 Wayns, Margaret: Estate Of Lelia X Bridgeforth; 201513406; \$1065.63.

### LOWER FREDERICK TWP. -

#### entered municipal claims against:

Anderson, Richard: Gail; 201513353; \$216.50.  
 Bartelt, Christina: Kelly, Todd; 201513352; \$216.50.  
 Benditt, Beth; 201513349; \$216.50.  
 Berryman, John: Mary; 201513321; \$216.50.  
 Bradbury, John: Jessica; 201513300; \$216.50.  
 Brasch, Mark; 201513386; \$216.50.  
 Caldwell, Timothy: Young, Angela; 201513357; \$216.50.  
 Caprio, Joan; 201513351; \$216.50.  
 Cook, Richard: Theresa; 201513303; \$216.50.  
 Cooper, Glenn: Dianna; 201513358; \$216.50.  
 Couch, Brian: Marisa; 201513304; \$216.50.  
 Galen, Jeffrey: Gallen, Jeffrey: Kappenstein, Stayce; 201513331; \$216.50.  
 Garges, Christopher: Bealer, Karieann; 201513329; \$216.50.  
 George, Kelly: Laverne; 201513328; \$216.50.  
 George, Sandra; 201513385; \$216.50.  
 Hackett, Lisa: Jason; 201513297; \$216.50.  
 Heitz, David; 201513295; \$216.50.  
 Heitz, David; 201513393; \$216.50.  
 Heitz, Howard; 201513292; \$374.00.  
 Hughes, Brandon: Harwood, Keri; 201513381; \$216.50.  
 King, Craig; 201513361; \$216.50.  
 Krieg, Jeremy: Kristin; 201513319; \$216.50.  
 Lawless, James; 201513322; \$216.50.  
 Lewis, Beverley; 201513324; \$216.50.  
 Malchitsky, Michael: Colleen; 201513379; \$216.50.  
 Matakovich, Christine; 201513387; \$216.50.  
 Mcconnaha, Chad: Green, Tina; 201513383; \$216.50.  
 Morott, Ronald: Nancy; 201513333; \$216.50.



Munns, Richard: Cerino, Natalie; 201513382; \$216.50.  
 Murphy, Joseph; 201513347; \$216.50.  
 Myers, Joshua; 201513326; \$216.50.  
 Natale, James; 201513320; \$216.50.  
 Nicholson, Kevin: Andrea; 201513378; \$216.50.  
 Nix, Alan: Helen; 201513305; \$216.50.  
 Perez, Augustin: Ciccoli, Karen; 201513355; \$216.50.  
 Petrucell, Michael: Lincavage, Jennifer; 201513354; \$216.50.

Pigeon, Debra: Timothy; 201513392; \$216.50.  
 Plawa, Jason; 201513356; \$216.50.  
 Quinn, Gerard: Christine; 201513359; \$216.50.  
 Ramez, Joseph; 201513323; \$216.50.  
 Rath, Sean; 201513325; \$216.50.  
 Rios, Heidi: David; 201513350; \$216.50.  
 Roberts, Paul; 201513360; \$216.50.  
 Rose, Tammy: Banks, Patricia; 201513293; \$216.50.  
 Rumpf, Charles: Nolan, Terry; 201513330; \$216.50.  
 Rynhardt, Hope; 201513291; \$216.50.  
 Schaffer, John: Samantha; 201513348; \$216.50.  
 Schlesman, Geoffrey: J; 201513294; \$216.50.  
 Sowers, George; 201513298; \$216.50.  
 St Marys Church; 201513388; \$216.50.  
 St Marys Church; 201513389; \$3051.50.  
 St Marys Church; 201513390; \$216.50.  
 St Marys Church; 201513391; \$216.50.  
 Stewart, Steven; 201513384; \$216.50.  
 Vanlear, Joseph: Diane; 201513302; \$216.50.  
 Wachter, Wilfried: Michele; 201513301; \$216.50.  
 Wasmanski, Leonard: Nanci; 201513299; \$374.00.  
 Watkins, Nathaniel; 201513332; \$216.50.  
 Wilcox, Donald: Eileen; 201513296; \$216.50.  
 Woods, Yaneka; 201513327; \$216.50.  
 Yerger, Debra: Matthew; 201513380; \$216.50.

#### **LOWER GWYNEDD TWP. -**

##### **entered municipal claims against:**

Johnson, Ricci: Ada; 201513259; \$576.50.

#### **LOWER POTTS GROVE TWP. MUN. AUTH. -**

##### **entered municipal claims against:**

Franklin, Owen: Patricia; 201512061; \$1126.53.

#### **PENNA. UNEMP. COMP. FUND -**

##### **entered claims against:**

Arnold J Malerman Dds Pc; 201561181; \$688.59.

#### **PERKIOMEN VALLEY SCHOOL DIST. -**

##### **entered municipal claims against:**

Baum, Heather: Egan, Patrick; 201513466; \$7,155.29.  
 Daller, Catherine; 201513449; \$4,091.97.  
 Debebe, Victoria; 201513471; \$3,643.72.  
 Forrest, Kimberly; 201513253; \$5,764.76.  
 McGuigan, Thomas; 201513252; \$4,956.02.  
 Rahm, Jeffrey: Natalie; 201513365; \$9367.60.  
 Stewart, Steven; 201513367; \$4079.27.

