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**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 April 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 May 27, 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.**

**Second Publication**

05-27515

ALL THOSE CERTAIN thirty-one (31) lots, tracts of pieces of land or ground, being Lots Numbers Fifteen (15) to Forty-Five (45) both inclusive, on a certain plan of lots laid out July 17, 1917 for John J. Corson by Hiltner and Hitchcock, situate in **Norristown Borough**, said County and bounded and described together, as follows:

BEGINNING at a point on the Northeast side of Marshall Street, at the distance of three hundred and ninety-seven (397) feet Southeasterly from the intersection of the said side of said Marshall Street with the Southeast side of High Street, a corner of the said Lot Number Fifteen (15) and Lot Number Fourteen (14) on said plan, now or late of J. Jay Corson, Jr. of said Borough; thence along said side of said Marshall Street, North seventy-seven (77) degrees, seven (7) minutes West, three hundred and ninety-seven (397) feet to the said point of intersection of said side of said Marshall Street with the said side of said High Street; thence along said side of said High Street, North forty (40) degrees, thirty (30) minutes East, three hundred and thirty-two and ninety-five hundredths (332.95) feet to the point of intersection of said side of said High Street with the Southwest side of Oak Street; thence along the said side of said Oak Street, South sixty (60) degrees, forty-seven (47) minutes East, two hundred and eighty-five (285) feet to a point, a corner of the said Lot Number Forty-Five (45) and Lot Number Forty-Six (46) on said plan, now or late of the said J. Jay Corson, Jr.; thence along the said Lot Number Forty-Six (46), South twenty-nine (29) degrees, thirteen (13) minutes West, one hundred and thirteen and seventy-eight (113.78) hundredths feet to a point, another corner of said Lots Numbers Forty-Five (45) and Forty-Six (46); thence along the rear line of said Lot Number Forty-Six (46), South sixty-nine (69) degrees, thirty (30) minutes East, two (2) feet, more or less, to a point, another corner of said Lots Numbers Fifteen (15) and Fourteen (14); and thence along said Lot Number Fourteen (14), South twelve (12) degrees, fifty-three (53) minutes West, one hundred and five and six-hundredths (105.06) feet to the point or place of beginning.

Parcel Number: 13-00-16804-00-4.

Location of property: 700 High Street, Norristown, PA 19401.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Community Day Care Association, Incorporated** at the suit of Norristown Municipal Waste Authority. Debt: \$12,498.52.

**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.

06-12262

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

BEGINNING at a point on the Northwesterly side of Swede Street, at the distance of 327.00 feet more or less, Southwesterly from the Northwest corner of Swede and Elm Streets, a corner of this and property now or late of Samuel P. Abraham; thence along the Northwest side of said Swede Street, Southwesterly 70.00 feet to a corner of this and property now or late of Samuel McCarter; thence along said McCarter's property Northwesterly and parallel with Elm Street, 32.00 feet to the Southeasterly side of Maple Alley; thence along the Southeasterly side of said alley, Northeasterly 69.00 feet and 3 inches to a corner of this and property now or late of Samuel Abraham; thence along the same Southeasterly along the Southwest base of brick wall of adjoining house 86.00 feet, 1 inch to a point; thence Northeasterly 7 inches to the center of partition wall of this and adjoining house; thence Southeasterly, the line following the center of partition wall 46.00 feet to the Northwesterly side of Swede Street, the place of beginning.

Parcel Number: 13-00-36448-00-7.

Location of property: 837 Swede Street, Norristown, PA 19401.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Grimm Brothers Realty Company** at the suit of Norristown Municipal Waste Authority. Debt: \$12,393.79.

**Robert P. Daday**, Attorney.

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

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

08-05276

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania bounded and described according to a Plan of Subdivision of The Reserve at Knapp Farm prepared for the Cutler Group, Inc. made by Horizon Engineering Associates, LLC dated 1-14-2002 and recorded in Plan Book A-61, Pages 163, 164, 165, 166, as follows, to wit:

BEGINNING at a point on the Northwestern side of Dayton Drive North (50.00 feet wide) said point of beginning being a point a corner of Lot 27 as shown on above plan; thence from said point of beginning and along said lot North 48 degrees, 91 minutes, 30 seconds West, 132.79 feet to a point a corner of lands marked Open Space A; thence along same North 22 degrees, 15 minutes, 24 seconds East and crossing the Northeastly side of a certain 20 feet wide storm sewer easement a distance of 43.35 feet to a point a corner of Lot 29 as shown on above plan; thence along said lot South 87 degrees, 17 minutes, 58 seconds East, 121.27 feet to a point of curve on the Northeastly side of a cul-de-sac of irregular width at the terminus of Dayton Drive North; thence along said side of Dayton Drive North the three following courses and distances: (1) on an arc of a circle curving to the left having a radius of 62.00 feet and the arc distance of 45.86 feet to a point of reverse curve; (2) on an arc of a circle curving to the left having a radius of 10.00 feet and the arc distance of 15.00 feet to a point of tangent; and (3) South 41 degrees, 28 minutes, 30 seconds West and recrossing the Northeastly side of aforementioned easement a distance of 91.84 feet to the first mentioned point and place beginning.

CONTAINING in area 12,686 square feet.

BEING Lot 28 as shown on above plan.

TITLE TO SAID PREMISES IS VESTED IN Valerie Walker, Gloria A. Smith and Jean Marie Crabbe, Deceased by Deed from Jean Marie Crabbe dated May 15, 2006 and recorded July 17, 2007 in Deed Book 5655, Page 2751.

Parcel Number: 46-00-00702-03-5.

Location of property: 207 Dayton Drive North, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Valerie Walker and Gloria A. Smith** at the suit of Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2005-NC1, Mortgage Pass-Through Certificates, Series 2005-NC1. Debt: \$562,265.11.

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

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

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

09-08865

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania.

BEGINNING at a point on the Northwestern side of Fairview Road (forty feet wide) at the distance of two hundred eighty-three feet, twenty-seven one-hundredths of a foot measured South thirty-nine degrees, thirty-seven minutes, fourteen seconds West along the said side of Fairview Road, from the point of the intersection of the said side of Fairview Road, as produced, with the Southwesterly side of Township Line Road, (forty feet wide) (as produced); thence extending along the said Northwestern side of Fairview Road, South thirty-nine degrees, thirty-seven minutes, fourteen seconds West, one hundred feet and sixteen one-hundredths of a foot to a point; thence extending North forty-seven degrees, ten minutes West, two hundred forty-two feet and sixty-three one-hundredths of a foot to a point; thence extending North forty-two degrees, fifty minutes East, one hundred feet to a point; thence extending South forty-seven degrees, ten minutes East, two hundred thirty-seven feet and two one-hundredths of a foot to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paula Jackson, by Deed from Marlene M. Block, dated 12/29/2006, recorded 01/17/2007 in Book 5631, Page 2419.

Parcel Number: 31-00-09835-00-7.

Location of property: 8318 Fairview Road, Elkins Park, PA 19027-2121.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paula Jackson** 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: \$641,512.25.

**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.

10-00386

ALLTHAT CERTAIN lot or piece of ground, situate in **Conshohocken Borough**, Montgomery County, Pennsylvania bounded and described according to a Plan of Subdivision for John Mashintonie made by John R. Betts & Associates dated 7/14/88 and recorded in Plan Book A-50, Page 197, as follows, to wit:

BEGINNING at point on the Northeastly side of Fifth Avenue, said point being at the distance of 280 feet measured Northwestwardly along the Northeastly side of Fifth Avenue from its point of intersection with the Northwest side of Wood Street, said point of beginning also being a corner of lands now or late of John and Alice Wisniewci; thence extending from said point of beginning Northwestwardly along the Northeastly side of Fifth Avenue 32 feet to a point a corner of Lot 11; thence extending along the same Northeastwardly 140 feet to a point on the Southwestly side of a certain alley; thence extending along the same Southeastwardly 32 feet to a point a corner of lands now or late of John and Alice Wisniewci; thence extending Southwestwardly 140 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said plan, a/k/a 328 West Fifth Avenue.

BEING the same premises which Vincent Craven by Deed dated 9/23/2005 and recorded 11/20/2006 in Montgomery County in Deed Book 5624, Page 1856 granted and conveyed unto Aimee Craven.

Parcel Number: 05-00-03679-00-6.

Location of property: 328 West Fifth Avenue, Conshohocken, PA 19428.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Aimee Fisher Craven** at the suit of Wells Fargo Bank, N.A., as Trustee for Wamu Mortgage Pass-Through Certificates, Services 2006-PR1 Trust. Debt: \$432,454.84.

**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.

10-07455

ALL THAT CERTAIN lot or piece of ground, with the buildings thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Walter J. and Violet P. Adams, prepared by Arthur W. Bossler, III, P.E., Civil Engineer, dated April 30, 1984, last revised September 7, 1984 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book A-45, Page 476, as follows, viz:

BEGINNING at a point on the Northwestern side of Tennis Avenue (46.50 feet wide as widened from its original width of 33 feet by the addition of 13.50 feet on the Northwestern side) said point being at the distance of two hundred nineteen and seventy-two one-hundredths feet measured North forty-six degrees, twenty-two minutes East along the said Northwestern side of Tennis Avenue from a point in line of lands, now or formerly of Thomas J. McCallion, Jr. and Helen W., his wife; thence extending from the place of beginning North forty-four degrees fifty-nine minutes West along the line dividing Lot No. 2 from Lot No. 3 two hundred ninety and no one-hundredths feet to a point; thence South forty-five degrees, one minute West still along the line dividing Lot No. 2 from Lot No. 3 fifteen and no one-hundredths feet to a point; thence North forty-four degrees, fifty-nine minutes West still along the line dividing Lot No. 2 from Lot No. 3 two hundred thirty-six and twenty-seven one-hundredths feet to a point; thence along lands now or formerly of Daniel J., Jr. and Carol A. McAffrey North forty-seven degrees, six minutes East, two hundred seventy-one and twenty-eight one-hundredths feet; thence along lands now or formerly of John Cardinal Krol, Archdiocese of Philadelphia, South forty-four degrees, fifty-nine minutes East, two hundred seventy-one and ninety-seven one-hundredths feet to a point; thence South forty-six degrees, twenty-two minutes West along the line dividing Lot No. 1 from Lot No. 3 two hundred six and sixteen one-hundredths feet to a point; thence South forty-four degrees, fifty-nine minutes East still along the line dividing Lot No. 1 from Lot No. 3 two hundred fifty and no one-hundredths feet to a point on the said Northwestern side of Tennis Avenue; thence along the same South forty-six degrees, twenty-two minutes West, fifty and two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on Plan of Subdivision prepared for Walter J. and Violet P. Adams.

CONTAINING 1.9768 acres of land more or less.

TITLE TO SAID PREMISES IS VESTED IN John H. Wambold, by Deed from John H. Wambold and Mary E. Wambold, husband and wife, dated 12/14/2000, and recorded on 02/21/2001 in Book 5351, Page 1433.

Parcel Number: 36-00-11011-10-4.

Location of property: 911 Tennis Avenue, Ambler, PA 19002-2312.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John H. Wambold** at the suit of Bank of America, N.A., s/b/m to Fleet National Bank, s/b/m to First Valley Bank. Debt: \$392,108.02.

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

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

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

10-10750

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania described according to a Final Plan of Ivystream made by Tri-State Engineers and Land Surveyors, Inc. dated April 24, 1974 and revised May 13, 1974 and recorded July 12, 1974 in Montgomery County Plan Book A-23, Page 10 and subsequently revised September 22, 1975 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Ivystream Road (50 feet wide) said point being measured the 2 following courses and distances from a point of curve on the Southeasterly side of Frontier Road (50 feet wide): (1) leaving Frontier Road on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 81.41 feet to a point of tangent on the Southwesterly side of Ivystream Road; (2) thence along same South 45 degrees, 22 minutes, 15 seconds East, 440.21 feet to a point of beginning; thence extending from said point of beginning along the Southwesterly side of Ivystream Road the 2 following courses and distances: (1) South 45 degrees, 22 minutes, 15 seconds East, 56.27 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 300.00 feet the arc distance of 37.48 feet to a point a corner of Lot No. 17; thence along the same South 37 degrees, 28 minutes, 15 seconds West, 231.37 feet to a point in line of land now or late or Dickerson; thence along the same North 36 degrees, 28 minutes West, 123.98 feet to a point a corner of Lot No. 19; thence along same North 44 degrees, 37 minutes, 45 seconds East, 202.04 feet to the first mentioned point and place of beginning.

BEING Lot Number 18 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Kathryn Ann Norton and James F. Norton by Deed from Anthony J. DePaul, dated December 12, 1997 and recorded January 5, 1998 in Deed Book 5212, Page 0897

Parcel Number: 59-00-10175-04-4.

Location of property: 5280 Ivystream Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kathryn Ann Norton and James F. Norton** at the suit of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania. Debt: \$543,420.25.

**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.

10-30590

ALL THOSE CERTAIN lots or piece of ground, situate in **Cheltenham Township**, Montgomery County and Commonwealth of Pennsylvania, being Lot No. 8 and part of Lot No. 9 on Plan of Elkins Park by Albright and Mebus, April 1924 and described, as follows:

BEGINNING at a point on the Northwesterly side of Sterling Road (40 feet wide) at the distance of 380 feet Northwestwardly from the Northwesterly side of High School Road (50 feet wide); thence Lot No. 7 South 86°, 1', 28" West, 195.21 feet to a point; thence North 31°, 29', 55" East, 108.48 feet to a point; thence by Lot No. 9 South 78°, 19', 15" East, 144.41 feet to a point in the aforesaid side of Sterling Road; thence along the same Southwardly by a line curving to the left with a radius of 183 feet for the distance of 50 feet to the point or place of beginning.

BEING Lot No. 8.

ALSO BEGINNING at a point in the Westerly side of Sterling Road (40 feet wide) at the distance of 430 feet Northwestwardly from the Northwesterly side of High School Road (50 feet wide); thence Lot No. 8 North 78°, 19', 15" West, 70.03 feet to a point; thence North 89°, 19', 45" East, 72.36 feet to a point in the aforesaid side of Sterling Road; thence along the same Southeastwardly by a line curving to the left with a radius of 183 feet for the distance of 15.50 feet to the place of beginning.

Parcel Number: 31-00-25201-00-4.

Location of property: 414 South Sterling Road, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael H. Marks and Suzanne Marks** at the suit of Wells Fargo Bank, N.A., a/k/a Wachovia Mortgage, a Division of Wells Fargo Bank, N.A., f/k/a Wachovia Mortgage, FSB, f/k/a World Savings Bank, FSB. Debt: \$369,045.03.

**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.

11-06232

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

BEING known as Lot No. 28, Building F, as shown on the above mentioned plan.

UNDER AND SUBJECT to all items of record as in Deed Book 5066, Page 597.

Parcel Number: 08-00-06800-27-5.

Location of property: 162 Yorkshire Way a/k/a 162 Yorkshire Lane, Hatboro, PA 19040.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Stephen F. Mankowski** at the suit of Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Home Mortgage, Inc. Debt: \$53,934.28.

**Denise Carlon**, Attorney.

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

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

11-13917

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan titled "Lot Line Change Plan 1410/1414 Centennial Road" prepared for Edward D. Chagan by Momenee and Associates, Inc., Consulting Engineers and Land Surveyors, dated July 9, 1999 and last revised March 27, 2000, as follows, to wit:

BEGINNING at a point in the bed of Centennial Road (50 feet wide) said point being measured from the common corner of the lands now or formerly of Kenneth Gamble and Dyana Williams and the Lot No. 2 known as 1414 Centennial Road, marked by a spike North 67 degrees, 34 minutes, 53 seconds East, 20.98 feet to the beginning point; thence from said beginning point leaving the bed of Centennial Road crossing over the Northerly street line and along the lands of Lot No. 2 North 4 degrees, 47 minutes, 26 seconds West, 162.88 feet to a point; thence North 05 degrees, 03 minutes, 50 seconds West, 120.69 feet to a point, a corner of Lot No. 2; thence containing

along Lot No. 2 South 83 degrees, 33 minutes, 42 seconds East, 200.23 feet to a point; thence South 73 degrees, 13 minutes, 13 seconds East, 107.82 feet to a point; thence North 76 degrees, 25 minutes, 43 seconds East, 29.73 feet to a point; thence North 57 degrees, 01 minutes, 26 seconds East, 65.64 feet to a point in line of Lot No. 3; thence along the line of Lot No. 3 South 05 degrees, 56 minutes, 06 seconds East, 117.80 feet crossing over the Northernly street line of Centennial Road to a point in the bed of said road; thence South 67 degrees, 33 minutes, 34 seconds West, 404.72 feet to the first mentioned point and place of beginning.

BEING the same premises which Edward D. Chagan, by Deed dated 12/1/2000 and recorded in the Montgomery County Recorder of Deeds Office on 12/7/2000 in Book 5341, Page 890, granted and conveyed unto Edward D. Chagan.

Parcel Number: 40-00-09696-00-2.

Location of property: 1410 Centennial Drive a/k/a 1410 Centennial Road, Narberth, PA 19072.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Edward D. Chagan** at the suit of Merrill Lynch Credit Corporation. Debt: \$658,409.67.

**Bradley J. Osborne**, Attorney.

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

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

11-22897

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of subdivision for Montgomery Crossing, Phase IV, prepared for Cutler Group, Inc., made by Urwiler and Walter, Inc., Summeytown, Pennsylvania, dated 7/1/1989 and last revised 3/24/1998, said plan recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania, in Plan Book A-57, Page 466, as follows, to wit:

BEGINNING at a point of curve on the Northwest side of Tudor Drive (50 feet wide) said point of beginning being a point a corner of Lot 6 as shown on above plan; thence from said point of beginning and along said lot the two following courses and distances: (1) North 25 degrees, 33 minutes, 0 seconds West, 128.06 feet to a point; and (2) South 45 degrees, 6 minutes, 0 seconds West and passing through a certain utility easement a distance of 185 feet to a point a corner of Lot 2 as shown on above plan; thence along said lot North 28 degrees, 31 minutes, 58 seconds West and crossing certain wetlands 176.82 feet to a point of lands of Philadelphia Electric Company; thence along same North 87 degrees, 17 minutes, 26 seconds East, 250 feet to a point a corner of Lot 8 as shown on above plan; thence along said lot South 25 degrees, 33 minutes, 0 seconds East, crossing aforesaid easement 147.75 feet to a point of curve on the Northwest side of Tudor Drive; thence along same on an arc of a circle curving to the left having a radius of 200 feet and the arc distance of 50.54 feet to the first mentioned point of curve and place of beginning.

BEING Lot 7 as shown on above plan.

TITLE TO SAID PREMISES IS VESTED IN Tuan Nuyen by Deed from Joseph G. Steinheiser and Jamie D. Steinheiser, husband and wife dated July 16, 2003 and recorded July 21, 2003 in Deed Book 5465, Page 0988.

Parcel Number: 46-00-03873-82-4.

Location of property: 236 Tudor Drive, North Wales, PA 19454-1628.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tuan Nuyen** 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 2006-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-1. Debt: \$469,135.13.

**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.

11-27389

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan "Valley High West" made by Showalter and Associates, Chalfont, Pennsylvania, dated 3/26/1993 last revised 3/4/2002 and recorded in Montgomery County in Plan Book A-60, Page 345, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Road A/C (Woodgate Lane) said point being at the distance of 31.42 feet measured on the arc of a circle curving to the right having a radius of 20.00 feet from a point of curve on the Southeasterly side of Lane 5 (Sandy Wood Circle); thence extending from said point of beginning along the Southwesterly side of Road A/C the two following courses and curve; and (2) on the arc a circle curving to the left having a radius of 175.00 feet, the arc distance of 68.13 feet to a point; thence extending South 06 degrees, 14 minutes, 59 seconds West, 131.93 feet to a point a corner of Lot 66 as shown on the above mentioned plan; thence extending along the same North 61 degrees, 26 minutes, 36 seconds West, 170.00 feet to a point on the Southeasterly side of Lane 5 as shown on the above mentioned plan; thence extending along the same North 28 degrees, 33 minutes, 24 seconds East, 88.96 feet to a point of curve; thence extending 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 the first mentioned point of tangent and place of beginning.

BEING Lot No. 67 as shown on the above mentioned plan.

BEING the same parcel conveyed to Richard Piccinini, Jr., and Anson B. Piccinini from Valley High, LLC, by virtue of a Deed dated 09/23/2005, recorded 10/13/2005, in Deed Book 5574, Page 2779, County of Montgomery, State of Pennsylvania.



TITLE TO SAID PREMISES IS VESTED IN Richard Piccinini, Jr. and Alison B. Piccinini, husband and wife, as Tenants by the Entirety by Deed from Valley High, LLC, a Pennsylvania Limited Liability Company dated 09/23/2005 recorded 10/13/2005 in Deed Book 5574, Page 2779.

Parcel Number: 43-00-13061-12-6.

Location of property: 6001 Shady Wood Circle, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of United States of America, **Richard Piccinini, Jr. and Alison B. Piccinini a/k/a Alison Suzanne Baratz Piccinini** at the suit of Green Tree Servicing, LLC. Debt: \$545,474.59.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount 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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11-34367

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Schwenksville Borough**, County of Montgomery, Commonwealth of Pennsylvania described in accordance with a plan of subdivision prepared for Zinar Bendikeen made by Urwiler & Walter, Inc. dated 5/15/80 and recorded in Plan Book A-42, Page 40, as follows, to wit:

BEGINNING at a point on the Southwesterly ultimate right-of-way line of Clearfield Road (50 feet wide) said point being measured the 3 following courses and distances from a point of intersection formed by the Northwesterly side of Highland Terrace (33 feet wide) with the Southwesterly existing right-of-way line of Clearfield Road (33 feet wide): (1) among the said Southwesterly existing right-of-way line of Clearfield Road in a Northwesterly direction the distance of 200 feet; (2) South 35 degrees, West 8.50 feet to a point on the Southwesterly ultimate right-of-way line of Clearfield Road; and (3) along the same North 55 degrees, 00 minutes West, 150 feet to the point of beginning, a corner of Lot No. 5 on said plan; thence extending along Lot No. 5 South 35 degrees, 00 minutes West, 276.72 feet to a point on the Northeasterly ultimate right-of-way line of Smith Road (50 feet wide); thence extending along the same North 20 degrees, 5 minutes West 36.58 feet to a point, a corner of Lot No. 7 on said plan; thence extending along the same North 35 degrees, 00 minutes East, 246.84 feet to a point on the Southwesterly ultimate right-of-way line of Clearfield Road; thence extending along the same the two following courses and distances: (1) South 54 degrees, 44 minutes East, 8.98 feet; and (2) South 55 degrees, 00 minutes East, 21.02 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Steven D. Smith and Bethanne T. Smith, husband and wife, as Tenants by the Entireties by Deed from Stephen Mechlin and Carolyn Mechlin dated 09/30/1996, recorded 10/11/1996 in Deed Book 5164, Page 0340.

Parcel Number: 20-00-00090-05-2.

Location of property: 808 Clearfield Avenue, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bethanne T. Smith and Steven D. Smith** at the suit of HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2007-2. Debt: \$174,859.04.

**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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11-34912

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Hatboro Borough**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan of lots known as "Tanner Park" recorded at Norristown, Pennsylvania in Deed Book 854, Page 600, as follows, to wit:

BEGINNING at a point in the center line of Jefferson Avenue (50 feet wide) distant Southwestwardly two hundred feet from the center line of Corinthian Avenue (50 feet wide) containing in front or breadth on the center line of Jefferson Avenue Southwestwardly seventy-five feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to center line of Jefferson Avenue one hundred seventy-five feet.

BEING known as Lot No. 138 and the Southwesterly half of Lot No. 139.

TITLE TO SAID PREMISES IS VESTED IN Rachael M. Ciocca, by Deed from Daniel M. Ciocca and Rachael M. Ciocca, his wife, dated 02/16/2010, recorded 03/10/2010 in Book 5760, Page 2403.

Parcel Number: 08-00-02818-00-9.

Location of property: 411 Jefferson Avenue, Hatboro, PA 19040-2214.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rachael M. Ciocca** at the suit of Wells Fargo Bank, N.A. Debt: \$194,785.73.

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

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

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

11-35212

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 and Walter, Inc., dated January 12, 1990, and last revised April 13, 2001, and recorded in Plan Book A-60, Page 178, as follows, to wit:

BEGINNING at a point the Southeasterly side of Seventh Street (fifty feet wide) said point being a corner of Lot Number 132 as shown on the above mentioned plan; thence extending from said place of beginning and along Lot Number 132, South twelve degrees, thirty-one minutes, two seconds East crossing a drainage/wetlands easement two hundred fifteen and seventy-one one-hundredths feet to a point a corner of lands of Upper Hanover I.D. A, thence; extending along said lands of Upper Hanover I.D. A., South seventy-one degrees, fourteen minutes, forty-five seconds West, thirty-five and twenty-one one-hundredths feet to a point, a corner of Lot Number 130; thence extending along Lot Number 130, North twelve degrees, thirty-one minutes, two seconds West re-crossing said drainage/wetlands easement two hundred nineteen and fifty-three one-hundredths feet to a point on the Southeasterly side of Seventh Street; thence extending along the Southeasterly side of Seventh Street North seventy-seven degrees, twenty-eight minutes, fifty-eight seconds East, thirty-five feet to a point a corner of Lot Number 132, aforesaid, being the first mentioned point and place of beginning.

BEING Lot Number 131 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN David Riley, by Deed from John G. Razler, Jr., dated 02/17/2006, recorded 02/22/2006 in Book 5591, Page 666.

Parcel Number: 15-00-02477-17-2.

Location of property: 246 Seventh Street, Pennsburg, PA 18073-1567.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David P. Riley a/k/a David Riley** at the suit of Bank of America, N.A. s/b/m to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$229,213.67.