#### **POTTS GROVE SCHOOL DIST. -**

##### **entered municipal claims against:**

Hampton, Betty; 201513156; \$3483.38.  
 Mullen, Richard; 201513159; \$3271.52.  
 Sealey, Kimberly; 201513160; \$5139.25.

#### **POTTSTOWN BORO. AUTH. -**

##### **entered municipal claims against:**

Anderson, Edward: Sheila; 201513103; \$669.16.

Cao, Ping: Wilmot, Kevin; 201513222; \$615.61.  
 Cao, Ping: Wilmot, Kevin; 201513201; \$890.19.  
 Cao, Ping: Wilmot, Kevin; 201513232; \$788.18.  
 Cao, Ping: Wilmot, Kevin; 201513264; \$942.91.  
 Cao, Ping: Wilmot, Kevin: Maryann; 201513206; \$836.64.  
 McGuinness, Brian: Christine; 201513052; \$248.84.  
 Strobel, Stephen: Zerr, Erin; 201513190; \$722.72.  
 Us Bank Na; 201513123; \$645.36.  
 Witmayer, Michael; 201513268; \$701.31.

#### **POTTSTOWN BORO. -**

##### **entered municipal claims against:**

Bagby, Patricia; 201513216; \$896.40.  
 Cao, Ping: Wilmot, Kevin; 201513255; \$1591.57.  
 Marcial, Robert: Lisa; 201513193; \$623.08.  
 Wilmot, Kevin: Cao, Ping; 201513224; \$615.61.  
 Wilmot, Kevin: Cao, Ping; 201513265; \$902.10.  
 Witmayer, Michael; 201513116; \$794.14.

#### **POTTSTOWN SCHOOL DIST. -**

##### **entered municipal claims against:**

Balog, David: Tracy; 201513083; \$4137.12.  
 Blueprint 001 Llc; 201513127; \$4105.60.  
 C & K Partners; 201513129; \$5377.16.  
 Campbell, Douglas: Debra; 201513132; \$4745.05.  
 Christie, Julia; 201513142; \$2441.12.  
 Cn Properties Llc; 201513151; \$4511.46.  
 Didomenico, Leonard: Kathleen; 201512527; \$1035.70.  
 E & M Property Investment Group Llc; 201513059; \$6805.47.  
 Ead Properties Llc; 201513062; \$4165.18.  
 Jackson, Crystal; 201513148; \$1050.20.  
 Kratzer, Lonnie; 201513153; \$1856.06.  
 Littlefield, Mary Ann; 201513044; \$567.66.  
 Manatawny Village Homes Inc; 201513064; \$5622.55.  
 Matthews, Robert: Katherine; 201513210; \$3816.07.  
 Mauras, Juan: Estate Of Donna Sematis; 201513122; \$6355.45.  
 Swedenburg, Merri; 201513057; \$2942.46.  
 Williams, Ronald: Frances; 201513211; \$3461.83.

#### **SOUDERTON BORO. -**

##### **entered municipal claims against:**

Budine, Thomas; 201513050; \$552.55.

#### **UPPER DUBLIN SCHOOL DIST. -**

##### **entered municipal claims against:**

Blum, Steven; 201513495; \$4,847.73.  
 Clinkscale, Nichelle: Estate Of L Clinkscale; 201513497; \$3,665.94.  
 Slavin, Nancy; 201513489; \$5,098.96.

#### **UPPER PERKIOMEN SCHOOL DIST. -**

##### **entered municipal claims against:**

Coombs, Jeremy: Kristie; 201513370; \$1188.68.  
 Thomas, Richard: Dolly; 201513371; \$6770.53.  
 Verna, Paul: Cathleen; 201513374; \$4484.62.

#### **WEST NORRITON TWP. -**

##### **entered municipal claims against:**

Millar, Christopher: Jennifer; 201513054; \$1025.90.



**LETTERS OF ADMINISTRATION****Granted Week Ending June 23, 2015****Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

ANDES, CHARLES L., JR. - Lower Merion Township;  
Morocco, Page A., 3007 Arden Road Nw  
Atlanta, GA 30305-1914.

BOCK, GENE M. - Norristown Borough;  
Fota, Sandra L., 241 Pery Court Limerick, PA 19468.

CLYMAN, ALLEN S. - Lower Merion Township;  
Clyman, Marcia, 1517 Sheffield Lane  
Wynnewood, PA 19096.

DAMBROSIO, SUSAN M. - Lower Merion Township;  
Dambrosio, Ferdinand, 1032 Balmoral Way  
Maple Glen, PA 19002; Dambrosio, James A.,  
32 North Lane Conshohocken, PA 19428.

DAVIS, DOROTHY I. - Plymouth Township;  
Davis, William, 1116 Matsford Road  
West Conshohocken, PA 19428.

DIETRICH, GERARD L. - Whitmarsh Township;  
Lobley, Anita M., 108 Mountain Oaks Road  
Yardley, PA 19067.

EVANS, ALAN C. - West Pottsgrove Township;  
Hripto, Tania L., 91 Oak Glen Drive  
Pequea, PA 17565.

FITZPATRICK, GERARD W. - Horsham Township;  
Graham, Barbara, 5848 Rodgers Road  
Pipersville, PA 18947.

GALEASSI, CHRISTOPHER A. -  
Lower Providence Township; Durdeen, Patricia,  
48 Ivy Circle Eagleville, PA 19403.

GREENBERG, ETHEL - Abington Township;  
Landro, Natalie S., 765 Periwinkle Lane  
Wynnewood, PA 19096.

GREENBERG, ROSE - Abington Township;  
Landro, Natalie S., 765 Periwinkle Lane  
Wynnewood, PA 19096.

GROSS, ROBERT C., JR. - Lower Pottsgrove Township;  
Abernathy, Holly M., 204 Belle Chasse Court  
Nashville, TN 37221.

HILDRETH, LYNDIA D. - Lower Merion Township;  
Carroll, Ramon, 221 Linwood Avenue  
Ardmore, PA 19003.

ISKI, JOSEPH L. - Franconia Township; Iski, Joseph E.,  
787 Hunter Drive Pennsburg, PA 18073.

LEECH-BLACK, SARAH - Cheltenham Township;  
Leech, Stephen H., 410 Upland Road  
Elkins Park, PA 19027.

LOFTON, TIMOTHY H., SR. - Montgomery Township;  
Lofton, Timothy, Jr., 240 Parkridge Drive  
Perkasie, PA 18944.

MITCHELL, JUNE - Whitmarsh Township;  
Harkins, Donna J., 7925 Ridge Avenue  
Philadelphia, PA 19128.

MOATS, SUSAN K. - Upper Frederick Township;  
Reimers, Ryan C., 55 W 8th Street  
Lansdale, PA 19446.

SHAFFER, CATHERINE H. - Conshohocken Borough;  
Shaffer, Joan, 135 E. 8th Avenue  
Conshohocken, PA 19428.

**SUITS BROUGHT****Week Ending June 23, 2015****The Defendant's Name Appears  
First in Capital Letters**

ACRANET INC: DOE, JOHN - Hedrick, Justine;  
201513338; Civil Action; Piontek, Vicki.

ACRANET INC: DOE, JOHN - Hedrick, John;  
201513339; Civil Action; Piontek, Vicki.

ANDRESS, MARK - Santino, Christine; 201513030;  
Civil Action; Thomas, Leno P.

ARDUINO, DENISE: OCCUPANTS -  
Federal Home Loan Mortgage Corporation;  
201513444; Complaint in Ejectment; Wapner, Peter.

BIGGINS, THOMAS - Mental Health Association Of  
Southeastern Pennsylvania; 201513408; Petition to  
Appeal Nunc Pro Tunc.

BOLIS, GARY: NATASHIA - Shipley School;  
201513276; Civil Action; Sklar, Andrew.

BURKE, ANGELLA - Portfolio Recovery Associates Llc;  
201513001; Civil Action; Janello, Frank.

CARBAJAL, LAURA: OCCUPANTS - Us Bank  
National Association; 201513233; Complaint in  
Ejectment; Wapner, Peter.

CHUNG, KWANG - Portfolio Recovery Associates Llc;  
201512980; Civil Action; Janello, Frank.

CONVERGENT OUTSOURCING INC - Browne, Kelly;  
201513335; Civil Action; Piontek, Vicki.

CZERPAK I, ROBERT - Portfolio Recovery Associates;  
201513311; Civil Action; Janello, Frank.

CZOP, DENIS - Czop, Michael; 201513112;  
Complaint Divorce.

DAVIS, RASHANA: AUGUSTUS - Verdone, Leah;  
201513114; Civil Action; Destefano, David R.

DAY, KENNETH: WALICHNOWSKI, ROBERT -  
Peco Energy Company; 201513448; Civil Action;  
Eisenberg, Todd.

DIBARTOLO, SALVATORE: PAULINE -  
Singer, Jacob; 201513314; Complaint in Quiet Title.

EBERL, PETER - Eberl, Joan; 201513033;  
Complaint Divorce; Fabick, Edward J.

EDWARDS, RENEE - Us Bank National Association;  
201513310; Complaint In Mortgage Foreclosure;  
Wapner, Peter.

ELLIOT, EMMA: JULIE - Kubicki, Tiffany;  
201513158; Civil Action; Thomas, Leno P.

EXPERIAN INFORMATION SOLUTIONS INC -  
Koenig, Zachary; 201513342; Civil Action;  
Piontek, Vicki.

EXPERIAN INFORMATION SOLUTIONS INC -  
Hedrick, Justine; 201513344; Civil Action;  
Piontek, Vicki.

EXPERIAN INFORMATION SOLUTIONS INC -  
Koenig, Zachary; 201513376; Civil Action;  
Piontek, Vicki.

EXPERIAN INFORMATION SOLUTIONS INC -  
Hedrick, John; 201513423; Civil Action;  
Piontek, Vicki.

EXPERIAN INFORMATION SOLUTIONS INC -  
Hedrick, Justine; 201513433; Civil Action;  
Piontek, Vicki.