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

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

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

12-01394

ALL THAT CERTAIN lot or piece of land, with the building thereon erected, 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 Southeasterly side of DeKalb Street (66 feet wide) it being a corner of Lot No. 5 on a plan of lots laid out by John H. Dager, Civil Engineer for James R. Care, which plan is recorded in Deed Book No. 592, Page 500; thence extending along said Lot No. 5 now or late of Walter J. Metz, South forty-four degrees, fifty-one minutes East, three hundred feet to a point; thence South forty-five degrees, twenty minutes West, seventy feet to a point in the rear line of Lot No. 3 a corner of this and land of Percy J. Fell of which this was a part; thence by said Fell's land, North forty-four degrees, fifty-one minutes West, three hundred feet to a point on the Southeasterly side of DeKalb Street, aforesaid, said point being at the distance of one hundred thirty-three feet and sixty-four one-hundredths of a foot more or less Northeastwardly from the Easterly corner of a public thoroughfare known as the Borough Line; thence extending along the Southeasterly side of DeKalb Street, North forty-five degrees, twenty minutes East, seventy feet to the place of beginning.

BEING the same premises which Peter Prince by Indenture bearing date the 29th day of December, 1995, and recorded October 29, 1996, in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA, in Deed Book 5165, Page 2006, granted and conveyed unto Peter Prince and Dolores Prince, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Scott Harrity, by Deed from Peter Prince and Dolores Prince, h/w, dated 09/28/2007, recorded 10/17/2007 in Book 5668, Page 2926.

Parcel Number: 33-00-01999-00-2.

Location of property: 2006 DeKalb Pike, Norristown, PA 19401-2026.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Scott Harrity** at the suit of Pennymac Corporation. Debt: \$484,467.38.

**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.

12-02298

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate on the Southerly side of Greenwood Avenue in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, known as Lot No. 9 on a certain plan of property of William K. Weber made by J. Walter Ruddach, Civil Engineer, on 4/11/1910 and described, as follows, to wit:

BEGINNING at a point on the Southerly side of Greenwood Avenue at the distance of 253 feet Westwardly from the Westerly side of Glenside Avenue; thence by Lot No. 10 and passing through the center of a party wall of a twin dwelling house, South 13 degrees, 33 minutes East, 133.22 feet to a corner in line of other land now or late of William E. Weber; thence by same, South 76 degrees, 45 minutes West, 35 feet to a corner, in line of Lot No. 8; thence by same North 13 degrees, 33 minutes West 133.02 feet to the aforementioned Southerly side of Greenwood Avenue; thence by the same North 76 degrees, 27 minutes East, 35 feet to the place of beginning.

Parcel Number: 31-00-12658-00-1.

Location of property: 122 Greenwood Avenue, Wyncote, PA 19095.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **William R. Miller, V and Nicole A. Miller, husband and wife, as Tenants by the Entirety** at the suit of Wells Fargo Bank, N.A. Debt: \$254,475.04.

**Denise Carlon**, Attorney.

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

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

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12-03260

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record plan 'The Woods at Sprogels Run' made for Sprogel Run Associates by Yerkes Associates, Inc. dated 1/18/1991 and revised 12/15/1992 and recorded in Plan Book A-54, Page 362, as follows, to wit:

BEGINNING at a point of terminus on the Northeasterly side cul-de-sac of Fox Hollow Circle (of variable width) at a corner of this and land now or late of open space as shown on the above mentioned plan; thence extending from said point of beginning and along land now or late of open space the two (2) following courses and distances as follows, to wit: (1) North 60 degrees, 58 minutes, 00 seconds East, 180.34 feet to a point a corner; and (2) North 05 degrees, 00 minutes, 00 seconds East, 214.52 feet to a point a corner in line of Lot No. 41; thence extending along the same North 60 degrees, 50 minutes, 52 seconds West, 159.20 feet to a point a corner on the Southeasterly side cul-de-sac of Fox Hollow Circle; thence extending partly along the same and partly along the Northeasterly side cul-de-sac of Fox Hollow Circle on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 40.4 feet to a point being the first mentioned point and place of beginning.

BEING Lot No. 40 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN James P. McKenna, Jr., by Deed from James P. McKenna, Jr. and Amy Hollowell, dated 05/28/2004, recorded 06/18/2004 in Book 5512, Page 1031.

Parcel Number: 42-00-01324-13-7.

Location of property: 87 Fox Hollow Circle, Pottstown, PA 19464-2164.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James P. McKenna, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$337,017.68.

**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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12-06183

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake set in the Westerly line of Summit Avenue, North 13 degrees, 50 minutes West, 240 feet from the Northwesterly corner of Wells Street and Summit Avenue (both streets 40 feet wide); thence North 13 degrees, 50 minutes West along the Westerly side of Summit Avenue, 40 feet to a stake and extending between parallel lines of that width or breadth South 76 degrees, 10 minutes West at right angles to Summit Avenue in length or depth, 143 feet to the Easterly line of a 15 feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Steven J. Willard and Theresa M. Reed Willard, by Deed from Benjamin C. Moroff and Cheryl L. Moroff, dated 11/08/2004, recorded 12/03/2004 in Book 5535, Page 1253.

Parcel Number: 65-00-11284-00-9.

Location of property: 277 Summit Avenue, Conshohocken, PA 19428-2227.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven J. Willard and Theresa M. Reed Willard** at the suit of Citimortgage, Inc. Debt: \$226,955.41.

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

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

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

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12-09541

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Lot #32, Block #9 on plan prepared for Conshohocken Realty Corporation by James Cresson, Civil Engineer, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Eleventh Avenue at the distance of two hundred sixty and one-half feet Northwesterly from the Westerly corner of said Eleventh Avenue and Freedley Street; thence extending Northwesterly along said side of said Eleventh Avenue, twenty-three and one-half feet more or less to a point; thence extending Southwesterly of that width in length or distance between parallel lines at right angles to said Eleventh Avenue, the Southeasterly line passing through the middle of a partition wall separating the house on this from the house on the adjoining lot, one hundred forty feet to the Northeasterly side of a certain twenty foot wide alley.



BEING the same premises that John V. Walski, by Deed dated 7/22/1996 and recorded 8/21/1996 in the County of Montgomery (in Book 5158, Page 1486) granted and conveyed unto John Walski, Jr. and Laurie Walski, h/w, his/her heirs and assigns, in fee.

Parcel Number: 05-00-01728-00-4.

Location of property: 423 West 11th Avenue, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John Walski, Jr. and Laurie Walski** at the suit of Residential Mortgage Loan Trust 2013-TT2, by U.S. Bank National Association, Not in its Individual Capacity, but Solely as Legal Title Trustee. Debt: \$203,177.83.

**Paul J. Fanelli**, Attorney. I.D. #313157

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

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

12-10995

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

BEGINNING at a point on the Northeasterly side of Sandy Street at the distance of two hundred and twenty feet Northwesterly from Violet Street a corner of this and land of Sebastino Casseano; thence Northeasterly at right angles to said Sandy Street said point being on the middle of the partition wall between the house on this lot and the house on the adjoining lot one hundred and forty-five feet to a point on the Southwesterly side of Airy Street; thence Northwesterly along said side of said Airy Street twenty feet to a point a corner of this and land of Matteo Baldassano and others; thence Southwesterly along said land and parallel with the first line one hundred and forty-five feet to a point on the Northeasterly side of Sandy Street aforesaid; and thence Southeasterly along said side of said Sandy Street twenty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Linda Flowers by Deed from Anthony F. Cianciulli, dated 9/18/1998, recorded 10/14/1998 in Book 5244, Page 782.

Parcel Number: 13-00-32996-00-3.

Location of property: 433 Sandy Street, Norristown, PA 19401-5156.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda Flowers** at the suit of U.S. Bank National Association, as Trustee for The Asset-Backed Securities Corporation Home Equity Loan Trust, Series Oomc 2006-HE5, Asset-Backed Pass-Through Certificates, Series Oomc 2006-HE5. Debt: \$123,084.56.

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

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

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

12-12383

ALL THAT CERTAIN lot or piece of land, with buildings and improvements erected thereon, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a survey and plan thereof made by C. Raymond Weir, Registered Engineer, on April 28, 1961, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Holmes Road (fifty feet wide) said point being measured the four following courses and distances from a point on the Northeasterly side of Bell Lane (fifty feet wide): (1) on the arc of a curve curving to the right having a radius of ten feet the arc distance of fifteen and seventy-one one-hundredths feet to a point on the Southeasterly side of Holmes Road; (2) North forty-seven degrees, eleven minutes East, sixty-four and four one-hundredths feet to a point, a curve; (3) on the arc of a curve curving to the right, having a radius of one hundred fifty feet the arc distance of one hundred twenty-six and sixty-two one-hundredths feet to a point; and (4) South eighty-four degrees, twenty-seven minutes East, fifty-six and eighty-six one-hundredths feet to the place of beginning; thence extending from said beginning point: and extending along the Southwesterly side of Holmes Road South eighty-four degrees, twenty-seven minutes East, two hundred sixty-two and eighty six one-hundredths feet to a point a corner of Lot #14; thence extending along Lot #14 South five degrees, thirty-three minutes West, one hundred eighty-nine and forty-four one-hundredths feet to a point a corner in line of Lot #10; thence extending partly along Lot #10 and along Lot #11 North sixty-seven degrees, fifty minutes, thirty seconds West, two hundred fourteen and ninety-eight one-hundredths feet to a point a corner of Lot #12; thence extending along Lot #12 North five degrees, thirty-three minutes East, one hundred twenty-eight feet to a point on the Southwesterly side of Holmes Road the first mentioned point and place of beginning.

BEING Lot No. 13 on said plan.

BEING the same property as Doris R. Fournier and Rita M. Fournier, by their Deed dated January 29, 1993 and recorded March 1, 1993 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania at Book #5035, Page 811 did grant and convey unto Raymond Ross and Sandra D. Dixon-Ross, husband and wife.

Parcel Number: 54-00-08659-00-8.

Location of property: 1721 Holmes Road, Ambler, PA 19002.

The improvements thereon are: Real property.

Seized and taken in execution as the property of **Raymond Ross and Sandra D. Dixon-Ross** at the suit of AmeriChoice Federal Credit Union. Debt: \$111,587.00 plus interest and costs.

**Darrell C. Dethlefs**, 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.

12-12624

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

BEGINNING at a pin in a line of land of the Lindsay Coates Estate, in the middle of a right-of-way to the Coates property, laid out thirty-three feet wide and now called Church Street; thence along land of said Coates Estate, South twenty-four degrees, fifty-four minutes East, one hundred ninety-six and thirty-seven one-hundredths feet to a stake; thence along the next described tract, South sixty-five degrees, six minutes West, one hundred nine and seventy-nine one-hundredths feet to a point, a corner of land conveyed to James J. Burns and Marion H. Burns, his wife; thence along said land, North eighteen degrees, fifty-one minutes West, two hundred six and eighty-five one-hundredths feet to a pointing the center line of Church Street; thence along the center line thereof, North seventy-one degrees, nine minutes East, eighty-eight and five-tenths feet to the first mentioned point and place of beginning.

ALSO ALL THAT CERTAIN tract or piece of land, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, as shown on plan prepared by Donald H. Schurr, Civil Engineer and Surveyors, dated March 31st, 1966, and bounded and described, as follows, to wit:

BEGINNING at a point marking the common corner of lands of Joseph R. Gambone to the Northwest and lands now or late of Nick Delcollo, et al. to the Southeast, said corner being on the Southwesterly line of King Alley (not opened) said point also being one hundred ninety-six and thirty-seven one-hundredths feet in Deed Book 2314, Page 284, measured Southeasterly along said King Alley from its intersection with the center line of Church Street; thence along said King Alley, South twenty-five degrees, thirty-three minutes East, a distance of nine and seventy-one one-hundredths feet to a point, a corner; thence in and through other lands now or late of Nick Delcollo, et al., South sixty-five degrees, one minute West, one hundred ten and twenty-eight one-hundredths feet to a point, a corner; thence still along the same, North twenty-four degrees, fifty-nine minutes West, nine and seventy-one one-hundredths feet to a point, a corner said point being the common corner of lands of Joseph R. Gambone and lands of James J. Burns; thence along lands of the said Joseph R. Gambone, through a garage building North sixty-five degrees, one minute East, one hundred ten and nineteen one-hundredths feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to Restrictions of Record.

TITLE TO SAID PREMISES IS VESTED IN David Pasquale given by Albert Romano dated 1/15/2003 reordered 2/11/2003 in Book 5445, Page 2083.

David Pasquale died on 03/23/2009, leaving a Will dated 11/01/2001. Letters Testamentary were granted to Lisa Pasquale a/k/a Lisa Elizabeth Pasquale on 02/18/2011 in Montgomery County, No. 09-3112. Decedent's surviving heir(s) at law and next-of-kin are Alexis Parker, and Rocco Pasquale.

Parcel Number: 58-00-03541-00-1.

Location of property: 416 Church Street, King of Prussia, PA 19406-2510.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alexis Parker a/k/a Alexis A. Pasquale**, in her Capacity as **Devisee of the Estate of David Pasquale**, **Lisa Pasquale a/k/a Lisa Elizabeth Pasquale**, in her Capacity as **Executrix and Devisee of the Estate of David Pasquale and Rocco Pasquale**, in his Capacity as **Devisee of the Estate of David Pasquale** 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 Certificates, Series 2005-3. Debt: \$406,255.59.

**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.

12-15665

ALL THAT CERTAIN lot or piece of land with the improvements thereon erected, situate in **Towamencin Township**, County of Montgomery, State of Pennsylvania, described and known as Lot No. 4 Tennis Circle, according to a plan of subdivision made for Lapp and Alderfer by Urwiler and Walter, Inc., dated September 1, 1972 and recorded in Plan Book A-24, Page 62, as revised by a plan of subdivision prepared for Hundred Construction Company dated February 24, 1976 and Herbert H. Metz, Inc., which plan is recorded in Plan Book A-28, Page 24, more particularly bounded and described, as follows:

BEGINNING at a point on the Northwesterly side of Keller Road (sixty feet wide), which point is measured twenty-one and ninety-eight one-hundredths feet North fifty degrees, thirteen minutes, thirty seconds West from the Southeasterly corner of lands now or late of Joseph B. Martin, which corner of martin is located within the bed of Keller Road; thence along the Northwesterly side of Keller Road, South thirty-five minutes, twenty seconds West, one hundred fifty-two and sixty-one hundredths feet to a point of tangency; thence along the arc of a circle curving to the right having a radius of twenty feet, the arc distance of thirty and ninety-eight one-hundredths feet

to a point of tangency; thence along the Northeasterly side of Tennis Circle (fifty feet wide) North fifty-five degrees, forty-five minutes West, one hundred forty-four and seventy-eight one-hundredths feet to a corner of Lot No. 5 on said plan; thence along the Southeasterly side of Lot No. 5, North thirty-four degrees, fifteen minutes East, one hundred eighty-eight and thirty-four degrees, fifteen minutes East, one hundred eight one-hundredths feet crossing a thirty foot wide drainage easement to a point in line of lands now or late of Joseph B. Martin; thence along said lands of Martin, South fifty degrees, thirteen minutes, thirty seconds East, one hundred sixty-eight and ninety-one one-hundredths feet to the point and place of beginning.

BEING the same premises which Neshaminy Holding Corporation, a Pennsylvania Corporation by Indenture bearing date the 21st day of August A.D., 1978 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on the 22nd day of August A.D., 1978, in Deed Book No. 4334, Page 179, etc., granted and conveyed unto Michael F. Sinkinson and Susan Sinkinson, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jacob Singer and Albert Martin by Deed from Tax Claim Bureau of the County of Montgomery dated 09/27/2012 recorded 01/24/2013 in Deed Book 5862 Page 348.

Parcel Number: 53-00-08493-00-4.

Location of property: 1502 Tennis Circle, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Albert Martin, Leo M. Mulvihill, Jacob Singer and Christine M. Vetter** at the suit of West Coast Realty Services, Inc. Debt: \$43,498.09.

**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.

12-15863

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, prepared for Montgomery Meadows by Urwiler & Walter, Inc., dated 01/12/1990 and last revised on 10/28/1997 and recorded in Plan Book A-57, Page 291, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Sixth Street (50.00 feet wide), said point being a corner of Lot No. 30 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 30 North 39 degrees, 42 minutes, 54 seconds West, 150.00 feet to a point in line of Lot No. 29; thence extending along Lot No. 29 North 12 degrees, 52 minutes, 33 seconds West, 9.09 feet to a point in line of land of Pennsburg Associates; thence extending along same North 60 degrees, 43 minutes, 01 seconds East, 8.40 feet to a point a corner of Lot No. 32; thence extending along Lot No. 32 South 55 degrees 43 minutes, 47 seconds East, 152.92 feet to a point on the Northwesterly side of Sixth Street; thence extending along the Northwesterly side of Sixth Street, the two (2) following courses and distances, viz: (1) South 34 degrees, 16 minutes, 14 seconds West, 13.70 feet to a point; and thence (2) on the arc of a circle curving to the right, having a radius of 150.00 feet the arc distance of 41.93 feet to a point a corner of Lot No. 30, being the first mentioned point and place of beginning.

BEING Lot No. 31 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Frank I. Goldberg, by Deed from John J. Granahan, Jr. and Evelyn Granahan, husband and wife, dated 12/01/1999, recorded 01/04/1999, in Deed Book 5254, Page 1319.

Parcel Number: 15-00-02489-10-6.

Location of property: 355 West 6th Street a/k/a 355 West Sixth Street, Pennsburg, PA 18073-1555.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frank Goldberg a/k/a Frank I. Goldberg and Lori Hoffman-Goldberg a/k/a Lori S. Hoffman-Goldberg** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2006-2. Debt: \$357,224.09.

**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.

12-19096

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision made for General Hancock Partnership by Schlosser & Clauss Consulting Engineers dated 10/1/1997 and last revised on 3/28/1999 and recorded in Plan Book A-58, Page 277 etc., as follows, to wit:

BEING Lot No. 48 as shown on the above mentioned plan.

UNDERANDSUBJECT, 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 as 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 in Deed Book 5283, Page 1394, and any amendments to the said Declaration, as the same may be duly adopted from time to time.

TITLE TO SAID PREMISES IS VESTED IN John Ricca a/k/a John P. Ricca, Jr. and Christen Ricca a/k/a Dr. Christen Ricca by Deed from William E. Lucas, III and Michelle Lucas, dated November 14, 2005 and recorded November 30, 2005 in Deed Book 05581, Page 0085.

Parcel Number: 46-00-01687-66-1.

Location of property: 204 Joshua Court, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John Ricca a/k/a John P. Ricca, Jr. and Christen Ricca a/k/a Dr. Christen Ricca** at the suit of Bank of America, N.A. Debt: \$355,848.17.

**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.

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12-20028

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, described according to a Survey and Plan of Norriton Woods, made by Donald E. Schurr, Civil Engineer and Surveyor on December 28, 1964, last revised on June 23, 1966, which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-9, Page 76, as follows, to wit:

BEGINNING at a point on the Southwesterly side of East Hayes Road (50 feet wide) at the distance of 405.33 feet measured South 44 degrees, 07 minutes, 30 seconds East along the said side of East Hayes Road from a point of tangent therein, which last mentioned point of tangent is measured on the arc of a curve, curving to the right having a radius of 20 feet the arc distance of 31.42 feet from a point of curve on the Southeasterly side of Polk Road (50 feet wide); thence from said point of beginning, along the said side of East Hayes Road on the arc of a circle curving to the right having a radius of 260 feet, the arc distance of 243.81 feet to a point; thence North 80 degrees, 23 minutes, 50 seconds West along Lot #112, as shown on said plan, 185.42 feet to a point; thence North 19 degrees, 07 minutes, 10 seconds West, 66.35 feet to a point; thence North 45 degrees, 52 minutes, 30 seconds East along Lot #110 as shown on said plan, 187.79 feet to the first mentioned point and place of beginning.

BEING Lot 111 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Kevin J. Zywaewski, Individually, by Deed from Kevin J. Zywaewski and Julianne Zywaewski, h/w, dated 03/31/2010, recorded 11/18/2010 in Book 5785, Page 1808.

Parcel Number: 33-00-04153-00-8.

Location of property: 3239 East Hayes Road, East Norriton, PA 19403-4019.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kevin J. Zywaewski and Julianne Zywaewski** 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: \$379,239.29.

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

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

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

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12-20054

ALL THAT CERTAIN message and lot of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan made by George F. Shaner, R.B. on 12/24/1953 and developed by Pottsgrove Manor, Inc., on the plan of Pottsgrove Manor said plan being recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 11/19/1952 in Deed Book 2315, Page 601 and known as Lot No. 250.

BEING the same premises which Federal National Mortgage Association a/k/a Fannie Mae by Deed dated 01/26/2009 and recorded 01/29/2009 in Montgomery County in Deed Book 5720, Page 1900 granted and conveyed unto Hanna Luckowski and Peter J. Luckowski.

Parcel Number: 16-00-31392-00-2.

Location of property: 353 West Walnut Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Hanna Luckowski and Peter J. Luckowski** at the suit of Ocwen Loan Servicing, LLC. Debt: \$122,163.10.

**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.

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12-22411

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, prepared for Montgomery Meadows by Urwiler & Walter, Inc., dated 01/12/1990 and last revised on 10/28/1997 and recorded in Plan Book A-57, Page 291, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Seminary Street (50.00 feet wide) said point being the Westernmost terminus of a round corner connecting the Northeasterly side of Seminary Street with the Northwesterly side Sixth Street (50.00 feet wide) as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along the Northeasterly side of Seminary Street North 22 degrees, 31 minutes, 02 seconds West, 131.08 feet to a point a corner of Lot No. 177; thence extending along Lot No. 177 North 67 degrees,

28 minutes, 58 seconds East, 50.00 feet to a point, a corner of Lot No. 175; thence extending along Lot No. 175, South 22 degrees, 31 minutes, 02 seconds East, 155.14 feet to a point on the Northwesterly side of Sixth Street; thence extending along the Northwesterly side of Sixth Street, the three (3) following courses and distances, viz: (1) on the arc of a circle curving to the right, having a radius of 125.00 feet the arc distance of 15.35 feet to a point of tangent; thence (2) South 67 degrees, 28 minutes, 58 seconds West, 9.69 feet to a point of curve; thence (3) 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 Northeasterly side of Seminary Street, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 176 as shown on the above mentioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN Wally J. Gonzalez and Diana M. Gonzalez, by Deed from Alton W. Fly, Jr. and Cathie L. Fly, h/w, dated 04/30/2010, recorded 06/02/2010 in Book 5768, Page 2361.

Parcel Number: 15-00-02489-03-4.

Location of property: 287 West 6th Street, Pennsburg, PA 18073-1558.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wally J. Gonzalez and Diana M. Gonzalez** at the suit of JP Morgan Chase Bank, National Association. Debt: \$269,690.10.

**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.

#### 12-25485

##### PARCEL 1:

ALL THAT CERTAIN lot or piece of ground, being Lot Number Five (5) in Block "F", on a plan of the Indian Head Park Association, Incorporated, located partly in **Upper** and partly in **Lower Providence Townships**, Montgomery County, Pennsylvania, plan recorded at Norristown, Pennsylvania, in Deed Book Number 1059, Page 600.

SAID lot being bounded on the North by property now or late of Manning, on the East by land now or late of Angus Robertson, et al., on the South by a thirty feet wide street and on the West by Lot Number Six (6) in Block "F" now land of Cora R. Reber, wife of Ambrose R. Reber.

Parcel No. 61-00-04390-60-7.

##### PARCEL 2:

ALL THOSE FOUR CERTAIN lots or pieces of ground, being Lots Nos. 1, 2, 3 and 4 in Block "F" on the plan of the Indian Head Park Association, located in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, said plan being recorded at Norristown, Pennsylvania in Deed Book 1059, Page 600 &c., said lots being bounded on the North by property now or late of Manning, on the East by a 40 feet driveway, on the South by a 30 feet wide street, and on the West by Lot No. 5.

Parcel No. 61-00-04390-50-8.

##### PARCEL 3:

ALL THAT CERTAIN lot or piece of land, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of survey thereof made by Francis W. Wack, Registered Surveyor, on October 3, 1950, as follows, to wit, viz:

BEGINNING at an iron pin on the Southwesterly margin of the Perkiomen Creek, a corner of land about to be conveyed to Joseph Hunsicker; thence along the same South eighty-six degrees, West eighty and five-tenths feet to an iron pin, a corner of land of the said Joseph Hunsicker; thence along the same South nine degrees, fifteen minutes West, thirty-eight feet to an iron pin, a corner of land of Edward Fisher Estate; thence along the same North eighty-nine degrees, forty-five minutes West, forty-three and five-tenths feet to a point a corner of land of Kenneth Heist; thence along the same North twenty-five degrees, forty-five minutes East crossing a twenty feet wide roadway sixty feet to an iron pin on the Northerly side of said roadway in line of Lot No. 6 of Samuel H. John, et ux.; thence along said side of said road and by said land South eighty-nine degrees, forty-five minutes East, eleven feet to an iron pin; thence extending along a triangular shaped lot of Kenneth Heist North seventy-eight degrees, thirty minutes East, seventy and nine-tenths feet to an iron pin on the Southwesterly margin of the Perkiomen Creek; thence along the said margin thereof Southeastwardly twenty-six and fifteen one-hundredths feet to an iron pin the point and place of beginning.

Parcel No. 61-00-04231-00-1.

TITLE TO SAID PREMISES IS VESTED IN Lauren Leah Stoll by Deed from the Estate of Emily E. Fisher by Karen R. Martin, Executrix dated 2/20/2009 and recorded on 2/26/2009 in Book 5722, Page 2423.

Parcel Numbers: 61-00-04390-60-7, 61-00-04390-50-8, 61-00-04231-00-1.

Location of property: 61-00-04390-60-7 - Residential property - 100-102 North Reber Road and Vacant Lot on Lower Indian Head Road, Collegeville, PA 19426-3992; 61-00-04390-50-8 - Vacant Land - 100-102 North Reber Road and Vacant Lot on Lower Indian Head Road, Collegeville, PA 19426-3992; 61-00-04231-00-1 - Vacant Lot - 100-102 North Reber Road and Vacant Lot on Lower Indian Head Road, Collegeville, PA 19426-3992.

The improvements thereon are: Residential property, vacant land and vacant lot.

Seized and taken in execution as the property of **Lauren Leah Bruno a/k/a Lauren Leah Stoll** at the suit of Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$148,438.59.

**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.



12-311998

ALL THOSE CERTAIN three lots or pieces of land with the improvements erected thereon situated in the 9th Ward of **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, herein after described in one tract, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Glasgow Street, a corner of this and land now or late of Clyde W. Ludwig; thence along said Glasgow Street, North 40 degrees 24 minutes East, 148 feet to the West side of a proposed street 50 feet wide; thence along the same in an Eastwardly direction 161 feet, 8 inches to the North side of a proposed alley; thence along said alley in a Southwesterly direction 67 feet to a point, a corner of this land of said Clyde W. Ludwig; thence along said Clyde W. Ludwig land Northwesterly 140 feet to the place of beginning.