FIELDS, TRAVIS - Fields, Jessica; 201513424;  
Complaint Divorce; Solomon, Don J.

- GC RENOVATIONS LLC: COSTA, GREGORY - Modern Home Insulators Of Pennsylvania Inc; 201513547; Civil Action; Flail, Edward N., Jr.
- GURRAM, RANJITH - Rich, Elizabeth; 201513258; Civil Action; McMahon, John L., Jr.
- HESSE, CARL: SAMANTHA - Wells Fargo Bank Na; 201513015; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- HUNTE, MAXENE - State Farm Bank; 201513312; Defendants Appeal from District Justice.
- JACQUOT, JIL - Citibank Na; 201512977; Civil Action; Janello, Frank.
- JANSSEN PHARMACEUTICALS INC - Short, Harvey; 201513037; Foreign Subpoena; Reinhardt, Meredith N.
- JENKINS, DOMINIQUE - National Collegiate Student Loan Trust 2006-3; 201513511; Civil Action; Ratchford, Michael F.
- KENNEDY, CHRISTINE - Td Bank Usa Na; 201513341; Civil Action; Janello, Frank.
- KIBBLEHOUSE, DOREEN: ESTATE OF JEAN H MOSER: ESTATE OF JEAN MOSER - Nationstar Mortgage Llc; 201513063; Complaint In Mortgage Foreclosure; Bonner, Kimberly A.
- LASORSA, VINCENT: CURTIS, RONALD: HANNUM, KENNETH - Gregory, Thomas; 201513290; Civil Action; Fox, John F., Jr.
- LEE, BRENDA - You, Yujian; 201513443; Defendants Appeal from District Justice.
- LUBIN AND MEYER PC - Russell, Charles; 201513425; Foreign Subpoena; Roseman, Andrew I.
- MAHER, KEVIN: MARGARET: MOYER, MATTHEW, ET.AL. - Tignor, Donna; 201513143; Defendants Appeal from District Justice.
- MAIER, CHRISTOPHER - Maier, Jacquelyn; 201513436; Complaint Divorce.
- MELLY, JENNIFER - Murray, Kimberly; 201513460; Civil Action; Lewis, Gary P.
- MILTON, CASSANDRA: WIGGINS, JOHN - Residential Mortgage Loan Trust 2013-Tt2; 201513413; Complaint in Ejectment; Nalbandian, Richard.
- MURPHY, DALE - Usbank National Association; 201513045; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- NASH, LARRY: EVELYN: EVELYN, ET.AL. - Wells Fargo Bank Na; 201513034; Complaint In Mortgage Foreclosure; Wapner, Peter.
- PELKA, MICHAEL - Td Bank Usa Na; 201513289; Civil Action; Janello, Frank.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Weikel, Susan; 201512971; Appeal from Suspension/Registration/Insp; Miller, Barry M.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Cipar, Samantha; 201513157; Appeal from Suspension/Registration/Insp; Campbell, Brendan.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Snyder, Frederic; 201513420; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Galarza, Joaquin; 201513457; Appeal from Suspension/Registration/Insp.
- RECEIVABLES MANAGEMENT SYSTEMS INC - Iannozzi, Sarah; 201513345; Civil Action; Piontek, Vicki.
- RIGO, FILIP - Shevchenko, Maryna; 201512998; Complaint for Custody/Visitation.
- RIVERA, BRITTANY - Portfolio Recovery Associates Llc; 201512979; Civil Action; Janello, Frank.
- SCHWARTZ, MARK: CHRISTINE - Diamond Credit Union; 201513472; Complaint In Mortgage Foreclosure; Curtin, Philip G.
- SEGRS, NORMAN: COTTLE, BRIA - Segers, Norman; 201512911; Complaint for Custody/Visitation.
- SHAH, SYED - Vo, Maria; 201513523; Defendants Appeal from District Justice.
- SOBEL, EDWARD: ELLEN: UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY INTERNA - Us Bank National Association; 201513429; Complaint In Mortgage Foreclosure; McCaffery, Sarah.
- SUNDAY, DARRIN - Sunday, Christine; 201513427; Complaint Divorce.
- SWINDELLS, SAMUEL - Mcsweeny Swindells, Patricia; 201513263; Complaint Divorce; John, Robert M.
- TONE REALTY - Macrina, James; 201513031; Civil Action; Thomas, Leno P.
- TORNETTA, DAVID - Diamond Credit Union; 201513464; Complaint In Mortgage Foreclosure; Curtin, Philip G.
- WALTER, TERI: OCCUPANTS - Jpmorgan Chase Bank National Association; 201513447; Complaint in Ejectment; Davis, Adam H.
- WASSON, DENNIS - Oxenford, Cheree; 201512717; Complaint for Custody/Visitation.
- WOOLBERT, SUSAN - Td Bank Usa Na; 201513372; Civil Action; Janello, Frank.
- WRIGHT, DANNY - Fischer, Asia; 201511907; Complaint for Custody/Visitation.