CONTAINING in said description Lots #2, 3 and 4 in a plan of lots laid out by the Pottstown Iron Company, as surveyed in 1923 by Ralph E. Shanner, Engineer.

EXCEPT, HOWEVER, ALL THOSE CERTAIN two lots or pieces of land with the improvements erected thereon, situated in the Ninth Ward of **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, hereinafter described in one tract, bounded and described as follows:

BEGINNING at a point on the South side of Glasgow Street, a corner of this and land now or late of Frank John; thence along said Glasgow Street, Northwardly 60 feet to a corner of land now or late of Clyde W. Ludwig; thence Eastwardly 140 feet to an alley, thence Southwardly along said alley 60 feet to a point and corner of the land now or late of Frank Jones; thence Westwardly 140 feet to the place of beginning.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights-of-way appearing of record.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Bainbridge and Amanda L. Bainbridge, by Deed from R.C. Plumbing & Heating, Inc., dated March 28, 2007 and recorded May 8, 2007 in Deed Book 5646, Page 00452.

Parcel Number: 16-00-11276-00-3.

Location of property: 528 Glasgow Street, Pottstown, PA 19464

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert A. Bainbridge and Amanda L. Bainbridge** at the suit of Queens Park Oval Asset Holding Trust. Debt: \$393,112.68.

**Terrence J. McCabe**, Attorney.

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

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

13-011199

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected in **Franconia Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Preliminary/Final Land Development Plan set Over Record Plan of Westport Farm made for T.H. Properties, L.P., made by Carroll Engineering Corporation dated 6/29/2006 and last revised 1/8/2007 and recorded in Plan Book 28, Pages 128 to 134, as follows, to wit:

BEING Lot 130 as shown on above plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph K. Morris, by Deed from T.H. Properties, a PA Limited Partnership, dated 04/23/2007, recorded 05/14/2007 in Book 5646, Page 2751.

Parcel Number: 34-00-03580-85-6.

Location of property: 52 Barlow Drive, Souderton, PA 18964-2282.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph K. Morris** at the suit of Wells Fargo Bank, N.A. Debt: \$326,871.88.

**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.

13-04378

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Commonwealth of Pennsylvania, as shown on a subdivision plan known as 'Blue Bell Country Club' made by Eastern States Engineering, Inc., dated 3/5/92 and last revised 5/18/92 and recorded in Plan Book A-53, Page 286 described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Augusta Drive (40 feet wide) a corner of Unit 40 on said plan; thence extending along the Southeasterly side of Augusta Drive on the arc of a circle curving to the left having a radius of 770.00 feet the arc distance of 82.25 feet to a point; thence extending along Unit 38 and through sanitary easement on said plan South 44 degrees, 50 minutes, 36 seconds East, 235.05 feet to a point; thence extending along Sanitary Easement #5 on said plan South 22 degrees, 47 minutes, 18 seconds West, 121.76 feet to a point; thence extending along Unit 42, 41 and 40 on said plan North 38 degrees, 51 minutes, 23 seconds West, 287.15 feet to the point and place of beginning.

BEING Unit No. 39 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Dino A. Nucci and Ev S. Nucci, h/w, as Tenants by the Entirety, by Deed from Dino A. Nucci and Ev S. Nucci, f/k/a, Evelyn S. Nucci, h/w, as Tenants by the Entirety, dated 12/14/2005, recorded 05/01/2006 in Book 5598, Page 2524.

Parcel Number: 66-00-00083-18-4.

Location of property: 324 Augusta Drive, Blue Bell, PA 19422-1275.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ev S. Nucci, Dino A. Nucci and United States of America** at the suit of Wells Fargo Bank, N.A. Debt: \$570,748.92 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.

13-05381

ALL THAT PARCEL of land, in County of Montgomery, State of Pennsylvania as more fully described in Book 5297, Page 1083 and being more particularly described, as follows:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania and described according to a survey and plan thereof made by Donald H. Schurr, R.L.S. on August 11, 1952 and recorded at Norristown in the Office of the Recording of Deeds in and for the County of Montgomery in Deed Book 2310, Page 600, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Woodlawn Road (50 feet wide) as the distance of 320 feet Southwestwardly from a point of curve formed by the intersection of the Northwesterly side of Woodlawn Road with the Southwestwardly side of Brookside Road (50 feet wide); thence extending along Woodlawn Road South 61 degrees, 55 minutes, 10 seconds West, 36.68 feet to a point of curve; thence extending Southwestwardly along Woodlawn Road on the arc of a circle curving to the right with a radius of 360 feet the arc distance of 43.32 feet to a point; thence extending North 21 degrees, 11 minutes, 09 seconds West, 166.14 feet to a point; thence extending North 63 degrees, 47 minutes, 40 seconds East, 59.96 feet to a point; and thence extending South 28 degrees, 04 minutes, 50 seconds East, 165.58 feet to the first mentioned point and place of beginning.

BEING Lot No. 252 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Shawn Sinni, by Deed from John B. Kirkpatrick and Jeanie Kirkpatrick, h/w, dated 11/01/1999, recorded 11/22/1999 in Book 5297, Page 1083.

Parcel Number: 33-00-10828-00-2.

Location of property: 209 Woodlawn Road, Norristown, PA 19401-1321.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shawn Sinni a/k/a Shawn M. Sinni** at the suit of Central Mortgage Company. Debt: \$179,835.68.

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

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

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

13-08964

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Abington Township**, being Lots Numbers 710 and 711 in a certain Plan of Lots known as the Plan of Willow Grove Heights, which said plan is recorded at Norristown in the Office for the Recording of Deeds in and for the said County of Montgomery in Deed Book No. 591, Page 500 and bounded and described, as follows:

BEGINNING at a point on the Southwestwardly side of Phipps Avenue at the distance of 208.15 feet Northwestwardly from the Southeastwardly side of Oak Avenue having in front on said Phipps Avenue of 50 feet and extending of that width in a Southwestwardly direction 109.13 feet on the Southeastwardly line and 109.13 feet on the Northwestwardly line.

BEING Lot #710 and #711 Willow Grove Heights.

TITLE TO SAID PREMISES IS VESTED IN Susan E. Saunders, by Deed from The Estate of Rose A. Lucas, by Susan E. Saunders, Administratrix, dated 03/25/2009, recorded 03/26/2009 in Book 5725, Page 596.

Parcel Number: 30-00-53552-00-4.

Location of property: 2618 Phipps Avenue, Willow Grove, PA 19090-4416.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susan E. Saunders** at the suit of Bank of America, N.A. Debt: \$198,185.17.

**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.

13-09212

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, Montgomery County, Pennsylvania bounded and described according to a Subdivision Plan '112 Crooked Lane' made by Brechmar, Civil Engineering Services, Inc., dated 5/10/2005, last revised 8/2/2006 and recorded in Montgomery County in Plan Book 27, Page 381, as follows, to wit:

BEGINNING at a point on the Southeastwardly side of Bush Street (33 feet wide) said point being a corner of Lot 1 as shown on the above mentioned plan; thence extending from said point of beginning along the Southeastwardly side of Bush Street South 66 degrees, 50 minutes, 23 seconds East, 80.01 feet to a point on the Southwestwardly side of

a 20 feet wide unopened alley; thence extending along the same South 24 degrees, 04 minutes, 00 seconds East, 180.89 feet to a point a corner of Lot No. 3 as shown on the above mentioned plan; thence extending along the same North 69 degrees, 07 minutes, 54 seconds West, 113.01 feet to a point a corner of Lot No. 1 as shown on the above mentioned plan; thence extending along the same North 24 degrees, 04 minutes, 00 seconds West, 102.33 feet to the first mentioned point and place of beginning.

CONTAINING in area of 11328.7 square feet or 0.26 acres.

BEING Lot Number 2 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Bryan Mooney and Julia Mooney, h/w, by Deed from Hubert Real Estate, LLC, a Pennsylvania Limited Liability Company, dated 08/16/2007, recorded 09/10/2007 in Book 5663, Page 2678.

Parcel Number: 58-00-04723-01-6.

Location of property: 1170 Bush Street, King of Prussia, PA 19406-2504.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bryan Mooney a/k/a Bryan K. Mooney and Julia Mooney a/k/a Julia A. Mooney** at the suit of Green Tree Servicing, LLC. Debt: \$407,934.96.

**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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13-10504

ALL THAT CERTAIN brick message or tenement and lot of land, situate in the Second Ward of **Pottstown Borough**, on the West side of Franklin Street, between Beech and Walnut Streets, being known as No. 173 North Franklin Street, bounded and described, as follows, to wit:

BEGINNING at a point on the West side of Franklin Street at a corner of this and land now or late of Hiram Hauberger now of Sarah Kehl; thence by the same Westwardly 82 feet more or less to the land Harry Weidensaul, formerly Daniel W. Weidensaul; thence Southwardly along the same 17 feet, 6 inches more or less to a corner of this and land of Lyman J. Wells, late of Theodore Koons; thence by the same Eastwardly 82 feet more or less to the West side of Franklin Street, passing in part of said course and distance through the middle of the brick division or partition wall of this and House No. 171 North Franklin Street of said Wells; thence by the West side of said Franklin Street, Northwardly 17 feet, 6 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Irving Cohn and Denise Cohn, h/w and Thomas DiStefano, by Deed from Kelly A. Livers, dated 06/04/2007, recorded 07/09/2007 in Book 5654, Page 925.

Parcel Number: 16-00-10444-00-7.

Location of property: 173 North Franklin Street, Pottstown, PA 19464-5642.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Denise Cohn, Irving Cohn and Thomas DiStefano a/k/a Thomas DeStefano** at the suit of Nationstar Mortgage, LLC. Debt: \$70,588.96.

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

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

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

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13-11680

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a minor subdivision plan prepared for Steve Curry by Stout, Tacconelli & Associates, Inc., Civil Engineers and Land Surveyors dated August 28, and last revised 1/6/2003 and recorded in Plan Book A-61, Page 286, as follows, to wit:

BEGINNING at a point on the Southeasterly side of ultimate right-of-way line of Lucon Road (of variable width) at a corner of this and Lot 1 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot 1 the two following courses and distances, as follows, to wit: (1) South 43 degrees, 15 minutes, 00 seconds East, 584.83 feet to a point a corner; (2) North 46 degrees, 45 minutes, 00 seconds West, 195.31 feet to a point a corner in line of land now or late of Charles R. and Shirley A. Bell; thence extending partly along the same and partly along land now or late of Thomas M. and Katharine E. Smith South 43 degrees, 15 minutes, 00 seconds East, 368.00 feet to a point a corner in line of land now or late of Emanuel and Mary M. Mendelson; thence extending South 44 degrees, 45 minutes, 00 seconds West, 220.44 feet to a point a corner in line of land now or late of Paul E., Grace Y. and Earl Grater; thence extending along the same North 43 degrees, 15 minutes, 00 seconds West, 959.57 feet to a point being the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Steven A. Curry and Candice B. Curry, husband and wife, Tenants by the Entirety by Deed from Steven Curry a/k/a Steven A. Curry and Candice Curry a/k/a Candice B. Curry, husband and wife dated 04/26/2004 recorded 05/14/2004 in Deed Book 5507, Page 676.

Parcel Number: 50-00-01675-01-2.

Location of property: 930 Lucon Road, (Lower Salford Township), Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Candice Curry a/k/a Candice B. Curry and Steven Curry a/k/a Steven A. Curry** at the suit of Deutsche Bank National Trust Company, formerly known as Bankers Trust Company of California, N.A., as Trustee for American Home Mortgage Investment Trust 2005-2. Debt: \$678,723.48.

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

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

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

13-11774

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to as Green Willow Run, located in **Upper Moreland Township**, in the County of Montgomery in Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the Recording of Deeds of Montgomery County, Declaration dated August 1, 1979 and recorded on August 2, 1979 in Deed Book 4437, Page 310 and Declaration Plan dated May 9, 1979 last revised July 16, 1979 and recorded on August 2, 1979 in Condominium Plan Book 6, Pages 52 and 53 and a Code of Regulations dated August 1, 1979 and recorded August 2, 1979 in Deed Book 4437, Page 332, being and designated on Declaration Plan as Unit 4-C, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the common elements (as defined in such Declaration).

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

TITLE TO SAID PREMISES IS VESTED IN Steven J. Sands, by Deed from Jennifer Ewaniuk, dated 10/24/2008, recorded 10/29/2008 in Book 5712, Page 656.

Parcel Number: 59-00-19898-36-5.

Location of property: 515 York Road, Unit 4-C a/k/a 515 North York Road, Unit 4-C, Willow Grove, PA 19090-2633.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven J. Sands** 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: \$179,967.00.

**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.

13-13334

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a final plan of subdivision made for Dominic Larosa by Eastern/Chadrow Associates, Inc., Warminster, Pennsylvania, dated April 9, 1996, last revised July 24, 1996, and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown in Plan Book A-56, Page 321, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Horsham Road (ultimate width of 40 feet) a corner of Lot Number 1 on said plan; thence from said beginning point along line of Lot Number 1 North 38 degrees, 37 minutes East, 100.00 feet to a point in line of Lot Number 3 on said plan; thence along line of Lot Number 3 South 51 degrees, 23 minutes East, 63.80 feet to a point in line of land now or late of George and Grace Haegele; thence along land now or late of Haegele South 38 degrees, 37 minutes West, 100.00 feet to a point on the Northeasterly side of Horsham Road; thence along the Northeasterly side of Horsham Road North 51 degrees, 23 minutes West, 63.80 feet to a point a corner of Lot No. 1 the first mentioned point and place of beginning.

BEING Lot Number 2 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Matthew J. Wheeler, by Deed from Philip J. Smith and Faith M. Smith, h/w, dated 03/29/2002, recorded 05/02/2002 in Book 5405, Page 2065.

Parcel Number: 59-00-09649-00-3.

Location of property: 2413 Horsham Road, Hatboro, PA 19040-4329.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew J. Wheeler a/k/a Matthew Wheeler** at the suit of Wells Fargo Bank, N.A. Debt: \$169,164.58.

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

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

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

13-14104

ALL THAT CERTAIN message and lot or piece of land, situate on the East side of Main Street, in **Pennsburg Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stone, a corner on the Easterly side of Main Street; thence by lands now or late of Charles A. Titlow, North seventy-one degrees, ten minutes East, thirteen and one-third perches to a corner in an alley; thence along said alley, South eighteen degrees, fifty minutes East, forty feet to a corner; thence by lands now or late of Henry Stahsel, later Dr. Allen B. Ritter, South seventy-one degrees, ten minutes West, thirteen and one-third perches to a corner in the Eastern side of said Main Street; thence along said street, North eighteen degrees, fifty minutes West, forty feet to the place of beginning.

UNDER AND SUBJECT to all existing easements, covenants, conditions and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Robert H. Westervelt, Sr. and Charyl D. Westervelt, h/w, by Deed from Robert H. Westervelt, Sr., dated 07/01/2000, recorded 08/17/2000 in Book 5327, Page 2431.

Parcel Number: 15-00-01027-00-2.

Location of property: 326 Main Street, Pennsburg, PA 18073-1316.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charyl D. Westervelt and Robert H. Westervelt a/k/a Robert H. Westervelt, Sr.** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$142,581.08.

**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.

13-14826

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Topographical Map prepared for Shipley School by Milton R. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, January 4, 1932 and last revised as to this piece August 28, 1950, as follows, to wit:

BEGINNING at a point in the middle line of Waverly Road (forty feet wide), said point is at the distance of one thousand one hundred twenty-one feet and seventy-six one-hundredths feet measured Northeastwardly along the middle line of said Waverly Road from its intersection with the middle line of Youngs Ford Road (thirty-three feet wide); thence extending along the middle line of Waverly Road, North forty degrees, thirty-nine minutes East, one hundred eighty-four feet and sixty-seven one-hundredths feet to a point; thence leaving Waverly Road by land now or late of Francis J. Loughran, Jr., South thirty-three degrees, twenty-two minutes East, two hundred thirty-eight feet and seventy-eight one-hundredths feet to an iron pin; thence extending South forty-nine degrees, six minutes West, one hundred seventy-three feet and forty-six one-hundredths feet to a point; thence extending North thirty-four degrees, fifty-two minutes, forty-five seconds West, two hundred ten feet and seventy-six one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING nine hundred and four one-thousandths of an acre.

TITLE TO SAID PREMISES IS VESTED IN Michael R. Meehan Sr. and David J. Simpson a/k/a David J. Simpson, III by Deed from Katherine Brinton Brown Grala, Co-Executrix of the Estate of Katherine Livingston Brown (a/k/a Katharine Livingston Brown, Jr.) by her agent, Michael W. Mills by Power of Attorney dated 10-20-03 and Emma C. Brown, Co-Executrix of the Estate of Katherine Livingston Brown (a/k/a Katharine Livingston Brown, Jr.) by her agent, Michael W. Mills by Power of Attorney dated 8-29-03, dated October 31, 2003 and recorded November 17, 2003 in Deed Book 5481, Page 01817.

Parcel Number: 40-00-64700-00-6.

Location of property: 1347 Waverly Road, Gladwyne, PA 19035.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael R. Meehan, Sr. and David J. Simpson a/k/a David J. Simpson, III** at the suit of U.S. Bank, National Association, as Trustee for the Holders of the CSAB 2006-3 Trust. Debt: \$1,879,414.57.

**Terrence J. McCabe**, Attorney.

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

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

13-14958

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

BEGINNING at a point of the Northwesterly side of Noble Street at the distance of 161 feet Southwesterly from the Southwesterly corner of Noble and Oak Streets, a corner of this and land now or late of Morris H. Shoemaker; thence along the same, the line passing through the middle of the partition wall between the house erected hereon and the one on the adjoining lot, Northwesterly 170 feet more or less to a point on the Southeasterly side of an alley 20 feet wide in width; thence along said alley Southwesterly 23 feet to a point, a corner of this and land now or late of said Morris H. Shoemaker; thence along the same Southeasterly parallel to the first line 170 feet more or less to a point on the Northwesterly side of Noble Street; thence along the said side thereof, Northeasterly 23 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Saniyyah R. Hill and Juliah B. Wilson, by Deed from Shannon Parker, a/k/a, Shannon K. Toth, dated 03/26/2007, recorded 03/30/2007 in Book 5641, Page 822.

Parcel Number: 13-00-27932-00-9.

Location of property: 625 Noble Street, Norristown, PA 19401-5530.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Saniyyah R. Hill and Juliah B. Wilson** 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: \$196,543.64.

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

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

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



13-20991

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision made for Sylvio Corporation, by Urwiler & Walter, Inc., dated March 19, 1975, and last revised May 22, 1986, and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Berger Road (formerly Morgan Road) (50 feet wide) and a corner of Lot No. 48 (formerly Morgan Road) 24 feet and extending of that width in length or depth between parallel lines Southwestwardly 140.13 feet.

BEING Lot Number 47 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Thomas A. Graham, by Deed from David L. Spedding and Carmelina C. Spedding, dated 08/31/2001, recorded 09/21/2001 in Book 5377, Page 1049.

Parcel Number: 38-00-00055-06-9.

Location of property: 113 Berger Road, Schwenksville, PA 19473-2229.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas A. Graham and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Bank of America, N.A. Debt: \$160,792.38.

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

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

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

13-21448

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final plan of subdivision of "Rich-Land Farm" made by Aston Surveyors and Engineers dated April 7, 1988 last revised May 23, 1988 recorded in Plan Book A-49, Page 459, as follows, to wit:

BEGINNING at a point on the Southwesterly ultimate right-of-way line of Traffic Route 73 (L.R. 197) (req. right-of-way 33 feet, ultimate right-of-way 90 feet) a corner of Lot Number 14 of said plan which point is measured the 2 following courses and distances from a point of compound curve on the Northwesterly ultimate right-of-way line of Fagleysville Road (req. right-of-way 33 feet, ultimate right-of-way 60 feet): (1) along the arc of a circle curving to the left having a radius of 25 feet the arc distance of 39.27 feet; (2) North 46 degrees, 5 minutes, 00 seconds West, 234.47 feet; thence from said point of beginning extending along said Lot Number 14 South 43 degrees, 55 minutes West, 205 feet to a point in line of Lot Number 15 on said plan; thence extending along the same North 46 degrees, 5 minutes West, 210 feet to a point a corner of lands of W. Vernon and Doris Moyer; thence extending along the same North 43 degrees, 55 minutes East, 205 feet to a point on the Southwesterly ultimate right-of-way line of Route 73 aforesaid; thence extending along the same South 46 degrees, 5 minutes, 00 seconds East, 210 feet to the first mentioned point and place of beginning.

AND THE ABOVE mentioned Traffic Court 73 L.R. 197 is more commonly known in this area as "Big Road".

BEING Lot Number 13 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Gary Heil and Nancy H. Heil, h/w, by Deed from Joseph J. Sciacca and Caroline J. Sciacca, h/w, dated December 22, 1997, recorded August 26, 1998 in Book 5238, Page 208.

Parcel Number: 55-00-00278-30-6.

Location of property: 3002 Big Road, Zieglerville, PA 19492-9707.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gary R. Heil and Nancy Heil** at the suit of Green Tree Servicing, LLC. Debt: \$306,424.86.

**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.

13-22431

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

SITUATE on the Northwesterly side of Buttonwood Street at the distance of fifteen feet, three inches Southwesterly from the Westerly corner of the said Buttonwood Street and Rich Alley in Norristown Borough, County and State aforesaid.

CONTAINING in front or breadth on said side of Buttonwood Street Southwesterly fifteen feet, two inches and extending of that width in length or depth Northwardly between parallel lines at right angles to said Buttonwood Street, the Northeastly one of which passes through the middle of the partition wall dividing the house on this lot of ground from the house on the lot of Mary D. Kratz adjoining to the Northeastly and the Southwesterly one of which passes through the middle of the partition wall dividing the house on this lot of ground from the house on the lot of Evans and Heavenr, adjoining to the Southwesterly, ninety-five feet to the Southeastly side of a certain five foot wide alley leading from Lafayette Street to the said Rich Alley, bounded on the Northwesterly by said five feet wide alley, on the Northeastly by premises belonging to Mary P. Kratz, on the Southeastly by Buttonwood Street, aforesaid, and on the Southwesterly by other premises belonging to the said Joseph F. Evans and Frank R. Heavenr.

TITLE TO SAID PREMISES IS VESTED IN Harriet L. Robinson and David H. Benson by Deed from Timothy Woodruff, dated December 15, 1995 and recorded December 21, 1995 in Deed Book 5135, Page 0784.

Parcel Number: 13-00-05768-00-6.

Location of property: 321 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Harriet L. Robinson and David H. Benson** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee as Successor by Merger to LaSalle Bank National Association as Trustee for EMC Mortgage Loan Trust 2002-B, Mortgage Loan Pass-Through Certificates, Series 2002-B. Debt: \$118,051.59.

**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.

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13-22471

ALL THOSE TWO CERTAIN contiguous lots or pieces of land, with the buildings and improvements thereon erected, being Lots Nos. 9 and 10 in a plan of lots on the Christman Square, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as one lot, as follows:

BEGINNING at a point on the Southwesterly side of Jacoby Street at the distance of 350 feet Northwesterly from the Westerly corner of Jacoby and Arch Streets being a corner of Lot No. 11.

CONTAINING in front or breadth on said Jacoby Street, 40 feet and extending in length or depth of that width between parallel lines at right angles with said Jacoby Street Southwestwardly 140 feet to Miner Street bounded on the Southeasterly by Lot No. 11 still owned by the said Charles J. Christman on the Southwesterly by Miner Street aforesaid, on the Northwesterly by Lot No. 8 now owned by Jesse Fromefield on the Northeasterly by Jacoby Street aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Ramona R. Emanuel a/k/a Ramona Emanuel by Deed from Gary Roesing and William Morrison, dated April 16, 2007 and recorded April 30, 2007 in Deed Book 5645, Page 00262.

Parcel Number: 13-00-17048-00-3.

Location of property: 212 Jacoby Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ramona R. Emanuel a/k/a Ramona Emanuel** at the suit of Nationstar Mortgage, LLC. Debt: \$240,932.17.

**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.

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13-24487

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, described according to a survey and plan thereof dated the Thirty-First day of August, A.D. 1931, as follows to wit:

SITUATE on the Southwest side of Chelsea Road (fifty feet wide) at the distance of two hundred eighty-eight feet Northward from the intersection of the Southwest side of Chelsea Road, as produced, with the Northwest side of Euston Road (fifty feet wide) as produced in **Cheltenham Township**, County of Montgomery and State of Pennsylvania.

CONTAINING in front or breadth on the said Chelsea Road twenty-four feet and extending of that width in length or depth Southwestward between parallel lines at right angles to the said Chelsea Road one hundred feet to the center line of Oak Drive (twelve feet wide) which extends Northwestward and Southeastward from the said Euston Road to Cedar Lane.

Parcel Number: 31-00-05197-00-1.

Location of property: 1724 Chelsea Road, La Mott, PA 19027.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **George Thompson, Trustee of the Gary C. Thompson Trust and Janet Thompson, Trustee of the Gary C. Thompson Trust** at the suit of School District of Cheltenham Township. Debt: \$4,203.26.

**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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13-26544

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 described according to a final plan of subdivision of 'Hidden Creek Estates' made by Anderson Engineering Associates, Inc., Newtown, PA, 18940 dated 6/25/1987 and last revised 4/28/1988 and recorded in Plan Book A-50, Page 27 described, as follows, to wit:

BEGINNING at a point located on the Southwesterly side of Woods Lane, said point being a corner of this lot and Lot #8 on said plan; thence extending from said point and place of beginning and along Lot #8 on said plan South 37 degrees, 58 minutes, 00 seconds West, 152.49 feet to a point in line of lands now or late of Emidio and

Hilda Sansoni; thence extending along said lands North 52 degrees, 02 minutes, 00 seconds West, 120.00 feet to a point on the Southeasterly side of Road 'A' on said plan; thence extending along said road North 37 degrees, 58 minutes, 00 seconds East, 110.00 feet to a point; thence extending on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 23.56 feet to a point on the Southwesterly side of Woods Lane; thence extending along the same South 52 degrees, 00 minutes, 50 seconds East, 10.83 feet to a point on the Southwesterly side of Woods Lane; and thence extending along the same on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 99.43 feet to a point on the Southwesterly side of Woods Lane, said point being the first mentioned point and place of beginning.

BEING Lot Number 7 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ronald Rosenthal and Joanne Rosenthal, his wife, by Deed from Darren L. Kunsy, dated 06/17/2011, recorded 06/29/2011 in Book 5805, Page 1794.

Parcel Number: 36-00-12060-02-7.

Location of property: 3 Stefwalt Road, Hatboro, PA 19040-1629.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronald Rosenthal and Joanne Rosenthal** at the suit of Wells Fargo Bank, N.A. Debt: \$413,280.73.

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

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

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

13-26688

ALL THAT CERTAIN parcel of land, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania being known and designated as in accordance with a plan dated January 11, 1978, revised April 10, 1978 made by Serdy, Bursich & Huth, Registered Surveyors, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Rose Valley Court, which point of beginning is measured on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet from a point of curve on the Southeasterly side of Mapleleaf Lane (50 feet wide); thence extending from said point of beginning and extending along the said Southwesterly side of Rose Valley Road South 35 degrees, 50 minutes East, 100 feet to a point in line of Lot 47; thence extending along line of Lot #47 South 54 degrees, 10 minutes West, 175 feet to a point in line of Lot #81; thence extending along line of Lot #81 North 35 degrees, 50 minutes West, 125 feet to a point on the Southeasterly side of Mapleleaf Lane aforesaid; thence along the said side of Mapleleaf Lane North 54 degrees, 10 minutes East, 150 feet to a point of curve; thence on the arc of a circle curving to the right having a radius of 26 feet the arc distance of 39.21 feet to the first mentioned point and place of beginning.

BEING the same premises which Cheryl L. Carlisle, by Deed dated 09/26/05 and recorded 10/19/05 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5575, Page 2556, granted and conveyed unto Scott Randal Carlisle and Cheryl L. Carlisle, husband and wife.

Parcel Number: 60-00-02643-26-7.

Location of property: 212 Rose Valley Road, Pottstown, PA 19464-1559.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Scott Randal Carlisle and Cheryl L. Carlisle** at the suit of Wells Fargo Bank, N.A. Debt: \$220,707.51.

**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.

13-26758

ALL THAT CERTAIN unit in the property known, named and identified as Stuarts Keep Condominium located in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 C.S.A. 3101 et. seq. by the recording in the Office of the Recorder of Deeds of Montgomery County at Norristown, PA a declaration and plan attached thereto dated 8/8/1998 and recorded 06/28/1999 in Deed Book 5277, Page 604 and First Amendment to Declaration recorded in Deed Book 5291, Page 1935 and Second Amendment to Declaration recorded in Deed Book 5302, Page 233 and Third Amendment to Declaration recorded in Deed Book 5307, Page 861 and Fourth Amendment to Declaration recorded in Deed Book 5315, Page 280 and Fifth Amendment to Declaration Recorded in Deed Book 5320, Page 1390 and Sixth Amendment to Declaration recorded in Deed Book 5325, Page 2337 and Seventh Amendment to Declaration recorded in Deed Book 5333, Page 236 and Eighth Amendment to Declaration recorded in Deed Book Page.

BEING designated as Unit No. 127.

TOGETHER with all right, title and interest being an % undivided interest 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.

BEING the same premises which Stuart's Keep, Inc. by Deed dated November 21, 2002 November and recorded December 17, 2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5438, Page 1506, granted and conveyed unto Anthony A. Giambrone, in fee.

Parcel Number: 33-00-08580-03-6.

Location of property: 75 Stuart Drive, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Anthony A. Giambrone** at the suit of Everbank, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$235,559.18.

**Andrew J. Marley**, Attorney.

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

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

13-27435

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision plan of Arrowhead thereof made by Bursich Associates, Inc. on 2/3/1990 and last revised 6/5/1991, as follows, to wit:

BEGINNING at a point on the Northwestern side of Level Road (40 feet wide) and a corner of Lot 35; thence extending from said beginning point along the said side of Level Road the 2 following courses and distances to a point on the Northeasterly side of Indian Woods Lane (50 feet wide): (1) South 40 degrees, 18 minutes, 36 seconds West, 45.58 feet to a point of tangent which point connects with Indian Woods Lane; (2) extending along the arc of a circle curving to the left having a radius of 25 feet the arc distance of 39.88 feet to a point on the Northeasterly side of Indian Woods Lane; thence continuing along said Indian Woods Lane on a line curving left having a radius of 519.90 feet the arc distance of 138.97 feet to a point on the said Indian Woods Lane; thence continuing along same North 32 degrees, 59 minutes, 08 seconds West, 27.68 feet to a point of tangent; thence extending along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 42.11 feet to a point on the Southeasterly side of Tomahawk Road (50 feet wide); thence extending along said Tomahawk Road (50 feet wide) North 63 degrees, 31 minutes, 31 seconds East, 66.01 feet to a point a corner of Lot 35; thence extending along a line of Lot 35 South 32 degrees, 59 minutes, 07 seconds East, 186.60 feet to a point on the Northwestern side of Level Road (40 feet wide) a point and place of beginning.

BEING Lot No. 34 on said plan.

TITLETOSAIIDPREMISESISVESTEDIN Peter M. Fazio and Maria C. Fazio, by Deed from Eileen M. Engle-Chamberlain, dated 06/09/2003, recorded 06/27/2003 in Book 5462, Page 642.

Parcel Number: 43-00-14904-14-6.

Location of property: 5002 Tomahawk Drive, Collegeville, PA 19426-3231.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maria C. Fazio a/k/a Maria Fazio and Peter M. Fazio** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$213,043.74.

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

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

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

13-27471

ALL THAT CERTAIN message and lot of land, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Will D. Hiltner Registered Surveyor, Norristown, Pennsylvania, December 1946, as follows, to wit:

BEGINNING at a point on the Northwestern side of Chain Street 50 feet at the distance of one hundred ninety-one and thirty-five one-hundredths feet Northeastwardly from the Northeasterly side of Elm Street 50 feet wide said point being in the centerline of three and seventy-five one-hundredths feet wide alley laid out for the common use of the herein described premises and others abutting therein; thence along the centerline of said alley North 33 degrees, 59 minutes West, one hundred fifteen feet to a point on the Southeasterly side of a five feet wide alley laid out for the common use of the herein described premises and others abutting thereon; thence along said side of said alley North 56 degrees, 15 minutes East, sixteen and five-hundredths fifty-five one-thousandths feet to a point in line of land about to be conveyed to Richard S. Baker and Zelia P., his wife; thence along said land the line for a part of the distance passing through the centerline of the partition wall dividing the house hereon erected and the house erected on said adjoining premises South 33 degrees, 59 minutes East, one hundred five and thirty-two one-hundredths feet to a point on the Westerly side of the right-of-way of Stony Creek Railroad Company; thence along said side of Railroad Company's right-of-way Southerly on a line curving Company; thence along said side of Railroad Company's right-of-way Southerly on a line curving to the left with a radius of one thousand five and thirty-seven one-hundredths feet the arc distance of eleven and forty-one one-hundredths feet to a point on the Northwestern side of Chain Street; thence along the Northwestern side of Chain Street South 56 degrees, 15 minutes West, ten and three hundred fifty-five one-thousandths feet to the place of beginning.

UNDER AND SUBJECT to the right of Richard S. Baker and Zelia P. Baker, his wife their heirs and assigns, owners and occupiers of the property adjoining the within described premises on the Northeast side hereof of ingress, egress and regress over, along and upon a certain 5 feet wide right-of-way laid out over the within described premises extending from the land conveyed to the said Richard S. Baker and Zelia P. Baker, his wife, running Southwardly along the Westerly side of land of the Stony Creek Railroad Company to the Northwest side of Chain Street above mentioned.

BEING the same premises which James Valerio by his Deed dated March 15, 2005 and recorded in the Recorder of Deeds Office in and for Montgomery County in Book 5547, Page 623, granted and conveyed unto Francis Coyne and Harrison Delgado, in fee.

TITLE TO SAID PREMISES IS VESTED IN Francis Coyne and Harrison Delgado, by deed from James Valerio dated March 15, 2005, recorded on March 18, 2005 in Book 5547, Page 623.

Parcel Number: 13-00-07532-00-6.

Location of property: 821 Chain Street, Norristown, PA 19401-3715.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Francis Coyne and Harrison Delgado** at the suit of HSBC Bank USA, National Association, as Trustee for Deutsche Alt-A Securities, Inc., Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2005-6. Debt: \$104,585.86.

**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.

13-28193

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by Edward A. Cardwell, Registered Surveyor, on October 29, 1949, and revised July 26, 1950, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fitzwatertown Road (fifty-eight and fifty one-hundredths feet wide) which point is measured North twenty-two degrees, fifty-six minutes, thirty seconds East, ninety-nine and seventeen one-hundredths feet from a point, which point is measured on the arc of a circle curving to the left, having a radius of twenty-five feet the arc distance of thirty-nine feet from a point on the Northeasterly side of Woodhill Drive (South) (fifty feet wide); thence extending North sixty-seven degrees, twenty-six minutes, thirty seconds West, one hundred thirty-nine and sixty-six one-hundredths feet to a point; thence extending North twenty-two degrees, thirty-three minutes, thirty seconds East, fifty-one feet to a point; thence extending South sixty-seven degrees, twenty-six minutes, thirty seconds East, one hundred forty feet to a point on the Northwesterly side of Fitzwatertown Road; thence extending along the said side of Fitzwatertown Road, South twenty-two degrees, fifty-six minutes, thirty seconds West, fifty-one feet to the first mentioned point and place of beginning.

BEING Lot No. 7 Woodhill Gardens.

BEING the same premises which Carrie Field by Deed dated 7/5/1966 and recorded in Montgomery County in Deed Book 3456, Page 317 did grant and convey unto Thomas W. Mantle and Anna B. Mantle, husband and wife.

TITLE TO SAID PREMISES IS VESTED IN David M. Bruder, by Deed from The Estate of Anna B. Mantle, Deceased, by Stephen J. Mantle, Administrator, C.T.A., dated 10/14/2005, recorded 10/21/2005 in Book 5576, Page 686.

Parcel Number: 59-00-07537-00-9.

Location of property: 426 Fitzwatertown Road, Willow Grove, PA 19090-2330.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David M. Bruder** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corporation, CSFB Mortgage-Backed Pass-Through Certificates, Series 2005-12. Debt: \$169,036.57.

**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.

13-29534

ALL THAT CERTAIN message and lot or piece of land, situate in **Trappe Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey dated November 17, 1947, by H.D. Herbert, Registered Surveyor, as follows, to wit:

BEGINNING at a point in the middle of Main Street at the distance of one hundred sixty feet and sixty-five one-hundredths feet Southeasterly from the Southeast side of Cherry Avenue, a corner of this and other land of Trooper Construction Company, Inc., of which this was a part; thence along the middle of said Main Street South forty-five degrees, thirteen minutes East, eighty feet and sixty-five one-hundredths feet to a point a corner of other land of Trooper Construction Company, Inc.; thence by the same South forty-two degrees, fifteen minutes West, two hundred four feet and ninety-seven one-hundredths feet to a stake a corner of land of Raymond D. and Sarah A. Smith; thence by the same North forty-seven degrees, forty-five minutes West, eighty feet and fifty-four one-hundredths feet to a stake a corner of other land of said Trooper Construction Company, Inc.; thence by the same North forty-two degrees, fifteen minutes East, two hundred eight feet and fifty-one one-hundredths feet to the middle of Main Street, the place of beginning.

BEING the same premises which Deborah A. Williams n/k/a Deborah A. Lee, by Deed dated September 14, 1998 and recorded on October 1, 1998, with the Office of the Recorder of Deeds of Montgomery County in Deed Book 5242, Page 1611, granted and conveyed unto Denis Lee [now deceased] and Deborah A. Lee.

Parcel Number: 23-00-00565-00-6.

Location of property: 744 West Main Street, Trappe, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Denis Lee (now deceased) and Deborah A. Lee** at the suit of Citizens Bank of Pennsylvania. Debt: \$265,191.26, plus interest at \$25.80/per day and costs from September 12, 2014.

**Lauren Berschler Karl**, Attorney.

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

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



13-29651

ALL THAT CERTAIN message and lot or piece of land, known as 418 Beech Street, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of Beech Street, bounded and described, as follows, to wit:

BEGINNING at the South side of Beech Street a corner of this and land now or late of Catherine Yoder; thence extending by the same Southwardly 140 feet to a 20 feet wide alley; thence by the same Eastwardly 30 feet more or less to land now or late of Jonathon Bortman; thence by the same Northwardly 140 feet to Beech Street aforesaid; thence by the same Westwardly 30 feet more or less to the place of beginning.

BEING the greater part of Lot No. 38 in a certain plan of late laid out by John H. Hobart.

TITLE TO SAID PREMISES IS VESTED IN Douglas J. Campbell and Debra Lacava-Campbell, Tenants by the Entirety, by Deed from Richard D. Goss and Barbara Goss, dated 06/17/2002, recorded 03/25/2003 in Book 5450, Page 1875.

Parcel Number: 16-00-00856-00-1.

Location of property: 418 Beech Street, Pottstown, PA 19464-5632.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Douglas J. Campbell and Debra Lacava Campbell a/k/a Debra Lacava-Campbell** at the suit of Pennymac Holdings, LLC f/k/a Pennymac Mortgage Investment Trust Holdings I, LLC. Debt: \$105,853.74.

**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.

13-30147

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by Charles B. Shoemaker, Registered /Professional Engineer, Abington, Pennsylvania, on the 14th day of February A.D. 1953, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Essex Road (40 feet wide) which point is measured on the arc of a circle curving to the left having a radius of 10 feet the arc distance of 15.71 feet from a point on the Southwesterly side of Rhoads Avenue (50 feet wide); thence extending along the Southeasterly side of Essex Road South 45 degrees, 09 minutes, 54 seconds West, 127 feet to a point; thence extending South 44 degrees, 50 minutes, 06 seconds East, 110 feet to a point; thence extending North 45 degrees, 09 minutes, 54 seconds East, 137 feet to a point on the Southwesterly side of Rhoads Avenue; thence extending along the Southwesterly side of Rhoads Avenue North 44 degrees, 50 minutes, 06 seconds West, 100 feet to a point of curve; thence extending along 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 on the Southeasterly side of Essex Road, the first mentioned point and place of beginning.

BEING Lot #47-A Essex Road.

BEING the same premises which Ann M. Orenstein, et al., by Deed dated 01/30/1986 and recorded 2/12/86 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4792, Page 414, granted and conveyed unto Myung-Hee Rhee.

Parcel Number: 30-00-18448-00-8.

Location of property: 951 Essex Road, Jenkintown, PA 19046.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Myung-Hee Rhee** at the suit of Bank of America, N.A., s/b/m to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$182,343.60.

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

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

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

13-30219

ALL THAT CERTAIN lot or piece of land, situate in the Village of Wyncote, **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Southeasterly side of Webster Avenue at the distance of five hundred fourteen and three one-hundredths feet Southwestwardly from the center of Jenkintown Road, now called Glenside Avenue, said point being a corner of land now or late owned by Amy J. Griffith.

CONTAINING in front or breadth on said side of Webster Avenue sixty-one and fifty-eight one-hundredths feet and extending Southeastwardly of that width in length or depth between parallel lines at right angles to said Webster Avenue, one hundred and fifty feet.

BOUNDED Eastwardly by land now or late of the said Amy J. Griffith, Southwardly by other land now or late of Joseph Heacock, Jr., Westwardly by land now or late of Hanna Evans, and Northwardly by the said Webster Avenue.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Thomas L. Hill and Julie A. Hill by Deed from Susan B. Gallagher, dated June 28, 1989 and recorded July 11, 1989 in Deed Book 4909, Page 1940.

Parcel Number: 31-00-28375-00-7.

Location of property: 124 Webster Avenue, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas L. Hill and Julie A. Hill** at the suit of JP Morgan Chase Bank, National Association. Debt: \$201,889.69.

**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.

13-30631

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Norristown, County of Montgomery, and State of Pennsylvania being more particularly described, as follows:

SITUATE in **East Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Will D. Hitner, Registered Surveyor, Norristown, Pennsylvania, in September, 1951, as follows, to wit:

BEGINNING at a point in the center line of North Wales Road, a corner of land of Percy Teal; thence along said land South 47 degrees, 40 minutes East, 290.65 feet to a stake; thence along other land of Russell L. Campman and Lucy O., his wife of which this is a part, the two following courses and distances South 22 degrees, 26 minutes West, 25 feet to a point, a corner; thence North 72 degrees, 03 minutes West, 252.67 feet to a point in the center line of North Wales Road aforesaid; thence along the center line thereof North 22 degrees, 26 minutes East, 150.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Scott K. Nicholls and Donna Nicholls, h/w, by Deed from Scott K. Nicholls, dated 01/13/2005, recorded 05/02/2005 in Book 5552, Page 1144.

Parcel Number: 33-00-06274-00-2.

Location of property: 2956 North Wales Road, Norristown, PA 19403-4247.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Scott K. Nicholls and Donna Nicholls a/k/a Donna Lynn Nicholls** at the suit of JP Morgan Chase Bank, N.A. Debt: \$266,396.66.

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

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

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

13-30971

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery and State of Pennsylvania, described according to a revised plan of portion of Whitemarsh Village-Section #2 made by Franklin G. Lindsay, Registered Engineers, Philadelphia on August 7, 1950, which plan is recorded in the Recorder of Deeds Office in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 2093, Page 601, as follows:

BEGINNING at a point on the Northwest side of Patton Road (fifty feet wide) measured the four following courses and distances along the said side of Patton Road from a point of curve on the Southeast side of Cheltenham Avenue (forty-one and five-tenths feet wide): (1) on the arc of a circle curving to the right having a radius of forty feet, the arc distance of sixty-two and eighty-three one-hundredths feet to a point of compound curve on the Northwest side of Patton Road; (2) along the said side of Patton Road on the arc of a circle curving to the right having a radius of three hundred twenty-five and twenty-nine one-hundredths feet, the arc distance of three hundred six and seventy-two one-hundredths feet to a point of tangent on the said side of Patton Road; (3) extending still along the said side of Patton Road South eighty-one degrees, six minutes West, six hundred eighty-one and fifty-nine one-hundredths feet; (4) thence still along the said side of Patton Road South eighty-four degrees, fifty-three minutes, twelve seconds West, twenty-nine feet to the point and place of beginning.

CONTAINING in front or breadth on the said side of Patton Road South eighty-four degrees, fifty-three minutes, twelve seconds West from said beginning point eighty-five feet and extending of that width in length or depth North five degrees, six minutes, forty-eight seconds West, one hundred seventy feet.

BEING Lot No. 285 Patton Road on said plan.

UNDER AND SUBJECT to certain restrictions and agreements of record.

Parcel Number: 52-00-13711-00-7.

Location of property: 8601 Patton Road, Wyndmoor, PA 19038.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Rita Gerber** at the suit of Caliber Home Loans, Inc. Debt: \$163,971.35.

**Morris Scott**, Attorney.

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

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

13-33621

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision prepared as part of 'Sunnybrook Village' made by Gilmore & Associates, Inc., dated May 10, 2001 and last revised June 26, 2002 and recorded in Montgomery County in Landsite Plan Book L-6, Page 140 and 141 and as further shown on plan made by Gilmore & Associates, Inc., dated May 29, 2001 and last revised May 10, 2004 and recorded in Plan Book 23, Pages 337 to 342.

BEING Lot No. 115.

BEING of the same premises which Heritage Sunnybrook Village, II, L.P. by Deed dated the 21st day of July 2005 A.D. and recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Record Book 5564, Page 796 conveyed unto NVR Inc., a Virginia Corporation, Trading as Ryan Homes, in fee.

TITLE TO SAID PREMISES IS VESTED IN Margaret Elizabeth Cusmina, married, by Deed from NVR, Inc., a Virginia Corporation, Trading as Ryan Homes, dated 11/17/2005, recorded 11/28/2005 in Book 5580, Page 2736.

Parcel Number: 42-00-00473-77-2. Map #42021F115.

Location of property: 90 Brookview Lane, Sanatoga a/k/a Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Margaret Elizabeth Cusmina** at the suit of Federal National Mortgage Association. Debt: \$255,838.08 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.

13-34652

ALL THAT CERTAIN double brick dwelling house and lot or piece of land, known and designated as Lot No. 5 on the plan as laid out by the Springer Estate, situate on the Northeasterly side of Second Avenue between Green Street and Gay Street, partly in **Royersford Borough** and formerly in the Township of Upper Providence, County of Montgomery and State of Pennsylvania, bounded and designated, as follows:

BEGINNING at a point in the center line of Second Avenue (formerly High Street), at the distance of one hundred twenty-six and one-half feet Northwesterly from the center line of Gay Street; thence on the center line of Second Avenue North, forty-four degrees, eighteen minutes West, forty-seven feet, three inches to a corner to Lot No. 4 on said plan; thence by said Lot No. 4 North forty-three degrees, forty-five minutes East, two hundred feet to the center line of a twenty feet wide alley; thence along on the center line of said alley South forty-four degrees, eighteen minutes East, forty-seven feet, three inches to a corner of lands now or late of Margaret Dull; thence by said lands now or late of Margaret Dull South forty-five degrees, West two hundred feet to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM THE FOLLOWING:

ALL THAT CERTAIN Southerly half of a double brick dwelling and the lot or tract of land upon which it is erected, situate in **Royersford Borough**, formerly Township of Upper Providence, Montgomery County, Pennsylvania, bounded and described as indicated upon the Plan of a Survey thereof made September 16, 1942, by Francis W. Wack, Registered Surveyor, as follows:

BEGINNING at a point in the center line of Second Avenue (fifty-three feet wide), one hundred twenty-six and five-tenths feet Northwesterly of the intersection of the center lines of Second Avenue and Gay Street; thence North forty-four degrees, eighteen minutes West, twenty-two and eight-tenths feet to a point in the center line of said Second Avenue; thence along other land of Egidio Dipietrapaolo and passing through the party wall of said double brick dwelling, North forty-three degrees, seven minutes and twenty-two seconds East, two hundred and one-hundredths feet to a point in the center line of an alley (twenty feet wide); thence along said center line North forty-four degrees, eighteen minutes East, twenty-five feet to a point also in the center line of said alley; thence along land now or late of Emma Kupka, South forty-three degrees, forty-five minutes West, two hundred feet to the place of beginning.

BEING the same premises which Wilfred W. Walbrunn and Christine Walbrunn, husband and wife and Daniel Walbrunn, a married man, by Deed dated December 22, 2000 and recorded in the Montgomery County Recorder of Deeds Office on January 12, 2001 in Deed Book 5346, Page 1199, granted and conveyed unto Daniel Walbrunn, a married man.

Parcel Number: 19-00-03096-00-8.

Location of property: 522 2nd Avenue, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Daniel Waldbrunn** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Servicing, L.P. Debt: \$165,597.48.

**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.

13-34752

ALL THAT CERTAIN lot or piece of ground, situate in **Hatboro Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of "Yorkshire Green" made by Sullivan Associates, Inc. Architects, Planners and Engineers, dated 7/27/1992 and last revised 5/10/1993 and recorded in Plan Book A-54, Page 195.

BEING known as Lot No. 28, Building F, 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 Yorkshire Green Homeowners Association, dated July 15, 1993 as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5048, Page 1440 and &c., and in amendment in Deed Book 5053, Page 2468, and any amendments to the said Declaration, as the same may be duly adopted from time to time.

THE GRANTEE, for and on behalf of the Grantee, its heirs, personal representatives, successors, and assigns by acceptance and recordation of this indenture 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 operation and management of Yorkshire Green 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.

BEING the same premises which Yorkshire Green Company, Inc., a Pennsylvania Corporation, by Deed dated December 28, 1993 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, on January 6, 1994 in Deed Book Volume 5066, Page 0597, granted and conveyed unto Stephen F. Mankowski.

Parcel Number: 08-00-06800-27-5.

Location of property: 162 Yorkshire Way, Hatboro, PA 19040.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Stephen F. Mankowski** at the suit of State Farm Bank, F.S.B. Debt: \$54,246.75.

**Jennifer L. Tis**, Attorney. I.D. #203751

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

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

13-35003

ALL THAT CERTAIN lot or piece of ground, situate in **Royersford Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan for Wesley E. and Gertrude Diemer made by Earl R. Ewing, Inc. Phoenixville dated January 3, 1978 and recorded in Plan Book C-15, Page 16, as follows, to wit:

BEGINNING at a point of intersection of the Northeasterly side of Ninth Avenue (57 feet wide) and the Northwesterly side of Church Street (57 feet wide); thence extending along said Ninth Avenue North 41 degrees, 00 minutes West, 206.50 feet to a point a corner of Lot 2 on said plan; thence extending along said Lot 2 North 49 degrees, 00 minutes East, 75.00 feet to a point a corner of land H/L Harvey and Emma Dehlert; thence extending along said land and land N/L Webster and Elizabeth Mitchell South 41 degrees, 00 minutes East, 206.5 feet to a point on the Southwesterly side of Church Street, aforesaid; thence extending along said Church Street South 49 degrees, 00 minutes West, 75.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas W. Ferrell, by Deed from Gertrude G. Diemer, by her Attorney in Fact Wesley E. Diemer by Virtue of Power of Attorney intended to be forthwith recorded, dated 08/24/1998, recorded 09/24/1998 in Book 5241, Page 1049.

Parcel Number: 19-00-01028-00-6.

Location of property: 905 Church Street, Royersford, PA 19468-2123.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas W. Ferrell** at the suit of Wells Fargo Bank, N.A. Debt: \$284,815.57.