## WILLS PROBATED

### Granted Week Ending June 23, 2015

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- ACITELLI, ANGELA - Lower Moreland Township; Acitelli, Aldo, 3720 Heaton Road Huntingdon Valley, PA 19006.
- ANDERSON, BRUCE G. - Cheltenham Township; Gerhard, Robert C. Iii, 222 S. Easton Road Glenside, PA 19038.
- BACHMAN, NEVIN R., JR. - Franconia Township; Delong, Doris A., 886 Laurel Lane Harleysville, PA 19438.
- BILLERA, MILLIE L. - East Norriton Township; Salamone, William, 512 Essex Avenue Wilmington, DE 19804-1827.
- CANNON, DORISANN O. - Abington Township; Cannon, George B., Jr., 1375 Glenbrook Road Meadowbrook, PA 19046.
- COHEN, THEODORE B. - Lower Merion Township; Cohen, Michael, 552 Laguardia Place 4 New York, NY 10012.
- CONNOLLY, JOSEPH J. - Lower Merion Township; Connolly, Patricia Q., 1609 Waverly Road Gladwyne, PA 19035.

- DENVER, WILLIAM C. - Abington Township;  
Jacoby, Stephen, 2219 Old Welsh Road  
Willow Grove, PA 19090.
- DIETRICH, ANNE M. - Upper Gwynedd Township;  
Ryan, Elaine M., 812 Collins Avenue  
Lansdale, PA 19446; Verdeur, Diane M.,  
9 West Mercer Avenue Havertown, PA 19083.
- ELLIS, EUGENE R. - Upper Moreland Township;  
Sussmann, Ellen, 1824 Carmel Place  
Maple Glen, PA 19002.
- FELIX, MARION M. - Whitemarsh Township;  
Felix, Jonathan J., 341 Sprague Road  
Narberth, PA 19072.
- FINNIE, EUGENIA M. - Upper Moreland Township;  
Finnie, Denise M., 317 Hampton Road  
Hatboro, PA 19040; Zuber, Maureen A.,  
340 Wylpen Drive West Chester, PA 19380.
- FRAIN, ROBERT S. - Douglass Township;  
Conrad, Patricia F., 29 Great Woods Lane  
Malvern, PA 19355.
- GALLAGHER, MARY C. - West Norriton Township;  
Gallagher, Claire B., 3 First Avenue  
Spring Lake, NJ 07762-1001.
- GASSEL, IRENE - Lower Merion Township;  
Gassel, Robert, 810 Castlefinn Lane  
Bryn Mawr, PA 19010; Gassel, Stuart,  
8 Bloomdale Irvine, CA 92614-7531.
- GREENBAUM, NORMAN - Lower Merion Township;  
Greenbaum, Shirley, 41 Conshohocken State Road  
Bala Cynwyd, PA 19004.
- GRESH, RUSSELL L., JR. - Lower Pottsgrove Township;  
Duncan, Doreen M., 12 Spruce Lane  
Boyertown, PA 19512; Gresh, Barry L.,  
1672 N. Adams Street Pottstown, PA 19464.
- GRIFFO, CARMEN C. - West Norriton Township;  
Griffo, Carmen J., 1605 W. James Street  
Norristown, PA 19403; Griffo, David M.,  
1605 W. James Street W. Norriton, PA 19403.
- HEEPS, JEAN B. - Lower Providence Township;  
Bath, Ronald F., 2008 Saffron Way  
Collegeville, PA 19426.
- JOHNSON, KATHRYN W. - Douglass Township;  
Bernhard, Donna J., 1241 Congo Road  
Gilbertsville, PA 19525.
- JUBB, FLORENCE F. - West Norriton Township;  
Jubb, Sandra L., 11 Woodlyn Avenue  
Norristown, PA 19403.
- JUBB, LANE - Limerick Township; Jubb, Sandra L.,  