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

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

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

13-35032

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Plan of Subdivision prepared for Country Springs, Phase III made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania dated 12/1/94 and recorded in the Office of the Recorder of Deeds in Plan Book A-46, Page 136 and 137, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cavalry Drive (40 feet wide) measured the 3 following courses and distances from a point of curve on the Northwesterly side of Brandywine Drive (40 feet wide): (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent; (2) North 50 degrees, 32 minutes, 35 seconds West, 217 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 200 feet the arc distance of 23.90 feet to a point; thence extending from said point and place of beginning along the said side of Cavalry Drive on the arc of a circle curving to the left having a radius of 200 feet the arc distance of 36.39 feet to a point a corner of Lot No. 49; thence extending along said lot passing through a partition wall North 18 degrees, 44 minutes, 43 seconds East crossing a drainage easement 127.24 feet to a point; thence extending South 50 degrees, 32 minutes, 35 seconds East, 67.17 feet to a point a corner of Lot No. 51; thence extending along said lot recrossing said drainage easement South 32 degrees, 36 minutes, 44 seconds West, 112.23 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lisa M. Davis, by Deed from Joanne Applegate, dated 11/28/2001, recorded 02/12/2002 in Book 5395, Page 1651.

Parcel Number: 36-00-01731-28-5.

Location of property: 28 Cavalry Drive, Horsham, PA 19044-1144.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa Davis a/k/a Lisa M. Davis** at the suit of Green Tree Servicing, LLC. Debt: \$240,189.83.

**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.

13-35115

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as 100 Centre Avenue, at West Marshall Street, **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, which was 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 at Montgomery County, of a Declaration dated February 15 1980, recorded in Deed Book 4523, Page 519; Amendment to Declaration, dated November 24, 1980, recorded in Deed Book 5484, Page 98; and the Declaration Plan dated May 3, 1979, and recorded May 5, 1980, in Condominium Plan Book 8, Pages 1, 2 and 3, and a Code of Regulations dated December 27, 1979, recorded in Deed Book 4523, Page 552; Amendment to Code of Regulations, dated November 24, 1980, recorded in Deed Book 4584, Page 100, being and designated on Declaration Plan as more fully described in such Declaration Plan and Declaration together with a proportionate undivided Interest in the Common Elements (as defined in such Declaration), being and designated in the Declaration Plan, as follows:

BEING Unit No. 320.

BEING the same premises which Henry Parker, by Deed dated May 20, 2011, and recorded in Montgomery County in Deed Book 5869, Page 01234 did grant and convey unto Eric Irby, in fee.

Parcel Number: 63-00-04864-85-1.

Location of property: 320 Centre Avenue, Norristown, PA 19403.

The improvements thereon are: Residential real estate condominium unit.

Seized and taken in execution as the property of **Eric Irby and USA Internal Revenue Service, PA Department of Revenue, Montgomery County Tax Claim Bureau** at the suit of 100 Centre Avenue Condominium Association. Debt: \$25,399.62.

**Stefan Richter**, 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.

13-35225

ALL THOSE CERTAIN lots or pieces of land, situate on the East side of Philadelphia Avenue (formerly the Limerick and Colebrookdale Turnpike Road) in Gilbertsville, **Douglass Township**, Montgomery County, bounded, limited and described, as follows, to wit:

Tract 1

BEGINNING at a corner in the middle of the aforesaid public road, a corner of this and land formerly owned by the Douglass Township School District, now owned by Curtis L. Steltz and Emma Ida Steltz, his wife; thence along the same North 69.75 degrees, East 219 feet to a corner of land formerly owned by the Manatawny Building and Loan Association; thence by the same and next two following courses and distances, to wit: (1) South 20.25 degrees, East 35 feet to a corner; thence (2) South 69.75 degrees, West 219 feet to a corner in the middle of the aforesaid public road; thence along the middle of the said road, North 20.25 degrees, West 35 feet to the point or place of beginning.

CONTAINING 7,635 square feet.

Tract 2

BEGINNING at a corner in the middle of the aforesaid public road; thence by land late of Harry Steltz, now known as the aforesaid Tract 1, North 69.75 degrees, East 219 feet to a corner of other lands formerly owned by the Manatawny Building and Loan Association; thence South 20.25 degrees, East 40 feet to a corner of this and land formerly owned by Mahlon G. Harline; thence along the same South 69.75 degrees, West 219 feet to a corner in the middle of the aforesaid public road; thence along the middle of the said road North 21.25 degrees, West 40 feet to the point or place of beginning.

CONTAINING 8,760 square feet.

TITLE TO SAID PREMISES VESTED in Lou Consoli, agent for Joseph P. Scott and Lou Consoli by Deed from John R. Bolles and Katherine A. Bolles, husband and wife dated 12/04/2007 and recorded 12/07/2007 in the Montgomery County Recorder of Deeds in Book 5674, Page 00928.

Parcel Number: 32-00-05444-00-5.

Location of property: 1489 East Philadelphia Avenue, Gilbertsville, PA 19525.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joseph P. Scott, Original Owner and Original Mortgagor, Lou Consoli, Original Mortgagor and United States of America c/o Office of U.S. Attorney Eastern District of Pennsylvania** at the suit of The Bank of New York Mellon, as Indenture Trustee, on Behalf of the Holders of the CSMC Trust 2010-16 Mortgage-Backed Notes and Certificates, Series 2010-16. Debt: \$240,072.27.

**Robert W. Williams**, Attorney.

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

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

13-35888

ALL THAT CERTAIN lot or piece of ground, with the two story brick dwelling thereon erected, situate in the 2nd Ward of **Ambler Borough**, County of Montgomery, Pennsylvania, bounded and described according to a survey made thereof by Herbert H. Metz, C.E, as follows:



BEGINNING at an iron pipe set on the Northerly side of Orange Avenue at the distance of 31.80 feet Westerly from the Westerly side of Spring Garden Street; thence North, 42 degrees, 50 minutes West, the line passing through the division wall between the house erected on this lot and the house erected on the adjoining lot) 150 feet to line of land of the George K. Knight Estate; thence by said land South 47 degrees, 10 minutes West, 16 feet to a point; thence South 42 degrees, 50 minutes East (the line passing through the division wall between the house erected on the adjoining lot) 150 feet to the Northerly side of Orange Avenue; thence by the said side of said Avenue North 47 degrees, 10 minutes East, 16 feet to the place of beginning.

Parcel Number: 01-00-03376-00-7.

Location of property: 35 Orange Avenue, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marc S. Ciaffone a/k/a Marc Ciaffone and Peter Rosa** at the suit of Green Tree Servicing, LLC. Debt: \$104,739.28.

**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.

14-00338

ALL THAT CERTAIN dwelling and lot, piece or parcel of land situate in the Southeast corner of Reynolds Avenue and Manatawny Street in the Ninth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at the Northeasterly property line intersection of Reynolds Avenue (50 feet wide) and Manatawny Street (33 feet wide); thence along the Easterly side of Manatawny Street South 22 degrees, East 51 feet, 11 inches to a corner of lands of James J. Moore and Mary, his wife; thence along said lands North 68 degrees, East 28 feet, 2 inches; thence North 22 degrees, West 4 inches to the middle of a joint frame party wall; thence through the middle of the same North 68 degrees, East 4 feet to end of East 15 feet, 10 inches and South 22 degrees, East 1 foot and North 68 degrees, East 101 feet, 4 inches to a corner said lands and a point in line of lands of Charles Sheeler; thence along the same North 22 degrees, West 40 feet, 8 inches to a corner on the Southerly side of Reynolds Avenue; thence along the same South 73 degrees, West 149 feet, 10 inches to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Curtis E. Lash, III and Leanne M. Lash by Deed from Jason J. Eckert and Rachel E. Eckert, husband and wife dated 11/30/2000 and recorded 12/18/2000 in the Montgomery County Recorder of Deeds in Book 5342, Page 1942.

Parcel Number: 16-00-20016-00-2.

Location of property: 678 Manatawny Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Curtis E. Lash, III and Leanne M. Lash** at the suit of Federal National Mortgage Association ("FNMA"). Debt: \$114,015.57.

**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.

14-00472

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norristown Township**, Montgomery County, Pennsylvania, bounded and described according to The Seltzer Organization Woodstream Crossing Storm Sewer Easement, made by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania, dated June 18, 1973, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Woodland Avenue (50 feet wide) said point being at the distance of 31.42 feet measured on the arc of a circle curving to the right having a radius of 20.00 feet from a point of compound curve on the Northwestern side of West Hayes Road (50 feet wide); thence extending from said point of beginning North 26 degrees, 46 seconds West along the Northeasterly Woodland Avenue crossing the Southeasterly a certain 40.00 feet wide Drainage Easement 140.00 feet to a point in the bed of the said drainage easement; thence extending through the bed of the aforesaid drainage easement the 2 following courses and distances: (1) North 63 degrees, 14 minutes East, 20.00 feet to a point of curve; (2) Northeastwardly on the arc of a circle curving to the left having a radius of 1,815.00 feet the arc distance of 112.98 feet to a point; thence extending South 30 degrees, 20 minutes East, recrossing the Southeasterly side of the aforesaid 40.00 feet wide drainage easement 160.00 feet to a point on the Northwestern side of West Hayes Road aforesaid; thence extending Southwestwardly along the Northwestern side of West Hayes Road on the arc of a circle curving to the right having a radius of 1,975.00 feet the arc distance of 122.94 feet to a point of compound curve of the same; thence extending 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 the first mentioned point and place of beginning.

BEING Lot Number 384 as shown on the above mentioned plan.

BEING Block 3 G, Unit 54.

BEING the same premises which Deborah Brown Hartley and Michael Brown Jackson, by Deed dated 5/25/2004 and recorded 6/3/2004 at Norristown, Pennsylvania in Deed Book 5510, Page 708, granted and conveyed unto Deborah R. Brown and Michael Brown Jackson.

Parcel Number: 33-00-10750-00-8.

Location of property: 3101 West Hayes Road, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Deborah Renee Brown a/k/a Deborah R. Brown and Michael Brown Jackson a/k/a Michael B. Jackson** at the suit of JP Morgan Chase Bank, National Association. Debt: \$181,680.75.

**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.

14-01048

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Colwell Manor made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, PA on the 8th day of July A.D. 1963 which plan is 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 80 and last revised on the 24th day of September A.D. 1954, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Turf Lane (50 feet wide) at the distance of 214.20 feet measured North 49 degrees, 37 minutes West along the said side of Turf Lane from a point of tangent therein, which point of tangent is measured on the arc of a curve curving to the right having a radius of 15 feet the arc distance of 23.37 feet from a point of curve on the Northwesterly side of Colwell Lane (at this point 46.5 feet wide); thence from said point of beginning along the said side of Turf Lane North 49 degrees, 37 minutes West, 40 feet to a point, a corner of Lot #8 as shown on said plan; thence along the same and passing partly through the center of the party wall of the building erected on this lot and the building erected on the lot adjoining to the Northwest, thereof 145.39 feet to a point in line of lands of Norris Amusement Company; thence by the same South 49 degrees, 15 minutes East, 40 feet to a point, a corner of Lot #4 as shown on said plan; thence along the same South 40 degrees, 23 minutes West, 145.13 feet to the first mentioned point and place of beginning.

BEING Lot #5 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Andrew J. Brock and Amy L. Brock, by Deed from Shawn L. Finnigan and Nancy A. Finnigan, dated 10/11/2011, recorded 10/13/2011 in Book 5816, Page 382.

Parcel Number: 49-00-12265-00-7.

Location of property: 606 Turf Lane, Conshohocken, PA 19428-1129.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Amy L. Brock and Andrew J. Brock** at the suit of Wells Fargo Bank, N.A. Debt: \$249,321.55.

**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.

14-02453

ALL THAT CERTAIN lot, located in **Lower Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, known as Unit No. B1, in Building No. 1013, in the Village at Huntingdon Valley Condominium together with an undivided interest in the common elements (1.25% at full proposed buildout of 80 Units) appurtenant thereto as amended from time to time, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions and other provisions of the Declaration of the Village at Huntingdon Valley Condominium Association dated June 26, 2001, and recorded on November 5, 2001 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania at Norristown, Pennsylvania in Deed Book 5384, at Page 00589, and filed in the Department of Records in and for Philadelphia County, Pennsylvania on August 31, 2001 at Philadelphia, Pennsylvania as Document No. 50318869, as amended from time to time.

TO HAVE AND TO HOLD the said lot or Unit above described, with the message or tenement thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his/her/their heirs and assigns, forever.

UNDER AND SUBJECT, nevertheless to certain conditions and restrictions of record, as aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Soy Thomas and Ruby Soy, by Deed from Ken Kideckel and Alison S. Klugherz Kideckel, f/k/a, Alison S. Klugherz, dated 06/25/2007, recorded 07/12/2007 in Book 5655, Page 260. Parcel Number: 41-00-08429-92-6.

Location of property: 37 Simons Way Condominium Unit 63 a/k/a 37 Simon Way, Huntingdon Valley, PA 19006-4248.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Soy Thomas and Ruby Soy** at the suit of Santander Bank, N.A. Debt: \$374,118.01.

**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.

14-02457

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to Phase 2, Lot Layout 'Montgomery Ridge' made by Pickering, Corts and Summerson, Inc., Consulting Engineers and Surveyors dated January 13, 1989, last revised July 16, 1990 and recorded in Plan Book B-41, Page 254, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Sunrise Drive (50.00 feet wide) a corner of this and Lot 33 on the above mentioned plan; thence extending along the same South 29 degrees, 49 minutes, 59 seconds East, 125.00 feet to a point of curve on the Northwesterly side of proposed Route 202 Corridor; thence extending along the same on the arc of a circle curving to the right having a radius of 1,500.00 feet the arc distance of 109.12 feet to a point a corner of open space area; thence extending along said open space area North 25 degrees, 39 minutes, 54 seconds West, 125.00 feet to a point on the aforesaid side of Sunrise Drive; thence extending along the same along the arc of a circle curving to the left having a radius of 1,375.00 feet the arc distance of 100.02 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Jung Hun Nam and Hae Kyung Hwang, h/w, by Deed from Seth J. Marlieb and Adriana V. Marlieb, h/w, dated 07/31/1995, recorded 08/03/1995 in Book 5120, Page 1627.

Parcel Number: 46-00-03617-25-2.

Location of property: 134 Sunrise Drive, North Wales, PA 19454-4261.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jung Hun Nam and Hae Kyung Hwang** at the suit of Nationstar Mortgage, LLC. Debt: \$351,243.39.

**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.

14-04524

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, being Lot No. 53 on a Plan of Lots called 'Oakwood Terrace' made by Donald H. Schurr, Registered Surveyor and Engineer, Norristown, Pennsylvania, on 8/2/1954 and revised 8/11/1954 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northwest side of Cooke Lane (fifty feet wide) at the distance of eight hundred sixty-nine feet and fifty-six one-hundredths of a foot measured along said side of Cooke Lane on a course of South forty degrees, thirty minutes West from a point on the Southwest side of Fornance Street (sixty-six feet wide) a corner of Lot No. 52 on said plan; thence extending along the Northwest side of Cooke Lane, South forty degrees, thirty minutes West, eighteen feet to a point of curve; thence continuing along the Northwest side of Cooke Lane Southwestwardly on a line curving to the left, with a radius of six hundred and twenty-five feet the arc distance of forty-two feet to a point a corner of Lot No. 54; thence along Lot No. 54, North fifty-three degrees, twenty-one minutes, two seconds West, ninety-five feet and sixty one-hundredths of a foot to a point a corner of Lot No. 55; thence along Lot No. 55, North seventy-one degrees, fifteen minutes East, thirty-three feet and forty-one one-hundredths of a foot to a point a corner of Lot No. 36; thence along Lot No. 36 and partly along Lot No. 37, North forty degrees, thirty minutes East, fifty feet to a point a corner of Lot No. 52 aforesaid; thence along Lot No. 52, South forty-nine degrees, thirty minutes East, one hundred twenty-five feet to the place of beginning.

UNDER AND SUBJECT to building restriction and agreement of record.

TITLE TO SAID PREMISES IS VESTED IN Robert R. Milito and Marie T. Milito, his wife, by Deed from Joseph R. Rapposelli and Alfonsina M. Rapposelli, his wife, dated 08/16/1971, recorded 08/18/1971 in Book 3690, Page 82.

Parcel Number: 13-00-08904-00-2.

Location of property: 901 Cooke Lane, Norristown, PA 19401-4136.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert R. Milito and Marie T. Milito** at the suit of Wells Fargo Bank, N.A., s/b/m to Wachovia Bank, National Association. Debt: \$139,721.26.

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

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

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

14-04911

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision prepared for Heritage Real Estate Investment, Inc., Consulting Engineers and Surveyors, Bryn Mawr, PA dated 4/21/1980, last revised 12/12/1985 and recorded in the Office of the Recorder of Deeds in Plan Book A-46, Page 69, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Greentree Lane measured the 3 following courses and distances from a point of curve on the Southwesterly side of Norriton Drive (50.00 feet wide): (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, 60.00 feet to a point; (3) on the arc of a circle curving to the right having a radius of 20.04 feet to a point a corner of Lot No. 272; 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, 121.15 feet to a point a corner of Lot No. 278; thence extending along said lot South 40 degrees, 36 minutes, 36 seconds West, 20.00 feet to a point a corner of Lot No. 270; thence extending along said lot passing through a partition wall North 49 degrees, 23 minutes, 20 seconds West, 124.63 feet to a point or curve on the Southeasterly side of Greentree Lane; thence extending along said side thereof on the arc of circle curving to the left having a radius of 175.00 feet the arc distance of 20.31 feet to the first mentioned point and place of beginning.

BEING Lot Number 271 on said plan.

BEING the same premises which Scott D. Enlow and Antonette Enlow, husband and wife, by Deed dated 10/18/1996 and recorded at 10/23/1996 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5165, Page 564 granted and conveyed unto Helen E. Moulton.

Parcel Number: 63-00-02689-66-8.

Location of property: 616 Greentree Lane, Norristown, PA 19403.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Helen E. Moulton** at the suit of PNC Bank, National Association. Debt: \$154,167.43.

**Michael C. Mazack**, Attorney. I.D. #205742

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

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

14-05878

ALL THAT CERTAIN lot message or trance of land being and lying in **West Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the Westerly line of Glasgow Street at the distance of two hundred sixty-five feet three and one-half inches Southwestwardly from the Southwestly corner of Berks and Glasgow Streets, a corner of this and land, now or late of Pascal Graziani and Gloria Graziani; thence by the Westerly side of Glasgow Street South forty degrees, thirty-seven minutes West, fifty feet to the Southerly side line of Lot No. 23 on Plan of Lots laid out by Samuel Feuerman, which lot lies next to land, now or late of John Cancelier; thence by said line Westwardly one hundred forty feet one and one-half inches to a twenty feet wide alley; thence by the same North forty degrees, thirty-seven minutes East, fifty-six feet to a corner of this and the aforementioned land now or late of Pascal Graziani and Gloria Graziani; thence along the boundary of said adjoining lands Eastwardly one hundred forty feet to the place of beginning.

BEING Lot No. 23 and one-half of Lot No. 22 on Plan of Lots laid out by Samuel Feuerman.

CONTAINING 7,420 square feet of land, be the same more or less.

BEING the same premises which Gilbert Marshall Jr., et ux., by Indenture bearing date the 23rd day of March A.D. 1966, and intended to be forthwith recorded at Norristown, granted and conveyed unto David B. Moser and Ruth T., his wife as Tenants by Entireties.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alley as and for an alley, passageway, and watercourse at all times hereafter forever in common with the owners tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

TITLE TO SAID PREMISES IS VESTED IN William R. Poper and Rita Ritter, as Joint Tenants With Right of Survivorship and not as Tenants in Common, by Deed from Ruth T. Moser, dated 08/20/2002, recorded 09/17/2002 in Book 5424, Page 1959.

William Poper deceased 8/14/13.

Parcel Number: 64-00-01606-00-4.

Location of property: 831 Glasgow Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Rita Ritter** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$49,525.68 plus interest to sale date.

**Heather Riloff**, Attorney.

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

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

14-06424

ALL THAT CERTAIN lot or piece of ground, with stone bungalow thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point an iron pin 90.81 feet from the Southeast intersection of East Street on Farmington Avenue in the Borough of Pottstown on the South side of said Farmington Avenue at a corner of this and Lot No. 29 now of Mrs. Margaret Hardaker; thence along said South side of Farmington Avenue, North 33 degrees, 3 minutes East, 60.55 feet to an iron pin; thence South 49 degrees, 17 minutes East, 201.18 feet along land now of Charles Vocum to an iron pin on the North side of a 20 feet wide alley; thence along said alley South 30 degrees, 40 minutes West a distance of 60 feet to an iron pin; thence North 49 degrees, 17 minutes West a distance of 193.34 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John F. McNeill, by Deed from Dennis J. Walter, dated 09/17/2004, recorded 10/07/2004 in Book 5528, Page 737.

Parcel Number: 16-00-08728-00-4.

Location of property: 612 Farmington Avenue, Pottstown, PA 19464-4561.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John F. McNeill** at the suit of Wells Fargo Bank, N.A. Debt: \$100,609.34.

**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.

14-07157

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania and described to a Final Plan, Record Plan, Southerly Section, Perkiomen Greene prepared by Roucher and James, Inc. dated 4/3/1992 last revised 12/7/1995 and recorded in Plan Book A-56 and Page 204, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cornwalls Way (50 feet wide) a corner of this and Lot No. 274 on said plan; thence extending from said point of beginning and along the Cornwalls Way aforesaid along the arc of a circle curving to the right having a radius of 140.00 feet the arc distance of 161.30 feet to a point a corner of Lot No. 276 on said plan; thence extending along the same and through the bed of 20 feet wide storm easement "1" the 2 following courses and distances, viz: (1) South 38 degrees, 04 minutes, 47 seconds East, 95.60 feet to a point; and (2) South 52 degrees, 35 minutes, 02 seconds West, 30.00 feet to a point in line of Lot No. 274, aforesaid; thence extending along the same and through the bed of a 20 feet wide storm easement '1' aforesaid, North 37 degrees, 24 minutes, 58 seconds West, 114.73 feet to the first mentioned point and place of beginning.

BEING Lot No. 275 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey T. Tucker and Holly D. Tucker, h/w, by Deed from Christopher G. Nygard and Amanda M. Nygard, dated 06/11/2008, recorded 07/07/2008 in Book 5699, Page 167.

Parcel Number: 48-00-01421-46-6.

Location of property: 1129 Cornwallis Way, Collegeville, PA 19426-1888.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Holly D. Tucker a/k/a Holly D. Wierick and Jeffrey T. Tucker** at the suit of Wells Fargo Bank, N.A. Debt: \$355,710.70.

**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.

14-07439

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Amended Plan of Wetherill Estates" made by George B. Mebus, Inc., Engineers dated June 16, 1955 and last revised January 18, 1957, said plan being re-recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-3, Page 68, as follows, to wit:

BEGINNING at a point on the Northeast side of Cheltenham Avenue (60 feet wide) said point being the four following courses and distances from a point of curve on the Southeast side of Fenton Road (50 feet wide): (1) leaving Fenton Road on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the Northeast side of Cheltenham Avenue (50 feet wide); (2) South 20 degrees, 59 minutes, 50 seconds East along the Northeast side of Cheltenham Avenue (60 feet wide) 1.84 feet to a point of curve on the same; (3) Southeast along the Northeast side of Cheltenham Avenue (of irregular width) on the arc of a circle curving to the left having a radius of 510.67 feet the arc distance of 276.63 feet to a point of tangent on the same; and (4) South 52 degrees, 2 minutes, 5 seconds East along the Northeast side of Cheltenham Avenue (60 feet wide) 404.28 feet to the place of beginning; thence extending from said point of beginning North 37 degrees, 57 minutes, 55 seconds East, 174.07 feet to a point; thence extending South 66 degrees, 15 minutes, 11 seconds East, 87.69 feet to a point; thence extending South 37 degrees, 57 minutes, 55 seconds West, 195.61 feet to a point on the Northeast side of Cheltenham Avenue (60 feet wide); thence extending North 52 degrees, 2 minutes, 5 seconds West along the Northeast side of Cheltenham Avenue (60 feet wide) 85 feet to the first mentioned point and place of beginning.

BEING Lot No. 29 as shown on the above mentioned plan.

Parcel Number: 31-00-05827-00-1.

Location of property: 8203 Cheltenham Avenue, Glenside, PA 19038-7658.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Stephen C. Armstead and Sharon D. Armstead as Tenants by the Entirety** at the suit of Wells Fargo Bank, N.A. Debt: \$301,921.27.

**Jaime R. Ackerman**, Attorney.

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

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



14-07685

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on March 23, 1953, as follows, to wit:

BEGINNING at a point on the Southeast side of Shoemaker Road (50 feet wide) which point is measured North 38 degrees, 35 minutes East, 220.50 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 20 feet, the arc distance of 31.42 feet from a point on the Northeast side of Edmund Road (50 feet wide).

CONTAINING in front or breadth on said Shoemaker Road 75 feet and extending of that width in length or depth Southeast between parallel lines at right angles to Shoemaker Road, 151.58 feet.

BEING known as Lot No. 195, Shoemaker Road.

BEING the same premises which Nall L. Shupak and Helen R. Shupak by Deed dated 8/11/2004 and recorded 8/29/2004 in Montgomery County in Deed Book 5527, Page 74 conveyed unto Anthony R. Newett and Alissa D. Newett, husband and wife, in fee. Alissa D. Newett died on May 22, 2013 by operation of law title vests solely in Anthony R. Newett and Alissa D. Newett is hereby released of liability pursuant to Pa.R.C.P. 1144.

Parcel Number: 30-00-62576-00-7.

Location of property: 1521 Shoemaker Road, Abington, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Anthony R. Newett** at the suit of Green Tree Servicing, LLC. Debt: \$260,830.03.

**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.

14-07915

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

BEGINNING at an iron pin for a corner in the middle of West Broad Street (formerly Poplar Street); thence by land late of Sallie Roshom North 24 degrees, West 176 feet and 6 inches to the middle of a 20 feet wide alley (this line is intended to pass through the middle of a party wall); thence along the middle of the same North 76 degrees, East 33 feet to a corner; thence by land of Abraham Musselman South 24 degrees, East 176 feet and 6 inches to the middle of the aforesaid West Broad Street; thence along the middle of the same South 76 degrees, West 33 feet to the place of beginning.

BEING the same premises which Yen Van Nguyen and Huong Thuc Liem, by Deed dated September 29, 2009 and recorded in the Montgomery County Recorder of Deeds Office on October 5, 2009 in Deed Book 5745, Page 2953, granted and conveyed unto Justin M. Martin and Christine G. Martin.

Parcel Number: 22-02-00199-00-2.

Location of property: 349 West Broad Street, Telford, PA 18969.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Christine Martin a/k/a Christine G. Martin and Justin Martin a/k/a Justin M. Martin** at the suit of JP Morgan Chase Bank, National Association. Debt: \$117,638.10.

**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 \$4=3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-08563

ALL THAT CERTAIN unit, designated as Building C, Unit Number E-310, a unit in Green Hill Condominium, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Green Hill Condominium bearing date the 29th of January A.D. 1981 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 5th day of February A.D., 1981 in Deed Book 4603, Page 176 etc., and whereby a Corrective Amendment thereto dated June 30, 1981 and recorded July 1, 1981 in Deed Book 4638, Page 56, and a Second Corrective Amendment thereto dated July 10, 1981 and recorded July 15, 1981 in Deed Book 4642, Page 534, and the Third Amendment thereto dated August 20, 1986 and recorded September 4, 1986 in Deed 4811, Page 2113 and the Fourth Amendment thereto dated October 7, 1988 and recorded October 14, 1988 in Deed Book 4890, Page 1189 and the Fifth Amendment thereto dated January 29, 1990 and recorded May 18, 1990 in Deed Book 4946, Page 1396 and Plats and Plans for Green Hill Condominium bearing date the 29th day of January, A.D. 1981 and recorded as Exhibit 'B' of the Declaration of Condominium of Green Hill Condominium in Deed Book 4603, Page 176.

TOGETHER with all right, title and interest, being a 0.186522 percent undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

TITLE TO SAID PREMISES IS VESTED IN Ethel Merson, by Deed from Lawrence N. Merson and Ethel Merson, h/w, dated 04/01/2008, recorded 04/15/2008 in Book 5689, Page 380.

Ethel Merson died on 07/27/2013, leaving a Last Will and Testament dated 04/09/2012. Letters Testamentary were granted to Leonard Merson a/k/a Leonard Gerald Merson on 09/03/2013 in Montgomery County, No. 2013-X3154. The Decedent's surviving heirs at law and next-of-kin are Sandi Kauffman and Leonard Merson.

Parcel Number: 40-00-11153-38-1.

Location of property: 1001 City Avenue, Unit EC310, Wynnewood, PA 19096-3906.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Leonard Merson a/k/a Leonard Gerald Merson, in His Capacity as Executor and Devisee of The Estate of Ethel Merson and Sandi Kauffman, in Her Capacity as Devisee of The Estate of Ethel Merson** at the suit of Wells Fargo Bank, N.A. Debt: \$98,293.84.

**Matthew Brushwood**, Attorney. I.D. #310592

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

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

14-08811

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan entitled Apple Valley IV made 12/19/1961 and last revised 5/31/1962 by David Meixner, Registered Professional Engineer, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Pinetree Drive (50 feet wide) which point is measured on the arc of a curve curving to the right having a radius of 25 feet the arc distance of 39.27 feet from a point of curve on the Northwesterly side of Pinetown Road (60 feet wide); thence from said point of beginning North 18 degrees, 52 minutes West, 50 feet to a point of curve; thence still along said Pinetree Drive on the arc of a curve, curving to the left, having a radius of 200 feet, the arc distance of 38.57 feet to a point a corner of Lot No. 107, as shown on said plan; thence partly along Lot No. 107 and partly along Lot No. 106, as shown on said plan North 60 degrees, 5 minutes East, 159.67 feet to a point, a corner of land now or late of Marvin Hartzell; thence along said Hartzell's land, South 18 degrees, 52 minutes East, 143.94 feet to a point on the said Northwesterly side of Pinetown Road; thence along said side of Pinetown Road, South 71 degrees, 8 minutes West, 128 feet to a point of curve; thence on the arc of a curve curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the Northeasterly side of Pinetree Drive aforesaid, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mary P. Fenlon, a/k/a Mary D. Fenlon and James D. Fenlon by Deed from Richard W. Brown, II and Julia H. Brown dated August 24, 2005 and recorded September 12, 2005 in Deed Book 5570, Page 1946.

Parcel Number: 43-00-11296-00-1.

Location of property: 1 Pinetree Drive, Audubon, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mary P. Fenlon a/k/a Mary D. Fenlon and James D. Fenlon** at the suit of HSBC Bank USA, N.A. Debt: \$408,207.29.

**Terrence J. McCabe**, Attorney.

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

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

14-09570

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania.

BEGINNING at a point on the Easterly side of Martin Road (40 feet wide), a corner of land of Dr. Harold H. Culton, Jr., said point being at the arc distance of 48.00 feet measured along the said side of Martin Road by a line extending in a Northeast and Northerly direction and curving to the left with a radius of 135.00 from a point of curve, said point of curve being at the distance of 39.36 feet measured North 37 degrees, 24 minutes East from a point of intersection which the Southeasterly side of Martin Road produced, makes with the Northeasterly side of Township Line Road (60 feet wide), produced; thence from the place of beginning and along the Easterly side of Martin Road by a line extending in a Northerly direction and curving to the left with a radius of 135.00 feet the arc distance of 7.45 feet to a point; thence through Lot #9 on a plan of Cedar Manor being also land of Edward and Renee A. Weiss, which this is a part, South 79 degrees, 11 minutes, 35 seconds East, 169.18 feet to a point; thence South 37 degrees, 25 minutes West, 27.50 feet to a point, a rear corner of land of Dr. Harold H. Culton, Jr.; thence along the Northerly line of land of Dr. Harold H. Culton, Jr., North 72 degrees, 58 minutes, 20 seconds West, 158.40 feet to a point on the aforementioned Easterly side of Martin Road, the place of beginning.

CONTAINING 2,671 square feet.

TITLE TO SAID PREMISES IS VESTED IN Harold H. Culton, Jr. by Deed from Edward Weiss dated December 13, 1973 and recorded January 8, 1974 in Deed Book 3914, Page 572.

Parcel Number: 30-00-42068-00-4.

Location of property: 705 Martin Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Harold H. Culton, Jr.** at the suit of OneWest Bank, FSB. Debt: \$435,782.83.

**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.

14-09572

ALL THAT CERTAIN frame message or tenement and lot of land, situate No. 1247 Maple Street 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 line of Maple Street at the distance of 103 feet, 10 inches Westwardly from the Northwest corner of Mt. Vernon and Maple Streets, a corner of this and land now or late of Swinehart; thence by the same Northwardly 140 feet to a 20 feet wide alley, passing in part of said course and distant through the middle of the concrete division or partition wall of this and house of Swinehart; thence by the same Westwardly 21 feet to lands now or late of Raymond Bauer; thence by the same Southwardly, 140 feet to Maple Street aforesaid; thence by the same Eastwardly, 21 feet to the place of beginning.

Parcel Number: 16-00-20556-00-2.

Location of property: 1247 Maple Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Franklin J. Stehman, III and Crystal L. Stehman** at the suit of Green Tree Servicing, LLC. Debt: \$112,603.37.

**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.

14-10357

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a Plan of Subdivision prepared as part of Bradford Woods made by Richard C. Mast Associates, P.C. dated 3/9/1998 and last revised 6/1/1999 and recorded in Montgomery County in Plan Book A58, Page 340, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Bartlett Drive (50 feet wide) which point of beginning is common of this lot and Lot No. 156 as shown on said plan; thence extending from said point of beginning along Lot No. 156, South 48 degrees 37 minutes, 20 seconds East, 160.00 feet to a point a corner at Open Space as shown on said plan; thence extending along the same South 41 degrees, 39 minutes, 35 seconds West, 103.76 feet to a point, a corner of certain variable width access/sanitary sewer easement as shown on said plan; thence extending along the same, North 46 degrees, 39 minutes, 35 seconds West, 150.00 feet to a point of curve on the said Southeasterly side of Bartlett Drive; thence extending along the same, the 2 following courses and distances, viz: (1) Northeastwardly on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 5.62 feet to a point of tangent thereon; (2) North 41 degrees, 32 minutes, 40 seconds West, 80.44 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 157 as shown on said plan.

BEING the same premises which NVR, Inc., a Virginia Corporation, Trading as Ryan Homes, by Deed dated October 31, 2000, and recorded November 6, 2000, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5337, Page 1416 granted and conveyed unto Paul R. Siles and Sharon R. Siles, in fee.

Parcel Number: 37-00-00095-49-8.

Location of property: 99 Bartlett Drive, Limerick Township, Schwenksville, PA.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Paul R. Siles, Sharon R. Siles and The United States of America** at the suit of Franklin Mint Federal Credit Union. Debt: \$410,949.11.

**Michael S. Bloom**, 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.

14-11225

ALL THAT CERTAIN message and tract of land, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made by James Cresson Civil Engineer, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Pine Street at the distance of 260 feet, 1 inch Southwesterly from the West corner of Pine Street Southwesterly from the West corner of a 20 feet wide alley, laid out and dedicated by William M. Wood for the use of properties abutting thereon forever, said point of beginning being a corner of this and property of Robert Betton; thence along said Betton property North 35°, 13', West parallel to Fornance Street, the line passing through the middle of the partition wall between this and said Betton house 120 feet to the Southeast side of a 10 feet wide alley, laid out and dedicated by William M. Wood for use of properties abutting thereon forever; thence along said side of said alley South 54°, 47' West parallel to Pine Street 20 feet, 5 inches to other land of Joseph A. Bailey; thence along said Bailey's land South 35°, 15' East parallel to the first course 120 feet to the Northwest side of Pine Street aforesaid; thence along said side of Pine Street North 54°, 47' East, 20 feet, 5 inches to the place of beginning.

Parcel Number: 13-00-30492-00-5.

Location of property: 1329 Pine Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Walter M. Jackson and Virginia A. Jackson** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$121,797.06.

**Ashleigh Levy Marin**, Attorney.

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

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

14-11490

ALL THAT CERTAIN two dwellings and lots or pieces of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania on a certain Plan of Lots known as the Plan of Willow Grove Heights, which said plan is recorded at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book No. 380, Page 50, bounded and described, as follows: Lots Nos. 634 and 635.

BEGINNING at a point on the Southwesterly side of LaMott Avenue at the distance of 225 feet Northwestwardly from the Northwestly side of Reservoir Avenue, having in front, on said LaMott Avenue, 50 feet and extending of that width in a Southwestwardly direction 152.32 feet on the Southeastly side and 138.02 feet on the Northwestly side.

BEING the same premises which Walt Studley by Deed dated 9/29/2006 and recorded 11/3/2006 in Montgomery County in Deed Book 5622, Page 2968 granted and conveyed unto April R. Smalls.

Parcel Number: 30-00-37124-00-7.

Location of property: 2536 LaMott Avenue, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **April R. Smalls** at the suit of Lakeview Loan Servicing, LLC. Debt: \$222,223.56.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$0,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-11764

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, or to be erected, situate in Roslyn Gardens, **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, and being Lot No. 17 according to a plan thereof made by George B. Mebus, Registered Professional Engineer on December 7, 1948, as last revised February 8, 1949, and being more fully bounded and described, as follows:

BEGINNING at a point in the Northerly side of Woodland Road 40 feet wide said point being at a distance of 155 feet measured South 78 degrees, 30 minutes, 10 seconds East from the intersection of said side of Woodland Road with the Easterly side of Parshing Avenue 40 feet wide (both lines produced); thence along Lot No. 15 North 11 degrees, 29 minutes, 50 seconds East a distance of 52.97 feet to a point; thence along Lot No. 18 South 12 degrees, 54 minutes, 38 seconds West a distance of 120.09 feet to a point in the Northerly side of Woodland Road; thence along said side of Woodland Road by a line curving to the left having a radius of 165 feet the arc distance of 4.07 feet to a point of tangent in said side of Woodland Road; thence still along the Northerly side of said road North 78 degrees, 30 minutes, 10 seconds West a distance of 45.93 feet in the first mentioned point and place of beginning.

Parcel Number: 30-00-73284-00-9.

Location of property: 2219 Woodland Road, Abington, PA 19001.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Harry W. Hall, Jr. and Mary E. Hall, his wife, as Tenants by the Entireties** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$171,566.63.

**Denise Carlon**, Attorney.

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

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

14-11778

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, described in accordance with a final plan on subdivision made for Sylvio Corporation made by Urwiler & Walter, Inc., Sumneytown, PA dated 10/15/1976 and recorded in Plan Book A-27, Page 97, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Zieglerville Road (LR 46030) a common course of Lots 11 and 12 on said plan; thence extending along said Southwesterly side of Zieglerville Road South 75 degrees, 17 minutes, 35 seconds East, 24 feet to a point a corner of Lot No. 13 on said plan; thence extending along same South 14 degrees, 42 minutes, 25 seconds West, 125 feet to a point in line of Lot 38 on said plan; thence extending along same North 75 degrees, 17 minutes, 35 seconds West, 24 feet to a point a corner of Lot No. 11 on said plan; thence extending along same North 14 degrees, 42 minutes, 25 seconds East, 125 feet to a point on the Southwesterly side of Zieglerville Road being the first mentioned point and place of beginning.

BEING Lot No. 12 as shown on the aforementioned plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph Murphy by Deed from Danielle Tryanski, dated June 20, 2003 and recorded July 11, 2003 in Deed Book 5464, Page 0046. The said Joseph Murphy died on August 6, 2012 thereby vesting title in Amber N. Nelligan, Sharma C. Murphy, Kimberly D. Murphy, and Unknown Surviving Heirs.

Parcel Number: 38-00-03043-21-3.

Location of property: 133 Zieglerville Road, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kimberly D. Murphy a/k/a Kimberly D. Martinez, Known Surviving Heir of Joseph T. Murphy a/k/a Joseph Murphy, Deceased Mortgagor and Real Owner, Amber N. Nelligan, Known Surviving Heir of Joseph T. Murphy a/k/a Joseph Murphy, Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Joseph T. Murphy a/k/a Joseph Murphy, Deceased Mortgagor and Real Owner and Shanna C. Murphy, Known Surviving Heir of Joseph T. Murphy a/k/a Joseph Murphy, Deceased Mortgagor and Real Owner** at the suit of Cenlar, FSB. Debt: \$183,661.16.

**Margaret Gairo**, Attorney.

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

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

14-16673

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

BEGINNING at a point on the Southeasterly side of Walnut Street at the distance of eighty-nine feet Northwesterly from the East corner of Walnut and Airy Streets, a corner of this and a house and lot now or late of Margaret McFadden; thence along the same Southeasterly the line passing through the middle of the partition wall between this and said McFaddens adjoining house, seventy-five feet to a corner on the Northwest side of a four feet wide alley (for common use); thence along said side of said alley, Northeasterly thirteen feet and five-tenths feet to a corner; thence Northwesterly along land now or late of Andrew J. Gibbs, the line passing through the middle of the partition wall between this and said Gibbs adjoining house, seventy-five feet and five-tenths of a foot to the Southeast side of Walnut Street aforesaid; thence along said side of said Walnut Street, Southwesterly thirteen feet and five-tenths of a foot to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Frank Cassano by Deed from Margaret Battavio and Anna Marie Falco and Frank Cassano, recorded November 10, 2011 in Deed Book 5818, Page 2804.

Parcel Number: 13-00-37368-00-5.

Location of property: 512 Walnut Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Frank Cassano** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$49,765.31.

**Christine L. Graham**, Attorney.

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

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

14-17723

ALL THAT CERTAIN brick dwelling, being the Easterly one-half of a double brick dwelling house and lot or piece of land thereunto belonging, situate upon the Southeasterly side of Walnut Street, between Fifth and Sixth Avenues, in **Royersford Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake in the line established for the center line of said Walnut Street and at the Westerly corner of lands now or late of David O. Fleming; thence by said lands South forty-one degrees, East two hundred feet to a stake in corner of lands now or late of the Estate of William Lewin, Deceased; thence by said lands South forty-nine degrees, West twenty-five feet to a stake in corner of lands now or late Louis Frey; thence by said lands and on a line passing along through the center of the middle or partition wall dividing said double brick dwelling house North forty-one degrees, West two hundred feet to a stake in the center line of said Walnut Street; thence on the center line of said Walnut Street, North forty-nine degrees, East twenty-five feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William Morche, by Deed from John J. O'Rourke and Jean M. O'Rourke, dated 11/30/2001, recorded 02/01/2002 in Book 5394, Page 731.

Parcel Number: 19-00-04352-00-3.

Location of property: 528 Walnut Street, Royersford, PA 19468-2320.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William Morche** at the suit of JP Morgan Chase Bank, National Association. Debt: \$148,973.87.

**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.

14-17740

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

BEGINNING at a point on the Northeasterly side of the Boulevard at the distance of two hundred eighty-nine and eighty-two one-hundredths feet Northwesterly from the North corner of Markley Street and the Boulevard, being the corner between premises No. 325 Boulevard and the premises hereby conveyed known as No. 327 Boulevard; thence running Northwesterly along the Northeast side of the Boulevard a distance of twenty-one and twenty seven one-hundredths feet; thence Northeasterly a distance of ninety-seven and ninety-six one-hundredths feet to a bend in the division line hereon premises hereby conveyed known as No. 327 Boulevard and premises adjoining known as No. 329 Boulevard; and thence running Northeasterly a distance of fifty-seven and eighty-two one-hundredths feet to the rear line of lots facing James Street; thence Southeasterly along the rear line of lots facing James Street, twenty-one feet to the line of premises adjoining known as No. 325 Boulevard; thence Southwesterly sixty feet (incorrectly given in prior Deed as sixty and sixty one-hundredths feet) to a bend in the division line between these premises Boulevard; thence still Southwesterly the line passing through the middle of the partition wall herein the premises hereby conveyed known as No. 327 Boulevard and the premises adjoining known as No. 325 Boulevard one hundred four and five-tenths feet (incorrectly given in prior deed as one hundred thirty and thirty one-hundredths feet) to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Merle Hicks, unmarried woman, by Deed from Mary M. Natalini and Virginia M. Natalini, his wife, dated 11/24/1982, recorded 11/26/1982 in Book 4696, Page 738.

Parcel Number: 13-00-15508-00-4.

Location of property: 327 Harding Boulevard, Norristown, PA 19401-3228.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Merle Hicks** at the suit of The Bank of New York, as Trustee for The Certificateholders of The CWABS, Inc., Asset-Backed Certificates, Series 2005-3. Debt: \$177,409.92.

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

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

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

14-18126

ALL THAT CERTAIN lot or piece of ground, situate in the Tenth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, described according to a certain plan thereof known as "Maple Crest" made by George F. Shaner, Registered Engineer, dated January 1952 and revised January 20, 1953, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Warren Street (50 feet wide) at the distance of 230 feet measured on a bearing of North 44 degrees, 27 minutes East along the said side of Warren Street from a point of tangent in the same, said point of tangent being at the distance of 34.56 feet measured on the arc of a circle curving to the left having a radius of 22 feet from a point of curve on the Northeasterly side of Master Street (50 feet wide).

CONTAINING in front or breadth on the said side of Warren Street 50 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Warren Street 150 feet to the center line of a Utility Easement.

BEING Lot No. 432 as shown on the above mentioned plan.

Parcel Number: 16-00-31984-00-4.

Location of property: 1077 North Warren Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Don Astheimer and Regina Astheimer** at the suit of U.S. Bank, National Association, as Trustee in Trust for the Registered Holders of Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-BC1. Debt: \$237,977.88.

**Denise Carlon**, Attorney.

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

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

14-19533

ALL THAT CERTAIN piece or parcel of land, with the buildings thereon erected, situate in **Lansdale Borough** in the County of Montgomery and State of Pennsylvania, being Lot No. 8 on a plan of lots prepared by Herbert H. Metz, Civil Engineer, on March 25, 1920, bounded and described, as follows, to wit:

BEGINNING at a point in the Northeast side line of 5th Street, as now laid out 43 feet wide, at the distance of 113.4 feet Southeasterly from the Southeast side line of Towamencin Avenue, as now laid out 48 feet wide, being a corner of this and Lot No. 7 on said plan, owned now or late by Bartolomeo Burbano; thence extending along said side line of 5th Street South 43 degrees, 57 minutes East, 16.08 feet to a point a corner of this and Lot No. 9 on said plan, owned now or late by Enrico DiGiovanni; thence extending of that width between parallel lines at right angles to said 5th Street North 46 degrees, 03 minutes East, 121.00 feet to points in the Southwest side line of a 20 feet wide alley, dedicated to public use forever, the Northwest side line thereof and the Southeast side line thereof passing through the party walls of this and the adjoining premises.

BEING the same premises which William Watson and Kathryn Watson, h/w, by Deed dated 09/16/2011 and recorded 09/20/2011 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5813, Page 2484, granted and conveyed unto Kathryn Watson.

Parcel Number: 11-00-05224-00-3.

Location of property: 337 West Fifth Street, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathryn Watson and William Watson** at the suit of Citimortgage, Inc. Debt: \$197,745.45.

**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.

14-17972

ALL THAT CERTAIN tract or parcel of ground, with the buildings and improvements thereon erected, situate at the Southeast corner of Vine Street and Rice Street, in **West Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey drawn by Francis W. Wack, as follows, to wit:

BEGINNING at an iron pin on the property line at the corner of Vine Street (50 feet wide) and Rice Street (45 feet wide); thence along the Southerly property line of Rice Street South 40 degrees, 32 minutes East, 120 feet to an iron pin on the Westerly side of a certain 20 foot wide alley; thence along the Westerly side of said alley South 41 degrees, 28 minutes West, 44.45 feet to an iron pin; thence along other lands now or formerly of Milton F. Wensel, et ux.,

North 48 degrees, 32 minutes West, 120 feet extending through a party wall between this premises and the adjoining premises, now or late of Milton P. Wensel, to an iron pin on the Easterly property line of said Vine Street; thence along the existing property line 48 degrees, 28 minutes East, 48.45 feet to an iron pin, the point of place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Matthew D. Myers and Julie M. Miller, single persons, by Deed from Dorothy M. Carter, a/k/a Dorothy M. Watson, dated 03/16/2007, recorded 03/27/2007 in Book 5640, Page 2167.

Parcel Number: 64-00-04969-00-7.

Location of property: 334 East Vine Street, Stowe, PA 19464-6530.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew D. Myers and Julie M. Myers a/k/a Julie M. Miller** at the suit of Wells Fargo Bank, N.A. Debt: \$118,141.17.

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

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

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

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14-19886

ALL THAT CERTAIN property, situated in **Bridgeport Borough**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a Deed dated 11/10/1995 and recorded 11/28/1995 among the land records of the County and State set forth above, in Deed Volume 5132 and Page 1761.

TITLE TO SAID PREMISES IS VESTED IN Deborah A. Delfiaccio and Claudius J. Delfiaccio by Deed from Eneide Lattanze, Executor of the Estate of Maria Delfiaccio, Deceased, Domenic Delfiaccio and Claudius J. Delfiaccio, a/k/a Claudio Delfiaccio dated November 10, 1995 and recorded November 28, 1995 in Deed Book 5132, Page 1761.

Parcel Number: 02-00-04184-00-8.

Location of property: 229 Hurst Street, Bridgeport, PA 19405.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Deborah A. Delfiaccio and Claudius J. Delfiaccio** at the suit of LSF8 Master Participation Trust. Debt: \$233,344.33.

**Terrence J. McCabe**, Attorney.

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

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

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14-20119

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

BEGINNING at a point in the Southwesterly side of Berkeley Road (formerly Heist Avenue) (40 feet wide) at the distance of 170 feet Northwestwardly from a point of curve of a radius corner (which has a radius of 10 feet) said point of curve being at the tangent distance of 10 feet Northwestwardly from the intersection which the said side of Berkeley Road, produced, makes with the Northwesterly side of Radcliffe Road (formerly Twickenham Road) (40 feet wide); thence through Lot No. 185, South 79°, 52', 30" West, 150 feet to a point; thence along the rear line of certain other lots fronting on Limekiln Pike North 10°, 7', 30" West, 55 feet to a point; thence through Lot No. 186, North 79°, 52', 30" East, 150 feet to a point in the aforesaid Southwesterly side of Berkeley Road, thence along the same South 10°, 7', 30" East, 55 feet to the place of beginning.

Parcel Number: 31-00-02341-00-4.

Location of property: 134 Berkeley Road, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy C. Funk and Kelley A. Funk** at the suit of Fox Chase Bank. Debt: \$89,072.78.

**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.

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14-20634

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a Certain Plan of Subdivision made for Victor Hoffman by Russell S. Lyman, Registered Professional Engineer dated January 14, 1965 and last revised November 1, 1965 said Plan Book C-4, Page 110, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Maple Avenue (45 feet wide) (formerly 33 feet wide since widened to 45 feet by the addition of 12 feet on the Southwesterly side thereof) a corner of Lot #2 on said plan, said point being the 3 following courses and distances from a point formed by the intersection of the center line of Maple Avenue (33 feet wide) with the extended Northwesterly side of Heacock Lane (40 feet wide): (1) leaving Heacock Lane North 17 degrees, 15 minutes West along the center line of Maple Avenue (33 feet wide) 169.28 feet to a point; (2) South 72 degrees, 45 minutes West, 28.50 feet to a point on the Southwesterly side of Maple Avenue (45 feet wide); and (3 ) North 17 degrees, 15 minutes West along the Southwesterly side of Maple Avenue (45 feet wide) 160 feet to the point of beginning; thence extending from said point of beginning along Lot #2 South 72 degrees, 45 minutes West,

185.14 feet to a point; thence extending North 17 degrees, 15 minutes West, 79 feet to a point, a corner of Lot #4 on said plan; thence extending along Lot #4 North 72 degrees, 45 minutes East, 185.14 feet to a point on the Southwesterly side of Maple Avenue (45 feet wide); thence extending South 17 degrees, 15 minutes East along the southwesterly side of Maple Avenue (45 feet wide) 79 feet to the first mentioned point and place of beginning.

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

BEING the same premises which Samuel Schutzbank and Elaine Schutzbank, husband and wife by Deed dated 5/26/2006 and recorded 6/16/2006 in Montgomery County in Deed Book 5631, Page 1484 granted and conveyed unto Joseph A. Kumi and Ivy C. Kumi.

Parcel Number: 31-00-18292-00-1.

Location of property: 210 Maple Avenue, Wyncote, PA 19095.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ivy C. Kumi and Joseph M. Kumi** at the suit of Nationstar Mortgage, LLC. Debt: \$378,676.67.