11 Woodlyn Avenue Norristown, PA 19403.
- KELLY, ELSIE M. - Franconia Township;  
Kelly, Michael P., 745 Eastwind Circle  
Dresher, PA 19025; Kelly, Thomas M.,  
100 Rorer Street Glenside, PA 19038.
- KLAIBER, MARGARETA. - Upper Dublin Township;  
Klaiber, James P., 2734 Reno Street  
Philadelphia, PA 19130.
- LINT, AMERIGO - West Norriton Township;  
Jurkowski, Annette A., 24 Blue Moon Lane  
Honesdale, PA 18431.
- LYNCH, F. J. - Horsham Township; Dyke, Patricia L.,  
3634 Greenwood Terrace Chalfont, PA 18914.
- MARCH, MARCELLA - Upper Gwynedd Township;  
Boorse, Bernice, 884 Sumneytown Pike  
Lansdale, PA 19446; Karcher, Anne,  
2436 North Line Street Colmar, PA 18915.
- MOORE, GERALDINE - Cheltenham Township;  
Moore, Robert, 7314 Granite Road  
Elkins Park, PA 19027.
- NAGLE, JAMES F. - Abington Township;  
Nagle, Michael J., 242 Lismore Avenue  
Glenside, PA 19038.
- PIESVAUX, SANDRA H. - Upper Salford Township;  
Piesvaux, Yves M., 1808 Perkiomenville Road  
Harleysville, PA 19438.
- PRODORUTTI, JOAN - Abington Township;  
Prodorutti, Leonard, 628 Aster Place  
Blue Bell, PA 19422.
- QUINN, LOU E. - Upper Moreland Township;  
Quinn, Thomas C. Iii, 1842 Fox Run Terrace  
Warrington, PA 18976.
- SCHERER, JUNE W. - Pottstown Borough;  
Scherer, David M., 104 Cheryl Drive  
Downingtown, PA 19335.
- SCHREIBER, GEORGE, JR. - Abington Township;  
Schreiber, George C., 49 Mount Zion Road  
Carlisle, PA 17015.
- SHIREMAN, BARBARA J. - Norristown Borough;  
Shireman-Rios, Tracy, 200 Delsea Drive  
Westville, NJ 08093.
- SPEGAL, ELAINE B. - Lower Gwynedd Township;  
Spegal, Gary R., 17024 Sabillasville Road  
Sabillasville, MD 21780.
- STAATS, EILEEN M. - Upper Merion Township;  
Boerner, Anne P., 253 Mingo Road  
Royersford, PA 19468.
- STRAFACE, ANTOINETTE V. - Whitpain Township;  
Straface, Steven F., 662 Greycliffe Lane  
Lower Gwynedd, PA 19002.
- TAYLOR, MATTHEW C. - Worcester Township;  
Mcgowan, Mary A., 2204 Locust Drive  
Lansdale, PA 19446.
- VILELLO, RAY E. - Whitpain Township;  
Betron, Cynthia A., 1417 Daws Road  
Blue Bell, PA 19422.
- WAKER, JEAN - Abington Township;  
Dillon, Suzanne M., 26 Overlook Avenue  
Willow Grove, PA 19090; Waker, John A.,  
11365 Se Linwood Avenue Wilwaukie, OR 97222;  
Waker, William C., 1510 Hower Road  
Abington, PA 19001.
- WILBAR, GEORGE H. III - Plymouth Township;  
Wilbar, Marian T., 3012 Arch Street  
Plymouth Meeting, PA 19462.
- YARZABEK, CONCETTA - West Norriton Township;  
Wagner, Loretta M., 2223 W. Gordon Street  
Allentown, PA 18104.
- ZOLTEK, ROBERT A. - Towamencin Township;  
Leighton, William J. Iii, 1971 Grenville Road  
Scotch Plains, NJ 07076; Murphy, Christopher E.,  
1245 Anders Road Lansdale, PA 19446.