**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.

14-22287

ALL THAT CERTAIN unit designated as Unit 104, Building B, being a unit in Somerset House Condominium, a Condominium located on Bethlehem Pike, near Pennsylvania Avenue, in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the Pennsylvania Uniform Condominium Act, Act No. 1980-82, as designated in the Declaration of Condominium of Somerset House Condominium, a Condominium, including the plats and plans attached as an exhibit thereto, bearing date the 9th day of July, A.D. 1984, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on the 16th day of July, A. D. 1984, in Deed Book 4741, Page 2420&c.

TOGETHER with a 1.54 undivided interest of, in and to the common elements of such Condominium as set forth in the aforesaid Declaration of Condominium.

TITLE TO SAID PREMISES IS VESTED IN Jonathan R. Whitby and Berle R. Whitby, by Deed from Estate of Vincent K. Schuessler, a/k/a Vincent Kevin Schuessler, by Nancy J. Schuessler, Executrix, dated 03/30/2007, recorded 04/23/2007 in Book 5644, Page 866.

Parcel Number: 54-00-02381-03-1.

Location of property: 120 North Bethlehem Pike 104B a/k/a 120 Bethlehem Pike, Unit 104B, Fort Washington, PA 19034-1216.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Berle E. Ross a/k/a Berle R. Whitby and Jonathan R. Whitby** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, N.A. Debt: \$149,262.44.

**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.

14-22864

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

BEGINNING at a stake a point on the South side of 8th Street between Johnson and State Streets, distance 135 feet Westwardly from the Southwesterly corner of the intersection of the aforesaid 8th Street and Johnson Street at a corner of this and other lands of the Grantors; thence along the same Southwardly 35 degrees, 8 minutes West, 140 feet to the North side of a 20 feet alley; thence along the same Northwardly 54 degrees, 52 minutes West, 45 feet to a point a corner; thence North 35 degrees, 8 minutes, 35 degrees, 8 minutes East, 140 feet to the South side of aforesaid 8th Street; thence along the same, South 45 degrees, 52 minutes East, 45 feet to the point and place of beginning.

BEING Lot No. 147 and the Westerly 1/2 of Lot 146 in the Guldin Plan.

TITLE TO SAID PREMISES IS VESTED IN Brian K. Swope and Joell M. Swope, by Deed from Marsha L. Paczok, Executrix Under the Will of Martha M. Sailer, deceased, dated 10/14/2005, recorded 11/02/2005 in Book 5577, Page 2837.

Parcel Number: 16-00-07288-00-4.

Location of property: 18 West Eighth Street a/k/a 18 West 8th Street, Pottstown, PA 19464-5238.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joell M. Swope and Brian K. Swope** at the suit of Wells Fargo Bank, N.A. Debt: \$247,674.65.

**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.

14-23037

ALL THAT CERTAIN unit designated as #2B Raintree Crossing, situate, lying and being in the development known as Heather Meadows in **Hatfield Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan entitled 'Foundation As-Built Plan of Unit #B', dated March 12, 2002 prepared by Langan Engineering and Environmental Services, Inc., 30 South 17th Street, Suite 1500, Philadelphia, Pennsylvania 19103 and more particularly described, as follows, to wit:

BEGINNING at a point, the Southwesterly corner of the exterior wall of Unit #2B, Raintree Crossing, said point being located the 2 following courses and distances from a 20 feet radius round corner formed by the intersection of the Northerly right-of-way line Raintree Crossing (40 feet wide) and the Easterly right-of-way line of Larkspur Lane (40 feet), thence; (a) extending along the aforementioned Northerly right-of-way line of Raintree Crossing South 88 degrees, 04 minutes, 01 second East, 44.06 feet to a point, thence; (b) leaving the said side of Raintree Crossing, extending North 01 degree, 55 minutes, 59 seconds East, a distance of 29.59 feet to the point of beginning, thence; extending from said point of the following courses and distances: (1) extending along the party wall between units #1B and #2B, North 01 degree, 53 minutes, 31 seconds East, 50.06 feet to an exterior wall corner, thence; (2) along the exterior wall of Unit #B South 88 degrees, 06 minutes, 29 seconds East, 24 feet to an exterior wall corner, thence; (3) still along the same South 01 degree, 53 minutes, 31 seconds West, 46.36 feet to an exterior wall corner, thence; (4) still along the same North 88 degrees, 06 minutes, 29 seconds West, 12.50 feet to an exterior wall corner, thence; (5) still along the same South 01 degree, 53 minutes, 31 seconds West, 3.70 feet to an exterior wall corner, thence; (6) still along the same North 88 degrees, 06 minutes, 29 seconds West, 11.50 feet to the first mentioned point and place of beginning.

CONTAINING in area 1,155 square feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Jill A. Flanagan, by Deed from Khalid Nabi and Usman Nabi, dated 03/09/2010, recorded 04/06/2010 in Book 5763, Page 515.

Parcel Number: 09-00-01514-10-6.

Location of property: 103 Raintree Crossing, Hatfield, PA 19440-3085.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jill A. Flanagan a/k/a Jill Arleen Wenzel** at the suit of Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$276,675.91.

**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.

14-23061

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon to be erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, dated April 8, 1952, as follows, to wit:

BEGINNING at a point on the Northerly side of Conwell Road (formerly Wesley Road) (45 feet wide) at the distance 238.14 feet Southeastwardly measured along the said side of Conwell Road on the arc of a circle curving to the left having a radius of 1,482.67 feet from a point of curve in the same, said point of curve being at the distance of 24.26 feet measured on a bearing of South 40 degrees, 30 minutes, 37 seconds East, along the said side of Conwell Road from a point of tangent in the same, said point of tangent being at the distance of 60.11 feet measured on the arc of a circle curving to the left having a radius of 30 feet from a point of tangent on the Southeasterly side of Chandler Road (60 feet wide); thence extending North 39 degrees, 30 minutes, 51 seconds East, 182.39 feet to a point; thence extending South 76 degrees, 50 minutes, 51 seconds East, 4.37 feet to a point; thence extending South 15 degrees, 42 minutes, 48 seconds East, 5.93 feet to a point; thence extending South 21 degrees, 09 minutes, 13 seconds East, 72.78 feet to a point; thence extending South 36 degrees, 25 minutes, 21 seconds West, 143.36 feet to a point on the Northeasterly side of Conwell Road aforesaid; thence extending Northwestwardly along the said side of Conwell Road on the arc of a circle curving to the right having radius of 1,482.67 feet the arc distance of 80 feet to the first mentioned point and place of beginning.

CONTAINING in area 12,000 square feet.

BEING Lot No. 132, Block 1 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Sabrina Harvey-Pray by Deed from Grace Kaplan dated August 23, 2002 and recorded October 1, 2002 in Deed Book 5427, Page 01382.

Parcel Number: 31-00-07210-00-4.

Location of property: 7807 Conwell Road, Laverock a/k/a Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sabrina Harvey-Pray** at the suit of LSF8 Master Participation Trust. Debt: \$446,052.52.

**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.

14-23367

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Rockledge Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a certain plan thereof made for N. Meame by Russell S. Lyman, Registered Professional Engineer dated 11/29/1965, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Burke Street (50 feet wide) said point being at the distance of 75 feet measured North 38 degrees, 45 minutes West along the Northeasterly side of Burke Street from its point of intersection with the Northwesterly side of Central Avenue (50 feet wide); thence extending from said point of beginning North 38 degrees, 45 minutes West along the Northeasterly side of Burke Street 25 feet to a point; thence extending North 51 degrees, 15 minutes East, 100 feet to a point; thence extending South 38 degrees, 45 minutes East, 25 feet to a point; thence extending South 51 degrees, 15 minutes West partly passing through a building erected on these premises and a building erected on premises adjoining to the Southeast 100 feet to the first mentioned point and place of beginning.

BEING the same premises which Joseph T. Kennelly and Jane V. Kennelly, his wife (formerly known as Jane E. Hiles) by Indenture bearing date August 12, 1996 and recorded September 6, 1996 in the Office of the Recorder of Deeds in and for the County of Montgomery, State of Pennsylvania in Deed Book 5160, Page 894 granted and conveyed unto Joseph T. Kennelly and Jane V. Kennelly, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Joseph P. McColgan and Carol P. McColgan, h/w, by Deed from Joseph T. Kennelly and Jane V. Kennelly, h/w, dated 09/29/2003, recorded 11/05/2003 in Book 5480, Page 490.

NOTE: Joseph P. McColgan departed this life 3/16/2012 thereby vesting sole interest in Carol P. McColgan. Upon Carole's death, interest in property passed to heirs, Kelly Ann Fisher, in her capacity as Executrix and Devisee of the Estate of Joseph P. McColgan a/k/a Joseph McColgan, and James McColgan, in his Capacity as Devisee of the Estate of Joseph P. McColgan a/k/a Joseph McColgan.

Parcel Number: 18-00-00340-00-2.

Location of property: 607 Burke Avenue a/k/a 607 Burke Street, Rockledge, PA 19046-4406.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kelly Ann Fisher, in Her Capacity as Executrix and Devisee of The Estate of Joseph P. McColgan a/k/a Joseph McColgan and James McColgan, in His Capacity as Devisee of The Estate of Joseph P. McColgan a/k/a Joseph McColgan** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$101,357.52.

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

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

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

14-23463

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of 'Presidential Estates' prepared by F. X. Ball Associates, Inc., Consulting Engineers & Surveyors dated November 28, 1973, last revised August 16, 1974, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-25, Page 46, as follows, viz:

BEGINNING at a point of reverse curve on the Southwesterly side of Second Street (60.00 feet wide) said point being at the arc length of 19.48 feet measured on the arc of a curve, curving to the right, having a radius of 15.00 feet from a point of curve, on the Southeasterly side of Roosevelt Drive (50.00 feet wide); thence extending from said point of beginning along the said Southwesterly side of Second Street, the 2 following courses and distances, viz: (1) extending on the arc of a curve curving to the left, having a radius of 367.03 feet the arc length of 36.70 feet to a point of tangent; and (2) thence extending South 48 degrees, 07 minutes, 40 seconds East, the arc distance of 72.58 feet to a point a corner of Lot No. 32, as shown on said plan; thence extending South 65 degrees, 55 minutes, 45 seconds West, along Lot No. 32 the distance of 118.00 feet to a point a corner of Lot No. 31 as shown on said plan; thence extending South 41 degrees, 56 minutes, 12 seconds West, along Lot No. 31, the distance of 8.26 feet to a point a corner of Lot No. 34, as shown on said plan; thence extending North 27 degrees, 44 minutes, 20 seconds West along Lot No. 34, the distance of 103.52 feet to a point on the said Southeasterly side of Roosevelt Drive; thence extending North 62 degrees, 15 minutes, 40 seconds East along the said side of Roosevelt Drive the distance of 76.28 feet to a point of curve on the same; thence leaving said side of Roosevelt Drive on the arc of a curve, curving to the right, having a radius of 15.00 feet the arc length of 19.48 feet to a point of reverse curve on said Southwesterly side of Second Street being the first mentioned point of reverse curve and place of beginning.

BEING Lot No. 33 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN John W. Stipa and Christl M. McIlvee, by Deed from Cendant Mobility Financial Corporation, a Delaware Corporation, dated 06/18/2004, recorded 07/22/2004 in Book 5518, Page 1075.

Parcel Number: 32-00-06024-00-1.

Location of property: 761 2nd Street a/k/a 761 East 2nd Street, Boyertown, PA 19512-1919.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christl M. McIlvee and John W. Stipa** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Benefit of The Certificate Holders of CWALT, Inc. Alternative Loan Trust 2004-18CB, Mortgage Pass-Through Certificates, Series 2004-18CB. Debt: \$235,029.82.

**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.



14-24045

ALL THAT CERTAIN message, lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania and described according to a plan thereof made by George W. Mebus, Inc., Engineers dated August 13, 1956, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-3, Page 36, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Rices Mill Road forty-one and one-half feet forty-one and one-half feet wide said point being two following courses and distances from a point of compound curve on the Northeasterly side of Salisbury Road forty feet wide; (1) leaving Salisbury Road on the arc of a circle curving to the right having a radius of ten feet the arc distance of fifteen and seventy-one one-hundredths feet to a point of tangent on the Southeasterly side of Rices Mill Road; and (2) North forty-two degrees, twenty minutes East, along the Southeasterly side of Rices Mill Road three hundred forty and sixty-two one-hundredths feet to the place of beginning; thence extending from said point of beginning North forty-two degrees, twenty minutes East along the Southeasterly side of Rices Mill Road eighty feet to a point; thence extending South forty-seven degrees, forty minutes East crossing a certain twenty feet wide Right-of-Way for Sanitary Sewer and partly crossing a certain twenty feet wide Right-of-Way for Draining three hundred fifty-eight and sixty-four one-hundredths feet to a point in the bed of the aforesaid Right-of-Way for Draining; thence extending South seventy-one degrees, fifty-two minutes West through the bed of the last mentioned Right-of-Way ninety-one and ninety-five one-hundredths feet to a point; thence extending North forty-seven degrees, forty minutes West partly recrossing the last mentioned Right-of-Way for Draining and recrossing the aforesaid Right-of-Way for Sanitary Sewer three hundred thirteen and thirty-one one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot Number 3.

BEING the same premises which Dale S. Barzilay, Executor for the Estate of Edythe M. Weiner by Deed dated June 27, 2006 and recorded November 13, 2006 in Montgomery County in Deed Book 5671, Page 2068 granted and conveyed unto Patricia Lyttleton, in fee.

Parcel Number: 31-00-22921-00-7.

Location of property: 457 Rices Mill Road, Wyncote, PA 19095.

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

Seized and taken in execution as the property of **Patricia Lyttleton** at the suit of First Niagara Bank, N.A. Debt: \$294,137.51.

**Jeffrey G. Trauger**, Attorney.

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

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

14-24787

ALL THAT CERTAIN lot, 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. 1609 on a Certain Development Plan of Walnut Ridge Estates, recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an "As Built" Plan of House No. 16009 prepared by Serdy & Bursich, Inc. as endorsed herein, as follows:

BEGINNING at a point on the centerline of the party wall between this lot and Lot No. 1608, as shown on said plan, which point is measured the five following courses and distances from a point on the title line in the bed of Buchert Road (as shown on said plan), viz: (1) extending South 23 degrees, 42 minutes West, the distance of 165.00 feet to a point a corner; (2) thence extending North 69 degrees, 00 minutes, 50 seconds West the distance of 83.05 feet to a point of curve, a corner; (3) thence extending on the arc of a curve, curving to the right having radius of 276.50 feet the arc distance of 79.45 feet to a point of tangent, a corner; (4) thence extending North 52 degrees, 33 minutes West the distance of 169.59 feet to a point, a corner; and (5) thence extending South 37 degrees, 27 minutes West, the distance of 201.48 feet to the place of beginning.

CONTAINING in frontage or breadth on a course measured South 37 degrees, 27 minutes West from the said point of beginning 20.00 feet and extending of that width Southeastwardly between parallel lines at right angles thereto 38.00 feet.

BEING the same premises which Jean A. Straude, now by marriage Jean A. Garrison, and Steve Garrison granted and conveyed to Douglas P. Braverman, by Deed dated December 17, 2004, and recorded in the Office of the Montgomery County Recorder of Deeds on January 4, 2005, in Deed Book Volume 5538, at Page 2856.

Parcel Number: 42-00-05118-15-9.

Location of property: 1609 Walnut Ridge Estates, Pottstown, PA, within the Lower Pottsgrove Township, County of Montgomery.

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

Seized and taken in execution as the property of **Douglas P. Braverman** at the suit of LSF8 Master Participation Trust. Debt: \$146,749.33.

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

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

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

14-25014

## Premises (A)

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, designated as Lot #66 on a certain plan of lots of 'Burholme Cottman Gardens' made for Ryan and Brunner by William T. Muldrew, Civil Engineers on March 1, 1926, and recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Plan Book 1000/600 &c., and described thereto, as follows:

BEGINNING at a point on the Northwest side of Church Road at the distance of two hundred twenty-eight and fifty-three one-hundredths feet Northeastward from the Northeastward side of Mayfield Avenue.

CONTAINING in front or breadth on the said Church Road twenty-five feet and extending of that width in length or depth Northwestward between parallel lines at right angles to the said Church Road, the Northeast line thereof along the middle line of a certain six feet wide driveway one hundred and twenty-five feet.

## Premises (B)

ALSO, ALL THAT CERTAIN lot or piece of ground, situate in the Township, County and State aforesaid, being designated as Lot #67 on a certain plan of lots of Burholme Cottman Gardens, made for Ryan and Brunner by William T. Muldrew Civil Engineer on March 1, 1926, and recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Plan Book 1000/600 and described according thereto, as follows:

BEGINNING at a point on the Northwest side of Church Road at the distance of two hundred fifty-three and fifty-three one-hundredths feet Northeastward from the Northeast side of Mayfield Avenue.

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

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveway and passageway at all times hereafter forever in common with the owners, tenants and occupiers of the lot of ground adjoining to the Northeast and entitled to the use thereof.

UNDER AND SUBJECT to certain building restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Salvatore S. Cramutolo and Katherine Cramutolo, his wife, by Deed from Thomas C. Young and Mary R. Young, his wife, dated 02/05/1953, recorded 02/11/1953 in Book 2346, Page 434.

The said Salvatore S. Cramutolo died on 9/12/2013, vesting sole ownership in Katherine Cramutolo as Surviving Tenant by the Entirety.

Parcel Number: 30-00-08508-00-3.

Location of property: 218 Church Road, Jenkintown, PA 19046-5105.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Katherine Cramutolo** at the suit of Citimortgage, Inc. Debt: \$146,738.22.

**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.

14-25072

ALL THAT CERTAIN property, situated in **Norristown Borough**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a deed dated 01/18/1998 and recorded 01/20/1998, among the land records of the County and State set forth above, in Deed Volume 5213 and Page 2003.

TITLE TO SAID PREMISES IS VESTED IN Robin L. Blattner by Deed from Wayne N. Blattner and Robin L. Blattner, Executors of the Will of Elizabeth E. Blattner, Deceased dated 01/19/1998, recorded 01/20/1998 in Deed Book 5213, Page 2003.

Parcel Number: 13-00-11540-00-3.

Location of property: 1010 Forrest Avenue a/k/a 1010 Forest Avenue, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robin L. Blattner** at the suit of HSBC Bank, USA, N.A. Debt: \$89,692.69.

**Sherri J. Braunstein**, 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.

14-25472

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Lands of Carl Bincarusky, Jr., made by Warren H. Keator, Registered Surveyor, dated March 22, 1977, said plan recorded in the Office for the Recording of Deeds, etc. for Montgomery County at Norristown, Pennsylvania in Plan Book B-32, Page 43, as follows, to wit:

BEGINNING at an iron pin on the Easterly side of Shelmire Street (41.50 feet wide) said point being at the distance of 331.66 feet measured North 9 degrees, 11 minutes, 30 seconds West along the Easterly side of Shelmire Street from the Northerly terminus of a radius round corner connecting the Easterly side of Shelmire Street with the

Northwesterly side of Church Road (42.50 feet wide), said point of beginning also being a corner of Parcel No. 2 as shown on the above mentioned plan; thence extending from said point of beginning along the Easterly side of Shelmire Street the 2 following courses and distances: (1) North 9 degrees, 11 minutes, 30 seconds West, 36.97 feet to a monument found; and (2) North 6 degrees, 41 minutes, 30 seconds East, 25.51 feet to an iron pin, a corner of lands now or late of Ross; thence extending along the last mentioned lands South 83 degrees, 18 minutes, 30 seconds East, 131.65 feet to an iron pin found, a corner of lands now or late of Montifiore Cemetery Company; thence extending along the last mentioned lands South 22 degrees, 05 minutes East, 26.12 feet to a point, a corner of Parcel No. 2; thence extending along same South 80 degrees, 48 minutes, 30 seconds West, 139.43 feet to the first mentioned point and place of beginning.

CONTAINING in area 5,923 square feet or 0.136 acres of land, more or less.

BEING the same premises which Karen P. Pashley, by Indenture dated 02/26/04 and recorded 03/29/04 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5501, Page 1210, Granted and conveyed unto Danielle Pashley as sole owner.

TITLE TO SAID PREMISES IS VESTED IN Karen P. Pashley, by Deed from Danielle Pashley, dated 05/21/2013, recorded 05/22/2013 in Book 5874, Page 178.

Parcel Number: 30-00-62282-00-4.

Location of property: 229 Shelmire Street, Jenkintown, PA 19046-5020.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Danielle Pashley and Karen Pashley a/k/a Karen P. Pashley** at the suit of Pennymac Holdings, LLC f/k/a Pennymac Mortgage Investment Trust Holdings I, LLC. Debt: \$216,258.53.

**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.

14-25586

ALL THOSE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, being described according to a plan of lots at the "Forrest," "Crestmont Division No. 2," recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, in Deed Book 496, Page 500, as follows:

THE FIRST thereof, situate on the Northwest side of Grovania Avenue at the distance of 125 feet Southwest from the Southwest side of Glendale Avenue.

CONTAINING in front or breadth on the said side of Grovania Avenue, 25 feet and extending of that width in length or depth Northwestwardly, 116 feet, 8 5/8 inches on the Northwest line and 119 feet, 3 1/8 inches on the Southwest line to the Southeast right-of-way line of Philadelphia and Reading Railroad; containing 25 feet, 7/8 inches on the rear line thereof.

BEING Lot No. 1281 on said plan.

THE SECOND thereof, situate on the Northwest side of Grovania Avenue at the distance of 100 feet from the Southwest side of Glendale Avenue.

CONTAINING in the front or breadth on the said side of Grovania Avenue, 25 feet and extending of that width in length or depth on the Northeast Line thereof, 114 1/4 of an inch, more or less on the Southwest line thereof, 116 feet, 8 5/8 inches, more or less, to the Southeast right-of-way line of the Philadelphia and Reading Railway. Being 25 feet, 7/8 of an inch, more or less on the rear line thereof along said right side of line.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey D. Rufibach and Patricia P. Rufibach by Deed from John F. Zomick dated November 21, 2002 and recorded December 18, 2002 in Deed Book 12116, Page 02794.

Parcel Number: 30-00-25204-00-2.

Location of property: 1456 Grovania Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeffrey D. Rufibach and Patricia P. Rufibach** at the suit of VOLT 2012-RPL2 Asset Holdings Trust. Debt: \$235,237.79.

**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.

14-25713

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision made of 'Fair Hills' for Skippack Village, Inc. by Urwiler and Walter, Inc. dated October 29, 1979, last revised March 15, 1977 recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, PA in Plan Book A-29, Page 86, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Fort Bevan Road (50 feet wide) said point being measured the 2 following courses and distance along the said Northeasterly side of Fort Bevan Road from a point of tangent on the same, which point of tangent is at the arc distance of 47.12 feet measured on the arc of a curve, curving to the left having a radius of 30 feet from a point of curve on the Southeasterly side of Church Road (as proposed to be widened on the Southeasterly side of the centerline thereof) as shown on said plan, viz: (1) extending South 47 degrees, 47 minutes,

20 seconds East, the distance of 120.12 feet to a point of curve; and (2) extending on the arc of curve curving to the right having a radius of 175.00 feet the arc distance of 108.88 feet to the point of beginning; thence extending from said point of beginning North 77 degrees, 51 minutes, 27 seconds East along Lot No. 121, as shown on said plan, the distance of 109.25 feet to a point a corner in line of Lot Number 147, as shown on said plan; thence extending South 15 degrees, 06 minutes, 53 seconds East along Lot No. 147, and Lot No. 146 as shown on said plan, the distance of 58.31 feet to a point a corner of Lot 123 as shown on said plan; thence extending South 89 degrees, 19 minutes West along Lot No. 123, the distance of 118.12 feet to a point on the said Northeasterly side of Fort Bevon Road; thence extending along said side of Fort Bevon Road on the arc of a curve curving to the left having a radius of 175.00 feet the arc distance of 35.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 122 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Paul Panza, by Deed from Paul Panza, Trustee for Paul T. Panza and Christopher Panza and Paul T. Panza, Individually and Christopher S. Panza, Individually, dated 02/08/2006, recorded 03/21/2006 in Book 5594, Page 696.

THE SAID Paul Panza departed this life on or about 03/23/2014, and upon information and belief, his surviving heirs are Paul Panza, Christopher Panza, and Gerald Panza.

BY EXECUTED WAIVER, Gerald Panza waived his right to be named as a defendant in the foreclosure action.

Parcel Number: 51-00-01694-82-9.

Location of property: 2011 Fort Bevon Road, Harleysville, PA 19438-3309.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher Panza, in His Capacity as Heir of Paul Panza, Deceased, Paul Panza, in His Capacity as Heir of Paul Panza, Deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Paul Panza, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$224,117.66.

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

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

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

14-25756

ALL THAT CERTAIN lot or parcel of land, situate in **Towamencin Township**, Montgomery County, Pennsylvania, being shown as Lot 3 on a Plan of Properties prepared for Robert C. and Sandra G. Stiegler by Herbert H. Metz, Inc., Civil Engineers and Surveyors, Lansdale, Pennsylvania, dated 11-6-1996 and being more fully described, as follows:

BEGINNING at a point on the Westerly Penn DOT required right-of-way of Allentown Road (LR 46043) (30 feet from the centerline at this point), said point being a corner of Lots 2 and 3 as shown on said plan, and being located the two following courses and distances from the intersection of the centerlines of Allentown Road and Fretz Road (T 406): (1) along the centerline of Allentown Road, South 04 degrees, 49 minutes, 00 seconds West, 275.00 feet to a point; (2) leaving the said centerline along a common line of Lots 2 and 3 produced, North 85 degrees, 11 minutes, 00 seconds West, 30.00 feet; thence extending along the Northerly line of Lot 2, North 85 degrees, 11 minutes, 00 seconds West, 71.04 feet to a point; thence extending still along the Northerly bounds of Lot 2, South 60 degrees, 27 minutes, 30 seconds West, 155.91 feet to a point, said point being a common corner of Lots 2 and 3 and in the Northeasterly line of lands of now or late Donald and Carolyn Brunner and being located North 29 degrees, 32 minutes, 30 seconds West, 35.00 feet from an iron pipe found marking an angle point in the Westerly line of Lot 2; thence extending along the Northeasterly line of Brunner, North 29 degrees, 32 minutes, 30 seconds West, 153.50 feet to a point on the Southerly legal right-of-way line of Fretz Road as shown on the aforementioned plan; thence extending along the said legal right-of-way line at a distance of 16.50 feet from the centerline of Fretz Road, North 60 degrees, 27 minutes, 30 seconds East, 271.34 feet to a point; thence extending South 29 degrees, 32 minutes, 30 seconds East, 13.50 feet to a point on the arc of a circle; thence extending along the arc of a circle curving to the right in Southeasterly direction having a radius of 35.00 feet, and the arc distance of 75.97 feet to a point of tangency; thence extending along the Penn DOT right-of-way line on the Westerly side of Allentown Road and at a distance of 30.00 feet from the centerline thereof, South 04 degrees, 49 minutes, 00 seconds West, 151.83 feet to the point and place of beginning.