## RETURN DAY LIST

July 13, 2015  
COURT ADMINISTRATOR

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019\* - **Discovery Master**. If such a motion is answered in **opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCCH electronic directory for assigned courtroom.**

1. American Express Bank, FSB v. Sonnenthal - Defendant, David Sonnenthal's Motion to Compel Discovery (Seq. 7) - **A. Doyle - D. Wisniewski**.
2. Bank of New York Mellon v. Driscoll - Plaintiff's Motion to Quash and for Protective Order (Seq. 11) - **J. Lobb - A. Marshall**.
3. Bauer v. Bauer - Petition for Leave to Withdraw Appearance as Counsel (Seq. 54) - **D. Schnarrs - M. Kessler**.
4. Bauer v. Bauer - Petition to Withdraw as Counsel (Seq. 57) - **D. Schnarrs - M. Kessler**.
5. Bet Investments II, L.P. v. Healthcare Risk Solutions, LLC - Motion to Quash the Subpoena to Produce Documents or Things (Seq. 28 D) - **R. White - R. Bockol**.
6. BGN Associates, LLC v. Shah - 1st Motion of Plaintiff BGN Associates to Compel Discovery from Defendants Nayan L. Shah, Ra and Paradigm Architecture (Seq. 31) - **F. Clark - M. BonavitaCola**.
7. BGN Associates, LLC v. Shah - Motion of Defendants Paradigm Arch and Nayan Shah, Ra to Strike Plaintiff's Objections to Revised Notices of Intent to Serve Subpoena (Seq. 28) - **F. Clark - M. BonavitaCola**.
8. Blake v. Gruber - Motion to Compel Plaintiff's Answers to Discovery (Seq. 13 D) - **M. Greenfield - D. Ray**.
9. Booz v. Booz - Petition to Withdraw Appearance (Seq. 17) - **R. Deangelo - M. Nومه**.
10. Boro Developers, Inc. v. Bonovitacola Electrical Contracting, Inc. - Joinder of Defendant Brotherhood of Electrical Workers, Local Union 98 to Defendant, Local Union 654 Petition to Judge Non Pros (Seq. 161) - **P. Yampolsky - R. Hertzig - P. Troy - R. Sigmond - B. Katz**.
11. Bright v. Lower Merion Township - Plaintiff's Motion to Compel Discovery of Defendant, Lower Merion Township (Seq. 13) - **K. O'Brien - G. Knoell, III**.
12. Brooks v. Garton - Motion to Compel Plaintiffs to Answer Defendant's Interrogatories and Request for Production of Documents (Seq. 11) - **T. Newell - K. Sykes**.
13. Bryn Mawr Trust Company v. Saunders - Plaintiff's Motion to Reassess Damages (Seq. 44) - **A. Zuckerman - E. Bazzell**.
14. Burda v. Doherty - Defendants' Motion to Dismiss Plaintiff's Amended Complaint (Seq. 133) - **P. Troy**.
15. Cenova, Inc. v. Ogontz Avenue Revitalization Company - Motion to Compel Answer to Interrogatories in Aid of Execution (Seq. 11 D) - **M. Himsforth**.
16. Citimortgage, Inc. v. Arimas - Plaintiff's Motion to Reassess Damages (Seq. 13) - **M. Dingerdisen**.
17. Community Health & Dental Care v. Sherlock - Sherlock's Motion to Strike Praecepte for Non Pros Entered by CHDC Dismissing Breach of Contract Portion, et al. (Seq. 121) - **D. Jameson**.
18. Daly v. Negron - Defendant's Motion to Compel Discovery (Seq. 6 D) - **B. Weidenberner - S. Stenson**.
19. Elliott Greenleaf & Siedzikowski v. Marchese - Motion to Withdraw as Counsel (Seq. 11) - **R. Harrington - K. Watson**.
20. Erin Cap Management, LLC v. Law - Motion to Compel Defendant's Attendance at Deposition (Seq. 3 D) - **K. Shapiro**.
21. Estate of Saavvi Venna v. Metropolitan Properties of America - Plaintiff's Motion to Deem Facts Admitted or Alternatively to Compel Adequate Responses to Plaintiff's Request for Admissions (Seq. 52) - **J. McMahon - A. Phelan**.
22. Farrell v. Lansdale Hospital - Motion to Strike Plaintiff's Objections to Defendant's Subpoenas (Seq. 80d) - **D. Feinberg - J. Orsini-Ford**.
23. Fleetway Capital Corporation v. Janeway Truck & Trailer Recovery - Defendants' Verified Petition to Strike Off The Confessed Judgment (Seq. 9) - **J. Ladov - J. Fellheimer**.
24. Four Seasons Investments, LLC v. Chisholm - Motion to Compel Defendant's Attendance at Deposition (Seq. 3 D) - **K. Shapiro**.
25. Four Seasons Investments, LLC v. Deacon - Motion to Compel Defendant's Attendance at Deposition (Seq. 3 D) - **K. Shapiro**.
26. Four Seasons Investments, LLC v. Etze - Motion to Compel Attendance at Deposition (Seq. 3 D) - **K. Shapiro**.
27. Four Seasons Investments, LLC v. Gallagher - Motion to Compel Defendant's Attendance at Deposition (Seq. 8 D) - **K. Shapiro**.
28. Four Seasons Investments, LLC v. Hurvitz - Motion to Compel Defendant's Attendance at Deposition (Seq. 11 D) - **K. Shapiro**.
29. Four Seasons Investments, LLC v. Mahabee - Motion to Compel Defendant's Attendance at Deposition (Seq. 3 D) - **K. Shapiro**.
30. Four Seasons Investments, LLC v. McKeon - Motion to Compel Defendant's Attendance at Deposition (Seq. 3 D) - **K. Shapiro**.
31. Four Seasons Investments, LLC v. Mullen - Motion to Compel Defendant's Attendance at Deposition (Seq. 3 D) - **K. Shapiro**.
32. Four Seasons Investments, LLC v. Spear - Motion to Compel Defendant's Attendance at Deposition (Seq. 3 D) - **K. Shapiro**.
33. Francis L. McKelvey & Sons, Inc. (Seq. 13 D) - **B. Cornett - W. Payne - J. O'Rourke**.
34. Frank v. Kim - Defendant's Motion to Compel Discovery (Seq. 11 D) - **M. Greenfield - D. Dean**.
35. Freedom Mortgage Corporation v. Viola - Plaintiff's Motion to Reassess Damages (Seq. 8) - **K. Bates**.
36. Garg v. Wade Hamptons, LLC - Petition to Strike Off or Open Confessed Judgment (Seq. 10) - **G. Ross - L. Margolies**.
37. Ginno v. Northwestern Institute of Psychiatry - Motion to Compel Plaintiff's Responses to Supplemental Interrogatories (Seq. 97 D) - **G. Noonan - F. Buck**.
38. Handy & Harman Tube Company, Inc. v. Ace Property & Casualty Insurance Company - Joint Motion for Leave to Discontinue as to Fireman's Fund Insurance Company Only (Seq. 302) - **S. Lupin - L. Serlin - S. Arena - S. McManus**.
39. Hayman v. Latzko - Defendant's Motion to Compel Plaintiff's Answers to Supplemental Interrogatories and Document Requests (Seq. 9) - **A. Zabicki**.
40. Hibu, Inc. v. Galerman & Tabakin, LLP - Plaintiff's Motion to Amend Complaint (Seq. 12) - **M. Lessa - R. Wolfe**.



41. Hibu, Inc. v. Mazzoni - Plaintiff's Motion to Compel Defendant's Appearance at Deposition (Seq. 18 D) - **M. Lessa**.
42. Hibu, Inc. v. Sim - Plaintiff's Motion to Compel Defendant's Appearance at Deposition (Seq. 4 D) - **P. Troisi**.
43. Hibu, Inc. v. Teet - Plaintiff's Motion to Compel Answers to Discovery (Seq. 15 D) - **M. Lessa - J. Lewis - G. Lewis**.
44. Hiltner v. Minkon - Motion to Compel (Seq. 12 D) - **F. Murphy - T. Simmons**.
45. Hiltner v. Minkon - Motion to Deem Request for Admissions Admitted (Seq. 13 D) - **F. Murphy - T. Simmons**.
46. Hine v. Hathaway - Petition to Withdraw as Counsel (Seq. 32) - **D. Schnarrs - K. Kline**.
47. Holy Redeemer Health Systems v. Skinner - Motion of Defendant, Anna Skinner. Motion to Quash Subpoena Served Upon Re/Max 440 to Attend/Testify (Seq. 58) - **D. Vondran - S. Eisenberg**.
48. Holy Redeemer Health Systems v. Skinner - Terra Abstract, Inc.'s Motion to Quash Subpoena to Attend and Testify (Seq. 56) - **D. Vondran - S. Eisenberg**.
49. HSBC Bank USA National Association v. Marconi - Plaintiff's Motion to Reassess Damages (Seq. 6) - **J. Lobb**.
50. Interrante v. Interrante - Petition to Withdraw as Counsel (Seq. 24) - **M. Nocchi**.
51. Ivory Entertainment, LLC v. Barbe - Defendant's Motion to Compel Plaintiffs' Answer to Discovery (Seq. 188 D) - **C. McCullough - R. Pugh - R. Lampl**.
52. Jablovkov v. Jablovkov - Defendants' Joint Motion for Judgment of Non Pros or, Alternatively, for Summary Judgment (Seq. 94) - **J. Hetherington - D. Strumpf - E. Goldin**.
53. Jammer v. Valley Forge Medical Center and Hospital - Motion to Compel Plaintiffs' Discovery Responses (Seq. 54 D) - **A. Avrigian - J. Orsini-Ford - M. McGilvery**.
54. Jenkins v. Ramage - Plaintiff's Motion to Compel Attendance at Deposition (Seq. 3-D) - **A. Jenkins**.
55. Jennings v. Perez - Defendant J. Lynd's Motion to Join PA State Police Trooper J. Doe and Trooper R. Heiserman as Additional Defendants (Seq. 52) - **B. Hess - M. Pelland - T. Klosinski**.
56. Johnson v. 555 Associates - Motion to Compel Discovery Directed to Co-Defendant.
57. Johnson v. Main Line Health, Inc. - Motion to Compel Depositions (Seq. 354 D) - **J. Messa - D. Ryan**.
58. Kang v. Park - Petition to Withdraw as Counsel (Seq. 34) - **L. Fox**.
59. Kim v. Melrose Park, Inc. - Motion to Dismiss (Seq. 36) - **A. O'Shea**.
60. Landers v. Greene - Motion to Overrule Objections and Compel Plaintiff's Unemployment (Seq. 48 D) - **E. Galang - K. Thompson - K. Clark**.
61. Lehr v. Antenuci - Motion to Compel Discovery (Seq. 15 D) - **M. Greenfield - K. Baxter**.
62. Leshner v. Montgomery Township - Motion to Compel Answers to Discovery Addressed to Plaintiffs (Seq. 97d) - **R. Bily - G. Knoell, III - T. Hartigan**.
63. Luft v. Kolb - Defendant's Motion to Compel Plaintiff's Answers to Defendant's 2nd Set of Interrogatories and Request for Production of Documents (Seq. 16) - **J. Shrimp - D. Pennington**.
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68. Mariano v. Corliss - Motion to Compel Discovery (Seq. 10) - **M. Misher - D. Bailey**.
69. McDonald v. McCreesh - Plaintiff's Motion to Compel the Defendants to Respond to Plaintiff's Request for Production of Documents dated March 24, 2015 (Seq. 15 D) - **R. Birch - P. Troy**.
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85. Raggazzino v. Keenan - Motion for Protective Order to Preclude Inspection of Dogs (Seq. 9 D) - **M. Van Der Veen - K. Tucci**.
86. Raggazzino v. Keenan - Motion to Compel Plaintiffs' Depositions (Seq. 8 D) - **M. Van Der Veen - K. Tucci**.
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91. Scheinman v. Builder Services Group, Inc. - Plaintiffs' Motion to Compel, Motion for Sanctions, et al. (Seq. 64-D) - **J. Shutt - S. Grubb.**
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98. Symphony Health Solutions, Inc. v. Enclarity, Inc. - Motion for Admission Pro Hac Vice of Edward B. Krugman, Esquire (Seq. 13) - **M. Silberfarb - S. McKee.**
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108. Wells Fargo Bank, N.A. v. Eckroth - Plaintiff's Motion to Reassess Damages (Seq. 20) - **J. Lobb.**
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110. Whorley v. Pottstown Oral & Maxillofacial - Defendant, Brad Podray, DMD's Motion to Strike Plaintiff's Certificate of Merit and for Non Pros of Defendants (Seq. 15) - **D. Duffy - E. Pincus.**
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