BEING Lot No. 3 on said plan.

BEING the same premises MFF Construction, Inc., a Pennsylvania Corporation, by Indenture dated 02-16-01 and recorded 03-20-01 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5353, Page 1367, granted and conveyed unto Mary Grace Sison and James G. Que, husband and wife, as Tenants by the Entireties.

BEING the same premises which MFF Construction, Inc., a Pennsylvania Corporation, by Deed dated 02/16/2001, and recorded 03/20/2001, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Book 5353, Page 1367, granted and conveyed unto Mary Grace Sison and James G. Que, husband and wife, as Tenants in Fee.

TITLE TO SAID PREMISES IS VESTED IN S. Charles Picardi and Kathleen Picardi, by Deed from James G. Que and Mary Grace Sison, dated 11/14/2005, recorded 11/22/2005 in Book 5580, Page 418.

Parcel Number: 53-00-03255-00-4; Map #53005 116 .

Location of property: 315 Fretz Road, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **S. Charles Picardi and Kathleen Picardi** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$352,492.90 plus interest to sale date.

**Jeniece D. Davis**, 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.

14-26252

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Final Location Plan of a Portion of Roberts Park made by George C. Hellman, Registered Surveyor, Norristown, PA on 11/13/1966 and revised on 8/21/1967 which plan by Roberts Park is recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery at Norristown, PA in Plan Book A-9, Page 28, as follows, to wit:

BEGINNING at a point on the Northeastly side of Linda Lane (50 feet wide), at the distance of 338 feet measured North 49 degrees, 14 minutes West, along the said side of Linda Lane from a point of tangent therein, which last mentioned point of tangent is measured on the arc of a curve, curving to the right having a radius of 117 feet, the arc distance of 113.30 feet from a point of compound curve therein, which last mentioned point of compound is measured on the arc of a curve curving to the right having a radius of 69.96 feet, the arc distance of 41.87 feet from a point of curve on the Northwesterly side of Tremont Avenue (50 feet wide).

CONTAINING in front or breadth on the said side of Linda Lane, 30 feet and extending of that width in length or depth Northeastly between parallel lines at right angles to the said Linda Lane, 111 feet, Northwest line thereof passes a portion of the distance through the party wall of this premises and premises adjoining to the Northwest.

BEING Lot No. 195 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Kathleen Shipman and Joseph Leahy by Deed from Gregory L. Adams, dated February 20, 2008 and recorded March 13, 2008 in Deed Book 5685, Page 01992.

Parcel Number: 13-00-20384-00-6.

Location of property: 623 Linda Lane, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kathleen Shipman and Joseph Leahy** at the suit of Wells Fargo Bank, N.A. Debt: \$202,551.96.

**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.

14-26582

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

BEGINNING at a point at the East corner of Stanbridge and Oak Streets; thence along the Southeasterly side of said Stanbridge Street, Northeastly 24 feet, 8 inches to a point a corner of this and other land now or late of William Evans, et al; thence by the same Southeasterly the line passing through the middle partition wall between the house on this lot and said adjoining lot, 112 feet to the middle line of a 10 foot wide alley, laid out and dedicated for common use of this and the adjoining properties forever; thence along said middle of said alley, Southwesterly 23 feet, 2 inches to a point on the Northeastly side of Oak Street; thence along the said side thereof, Northwesterly 112 feet to the place of beginning.

BEING the same premises which Samuel L. Cooper, Jr. and Michele Cooper, husband and wife, by Deed dated 08/25/09 and recorded 09/10/09 in Montgomery County Deed Book 5743, Page 1436, granted and conveyed unto Lia Lavassaur.

Parcel Number: 13-00-34744-00-1.

Location of property: 700 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Lia Lavassaur** at the suit of U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$178,888.19 (total amount of judgment).

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

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

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

14-26623

ALL THAT CERTAIN parcel of land located on the Northerly side of Simmons Road T-448 (Legal R/W 33) (Ultimate R/W 50), situated in **Lower Frederick Township**, Montgomery County, Pennsylvania described according to a plan and survey as prepared by Aston Surveyors/Engineers, Inc., Boyertown, PA, Plan No. 1918-3B dated February 22, 1995 as last revised, being Lot 1 herein. Bounded on the Northeast, Northwest and Southwest by Lot 2 of the said plan (remaining land of Charles D. and Lois A. Rhoads) and also on the Southwest by Simmons Road and on the Southeast by Simmons Road and by the land of Karlin Valley Farms - Benot and Josephine Jansson, being more fully described, as follows:

BEGINNING at a p.k. nail set in the centerline of Simmons Road in the line of the land of Karlin Valley Farms - Benot and Josephine Jansson, a corner of this and Lot 2 of the said. plan (remaining land of Charles D. and Lois A. Rhoads) and the terminus of an access and utility easement; thence from the point of beginning, along Lot 2 of the said plan, the next five courses and distances, to wit: (1) leaving the centerline of Simmons Road North 48 degrees, 25 minutes, 11 seconds West, 21.31 feet to a concrete monument on the R/W line of the said road, a corner. The line running along the Southwesterly side of the access and utility easement; (2) leaving Simmons Road North 07 degrees, 54 minutes, 52 seconds East, 48.85 feet to an iron pin set, a corner, the line running along the terminus of the said easement;



(3) North 45 degrees, 10 minutes, 31 seconds West, 219.61 feet to an iron pin set, a corner, the line running along the Northeasterly side of the easement; (4) North 47 degrees, 50 minutes, 27 seconds East, 250.35 feet to an iron pin set, a corner; (5) South 45 degrees, 10 minutes, 31 seconds East, 240.40 feet to an iron pin set in the line of the land of Karlin Valley Farms - Benot and Josephine Jannson, a corner of this and Lot 2 of the said plan; thence along the land of Karlin Valley Farms - Benot and Josephine Jannson. South 41 degrees, 30 minutes, 49 seconds West, 288.31 feet to the point of beginning. The line running along a tree line and passing over a concrete monument 44.86 feet to the point of beginning.

CONTAINING 1.490 acres more or less.

TOGETHER with and subject to a 50 foot wide future street R/W, access easement and utility easement as shown on the recorded plot plan the 50 foot wide common access easement and utility easement and possible future street R/W across Lot #1 and Lot #2 shall serve as a common driveway and utility easement for the continued use, maintenance and repair of the existing private driveway for ingress, egress and access for vehicles and pedestrians for Lots 1 and 2 of this plan and also, for the placement, maintenance and repair of utility lines for Lots 1 and 2 of this plan.

THE owners of Lots 1 and 2 shall share equally the cost of maintaining the private driveway and utility lines, including repair, resurfacing and snow plowing. The parties shall mutually determine the extent and manner of repair and replacement required as well as the frequency of snow plowing. No party shall permit the erection of any barrier, fences or other obstruction to the free and unhampered use of the respective easement areas. In the event that any party shall cause damage to said driveway by the use of any heavy equipment and/or vehicles by such party, his agent, servants, workmen or employees, such party shall be solely responsible for the cost of repair.

THIS easement may be upgraded to private or public standards by the owner of Lot #2.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Raftogianis by Deed from C. David Rhoads, Jr. and Lori D. Rhoads, dated August 30, 2007 and recorded September 13, 2007 in Deed Book 5664, Page 02068.

Parcel Number: 38-00-02472-01-9.

Location of property: 30 Simmons Road, Perkiomenville, PA 18074.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael J. Raftogianis** at the suit of Bank of America, N.A. Debt: \$557,230.59.

**Christine L. Graham**, Attorney.

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

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

14-26723

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled "The Woods at Providence Reserve" (Phase II), drawn by Bursick Associates, Inc., Engineers, Planners, Surveyors and Landscape Architects, Pottstown, PA, Job No. 81738, dated 6/24/1994, last revised 10/21/1996 and recorded in Plan Book A-56, Pages 490-491, as follows, to wit:

BEGINNING at a point on the Northwestern side of Sugarberry Lane, said point of beginning is being at a point a corner of Lot No. 51 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 51, North 46°, 17', 32" West, 130 feet to a point in line of lands now or late of Frederick and Helen Majka as shown on said plan; thence extending along the line of said lands of Majka, North 43°, 42', 28" East, 113 feet to a point a corner of Lot No. 53 as shown on said plan; thence extending along the line of said Lot No. 53, South 46°, 17', 32" East, 150 feet to a point on the Northwestern side of Sugarberry Lane, aforesaid; thence extending along the said Northwestern side of Sugarberry Lane, South 43°, 42', 28" West, 113 feet to a point a corner of Lot No. 51, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 52 on said plan.

Parcel Number: 61-00-04902-20-3.

Location of property: 1207 Sugarberry Lane, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **J. Drew Bycoskie and Danielle N. Bycoskie** at the suit of Citizens Bank of Pennsylvania. Debt: \$186,691.01.

**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.

14-26876

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Hobby Horse Farms, Inc., made by Donald H. Schurr, Civil Engineer, Norristown, Pennsylvania, dated October 30, 1964, which said plan is recorded in the Office for the Recording of Deeds, for Montgomery County, in Plan Book A-9, Page 77, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Potshop Road (forty-six and five-tenths feet wide, at this point) at the following three courses and distances measured in a Northeastwardly direction along the said side of Potshop Road from its point of intersection with the Northeasterly side of Taft Road (fifty feet wide): (1) on the arc of a circle

curving to the right, in a Northwestwardly direction having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent; thence (2) North forty-eight degrees, five minutes East, one hundred twenty-nine and ninety-five one-hundredths feet to a point; thence (3) North forty-seven degrees, twenty-six minutes, twenty seconds East, four hundred thirty-three and ninety-four one-hundredths feet to the point and place of beginning.

CONTAINING in front or breadth along the said side of Potshop Road measured North forty-seven degrees, twenty-six minutes, twenty seconds East, one hundred feet and extending of that width in length or depth measured South forty-two degrees, thirty-three minutes, forty seconds East between parallel lines two hundred feet. The Northeasterly line extending along line of Lot No. 118 on said plan and the Southwesterly line extending along line of Lot No. 120 on said plan.

KNOWN as Lot No. 119 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Mark Baker and Melinda Baker, by Deed from Mark Baker, dated 11/16/2006, recorded 12/22/2006 in Deed Book 5628, Page 2527.

Parcel Number: 33-00-07048-00-2.

Location of property: 3010 Potshop Road, Norristown, PA 19403-3819.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Melinda Baker and Mark Baker** at the suit of U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS2. Debt: \$361,013.45.

**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.

14-27007

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon, situate in **Montgomery Township**, County of Montgomery, and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan made for Montgomeryville Woods, Inc., Developers by Wilhelm & Associates, Engineers, dated May 19th, 1977 and last revised September 26th, 1977 in Plan Book A-31, Pages 19-A and 19-D, as follows, to wit:

BEGINNING at a point on the Northerly side of Cricklewood Circle, said point being measured the 10 following courses and distances from a point a corner of lands now or late of Richard F. Nicholas, viz: (1) 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; (2) North 51 degrees, 41 minutes, 30 seconds West, 64.00 feet to a point of curve; (3) thence on the arc of a circle curving to the left having a radius of 319.66 feet the arc distance of 81.97 feet to a point of tangent; (4) North 66 degrees, 23 minutes, 04 seconds West, 35.00 feet to a point of curve; (5) on the arc of a circle curving to the right having a radius of 117.00 feet the arc distance of 83.50 feet to a point of tangent; (6) thence North 25 degrees, 20 minutes, 17 seconds West, 3.66 feet to a point of curve; (7) on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 13.26 feet to a point of curve; and (8) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 489.61 feet to a point of tangent; (9) South 70 degrees, 46 minutes, 19 seconds West, 204.00 feet to a point of curve; and (10) on the arc of a circle curving to the left the arc distance of 200.04 feet to the point of beginning, a corner of Lot No. 64; thence along the same North 84 degrees, 43 minutes, 20 seconds West, 125.61 feet to a point; thence extending from said point North 00 degrees, 22 minutes, 52 seconds East, 132.09 feet to a point on Cricklewood Circle; thence along the same on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 24.00 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mauro Manuel and Smita Manuel, h/w, by Deed from Mauro Manuel and Smita Manuel, f/k/a Smita Ninan, dated 12/31/2009, recorded 01/19/2010 in Book 5756, Page 2383.

Parcel Number: 46-00-00666-19-7.

Location of property: 264 Cricklewood Circle, Lansdale, PA 19446-1420.

The improvements thereon are: Residential property

Seized and taken in execution as the property of **Smita Manuel and Mauro Manuel** at the suit of Matrix Financial Services Corporation. Debt: \$231,718.85.

**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.

14-27042

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **Perkiomen Township**, Montgomery County, Pennsylvania, and described according to a plan thereof known as Fox Heath, Phase I & II, dated June 6, 1990 and last revised January 28, 1993 and recorded in Montgomery County in Plan Book A-53, Page 205, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Shire Lane (26 feet wide), which point of beginning is the distance of 27.13 feet measured on the arc of a circle curving to the right having a radius of 35.00 feet from a point of curve on the Southeasterly side of Fox Heath (50 feet wide); thence extending from said point of beginning along the said Southwesterly side of Shire Lane, the two following courses and distances, viz: (1) Southeastwardly on the arc of a circle curving to the right having a radius of 35 feet the arc distance of 27.85 feet to a point; and (2) South

48 degrees, 54 minutes, 32 seconds East, 30.00 feet to a point, a corner of Lot No. 170 as shown on said plan; thence extending along the same, South 41 degrees, 05 minutes, 28 seconds West, 115.00 feet to a point; thence extending North 48 degrees, 54 minutes, 32 seconds West, 55.00 feet to a point; thence extending North 54 degrees, 05 minutes, 28 seconds East, 104.49 feet to the first mentioned place and point of beginning.

BEING Lot No. 171 as shown on said plan.

UNDER AND SUBJECT as to certain restrictions as of record.

Parcel Number: 48-00-02099-28-3.

Location of property: 100 Shire Lane, Schwenksville, PA 19473.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Patrick J. McGurk and Wendy McGurk** at the suit of LSF8 Master Participation Trust. Debt: \$485,430.63.

**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.

14-27400

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a survey and plan made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on June 4, 1952, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Smith Avenue (50 feet wide) which point is measured on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.55 feet from a point on the Northeasterly side of Oklahoma Road (50 feet wide); thence extending along the said Southeasterly side of Smith Avenue North 42 degrees, 19 minutes, 32 seconds East, 80.41 feet to a point; thence extending South 47 degrees, 40 minutes, 28 seconds East, 90.15 feet to a point; thence extending South 41 degrees, 57 minutes West, 99.95 feet to a point on the said Northeasterly side of Oklahoma Road; thence extending along the said Northeasterly side of Oklahoma Road North 48 degrees, 3 minutes West, 70.68 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 31.55 feet to a point on the said Southeasterly side of Smith Avenue, the first mentioned point and place of beginning.

BEING the same premises which Gerald T. Grant and Sheryl S. Grant, his wife, by Deed dated July 31, 1990 and recorded in the Montgomery County Recorder of Deeds Office on August 9, 1990 in Deed Book 4954, Page 1057, granted and conveyed unto Patrick J. Dorman and Carol A. Dorman, his wife.

Parcel Number: 30-00-62756-00-7.

Location of property: 1901 Smith Avenue, Willow Grove, PA 19090.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John J. Mandzak, as Administrator of the Estate of Carol A. Dorman, Deceased** 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 2007-11. Debt: \$243,405.12.

**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.

14-27657

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

BEGINNING at a point on the Northerly side of Bush Street at the distance of sixty feet Easterly from the Northeast corner of Rambo and Bush Streets, a corner of this and land now or late of Daniel Harkins; thence by said Harkin's lot Northerly one hundred and ten feet to the line of Beach Alley; thence Easterly along said Beach Alley fifteen feet to other land of Joseph P. Brady, et ux. and late of Emilie G. Freedley; thence by said Brady's land the line passing through the middle of the partition wall dividing the house on this lot from the one on the adjoining lot Southerly one hundred and ten feet to Bush Street; thence along the line of said Bush Street Westerly fifteen feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John S. Baker and Patricia Baker, his wife, by Deed from Antonio Badalamenti and Phyllis Badalamenti, his wife and Agostino Badalamenti and Caterina Badalamenti, dated 12/30/1976, recorded 01/03/1977 in Book 4170, Page 275. The said John S. Baker died on 1/1/2011, vesting sole ownership in Patricia Baker as Surviving Tenant by the Entirety.

Parcel Number: 02-00-00572-00-2.

Location of property: 449 Bush Street, Bridgeport, PA 19405-1401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia K. Baker a/k/a Patricia Baker** at the suit of LSF8 Master Participation Trust. Debt: \$209,841.43.

**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.

14-27661

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof made known as 'Subdivision Plan of a Portion of Mount Pleasant Farms' made by C. Raymond Weir, Registered Professional Engineers dated 2/21/1955, said plan being recorded at the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book B-2, Page 61, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Knight Road (41.50 feet wide), said point being at the distance of 15.54 feet measured on the arc of a circle curving to the right having a radius of 10 feet from a point of curve on the Northwesterly side of Mount Pleasant Avenue (40 feet wide); thence extending from said point of beginning, North 48 degrees, 36 feet West along the said side of Knight Road 116.31 feet to a point; thence extending North 41 degrees, 24 minutes East, 125 feet to a point; thence extending South 48 degrees, 36 minutes East, 126.48 feet to a point on the Northwesterly side of Mount Pleasant Avenue 115.01 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 10 feet the arc distance of 15.54 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 as shown on the said plan.

TITLE TO SAID PREMISES IS VESTED IN Bernard Kelly and Cathleen Kelly, father and daughter, by Deed from Bernard Kelly, dated 05/12/2005, recorded 05/16/2005 in Book 5554, Page 715.

THE SAID Bernard Kelly died on 06/11/2013, and upon information and belief, his heirs or devisees, and personal representative, are unknown.

Parcel Number: 39-00-02185-00-8.

Location of property: 501 East Mount Pleasant Avenue a/k/a 501 Mount Pleasant Avenue, Ambler, PA 19002-3540.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cathleen Alston a/k/a Cathleen Kelly and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Bernard Kelly, Deceased** at the suit of Citimortgage, Inc., Successor by Merger to ABN AMRO Mortgage Group, Inc. Debt: \$249,459.83.

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

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

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

14-27811

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania and described according to a Plan of Meadowbrook Acres made by Charles E. Shoemaker, Inc., on the 7th day of January 1969 and recorded in Plan Book A-16, Page 33 and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Foothill Drive (50 feet wide) at the distance of 145.13 feet measured South 45 degrees, 50 minutes West from a point of tangent which said point of curve is measured on a line curving to the left having a radius of 20 feet the arc distance of 31.28 feet from a point of curve on the Southwesterly side of Durhand Road (50 feet wide); thence extending North 45 degrees, 50 minutes East along Southeast side of Foothill Drive 145.13 feet to a point of curve therein; thence extending on a line curving to the right having a radius of 20 feet the arc distance of 31.28 feet to a point of tangent on the Southwesterly side of Durhand Road; thence extending South 44 degrees, 33 minutes East along the Southwesterly side of Durhand Road 162.19 feet to a point in land of Chapel Hill Manor; thence along land of Chapel Hill Manor South 45 degrees, 50 minutes West, 166.22 feet to a point in line of Lot No. 21; thence extending North 44 degrees, 10 minutes West along Lot No. 21, 182.06 feet to a point on the Southeasterly side of Foothill Drive, being the first mentioned point and place of beginning.

BEING the same premises which Marek Kijek and Marie Kijek granted and conveyed to Colleen Haviland, by Deed dated May 30, 2002, and recorded in the Office of the Montgomery County Recorder of Deeds on June 26, 2002, in Deed Book Volume 5413, at Page 1322.

Parcel Number: 30-00-21896-00-7.

Location of property: 1885 Foothill Drive, Abington Township, County of Montgomery, PA.

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

Seized and taken in execution as the property of **Colleen Haviland and Mathew H. Haviland** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificate Holders of CWALT, Inc., Alternative Loan Trust 2005-J2, Mortgage Pass-Through Certificates, Series 2005-J2. Debt: \$438,842.39.

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

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

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

14-28075

ALL THOSE CERTAIN lots of land situate in **West Pottsgrove Township**, Montgomery County, PA bounded, limited and described, as follows, to wit:

BEGINNING at a point on the West side of Fairview Street at a corner of this and Lot No. 407 distant 174 feet, 11 inches Northwardly from the intersection of the aforesaid Fairview Street and Center Street; thence along the aforesaid Lot No. 407 Eastwardly 140 feet to the West side of a 20 feet wide alley; thence along the same Eastwardly by a line parallel to the first mentioned courses and distances 140 feet to the West side of the aforesaid Fairview Street; thence along the same Southwardly 60 feet to the point or place of beginning.

BEING Lots No. 408 and 409 in plan of lots of Charles Roth.

TITLE TO SAID PREMISES IS VESTED IN Ray A. Swavely and Joanne M. Swavely, h/w, by Deed from William J. Keohane and Gerilyn M. Keohane, h/w, dated 12/03/2001, recorded 02/01/2002 in Book 5394, Page 451. By virtue of death of Ray A. Swavely on 12/18/2013, Joanne M. Swavely, the Surviving Tenant by the Entirety became sole owner of the property.

Parcel Number: 64-00-01450-00-7.

Location of property: 21 Fairview Street, Stowe, PA 19464-6135.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joanne M. Swavely** at the suit of JP Morgan Chase Bank, National Association. Debt: \$181,474.47.

**Matthew Brushwood**, Attorney. I.D. #310592

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

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

14-28186

ALL THAT CERTAIN piece or parcel of land, with the buildings and improvements erected thereon, situate at the Northerly corner of City Line Avenue and Rock Glen Road in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated December 26, 1946, as follows:

BEGINNING at a point marked by a drill hole formed by the intersection of the Northwestern line of City Line Avenue (80 feet wide), with the Northeastly line of Rock Glen Road (45 feet wide); thence along the said Northeastly line of Rock Glen Road and at right angles to the said Northwestern line of City Line Avenue North 20 degrees, 30 minutes West the distance of 100 feet to a point; thence in a straight line and at right angles to the last described boundary North 69 degrees, 30 minutes East the distance of 100 feet to a point; thence in a straight line and at right angles to the last described boundary South 20 degrees, 30 minutes East the distance of 100 feet to a point in the said Northwestern line of City Line Avenue; thence along the said Northwestern line of City Line Avenue and at right angles to the last described boundary South 69 degrees, 30 minutes West the distance of 100 feet to the point and place of beginning.

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of PA, bounded and described according to a subdivision made for Michael G. Sabin by C. Raymond Weir Associates, Inc., Ambler, PA known as "Eagle's Nest" dated April 17, 1981 and recorded in the Office of Recorder of Deeds in Plan Book A-40, Page 288, as follows, to wit:

BEGINNING at a point on the Southeast side of Hart Ridge Road (50 feet wide) a corner of Lot No. 16; thence extending along said lot, South 42 degrees, 46 minutes, 30 seconds East, 436.72 feet to a point, a corner of lands now or late of Crefeld Associates; thence extending along said land South 53 degrees, 14 minutes, 23 seconds West, 251.96 feet to a point corner of Lot No. 14; thence extending along said lot North 42 degrees, 46 minutes, 30 seconds West, 422.49 feet to a point on the Southeast side of Harts Ridge Road; thence extending along said side of Harts Ridge Road, the 2 following courses and distances: (1) North 47 degrees, 13 minutes, 30 seconds East, 143.71 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 500 feet the arc distance of 107.77 feet to the first mentioned point and place of beginning.

BEING Lot No. 15 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Frederick Burton, M.D. a/k/a Frederick Burton and Diane Cohen-Burton by Deed from Julius Newman, by his Attorney-in-Fact, Sandra Schultz Newman and Sandra Schultz Newman a/k/a Sandra E. Newman, his wife, dated July 17, 2003 and recorded September 16, 2003 in Deed Book 5473, Page 0489.

Parcel Numbers: 40-00-11184-00-8 and 65-00-05372-86-3.

Location of property: 1455 City Line Avenue a/k/a 1455 City Avenue, Wynnewood, PA 19096 and 616 Harts Ridge Road, Conshohocken, PA 19428.

The improvements thereon are: C-Medical-Dental Center.

Seized and taken in execution as the property of **Frederick Burton, M.D. a/k/a Frederick Burton and Diane Cohen-Burton** at the suit of M&T Bank. Debt: \$350,931.69.

**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.

14-28769

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon to be erected, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision made for Briar Glen by Urwiler & Walter, Inc., Registered Professional Engineers, dated 7/21/1978 and last revised 11/30/1978 and recorded in the Recorder of Deeds Office in Plan Book A-37, Page 44, as follows, to wit:

BEGINNING at a point of tangent on the Southeastly side of Dunleavy Place (50.00 feet wide) said point being measured from a point of curve on the Northeastly side of Hartley Drive (50.00 feet wide); thence leaving the aforesaid Hartley Drive on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.71 feet to a point on tangent on the aforesaid Dunleavy Place to the point of beginning; thence extending from said point of beginning along the aforesaid Dunleavy Place the two following courses and distances, as follows, to wit: thence (1) North 38 degrees, 23 minutes, 37 seconds East, 88.85 feet to a point of curve; thence (2) on the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 27.51 feet to a point a corner of Lot #11



as shown on the above mentioned plan; thence extending along Lot #11 as shown on the above mentioned plan, South 51 degrees, 36 minutes, 23 seconds East, 151.16 feet to a point a corner of part of lands of Texle Armstrong; thence extending along part of the aforesaid lands South 53 degrees, 24 minutes, 45 seconds West, 129.42 feet to a point on the Northeasterly side of the aforesaid Hartley Drive; thence extending along the same North 51 degrees, 36 minutes, 23 seconds West, 115.00 feet to a point of curve; thence leaving the aforesaid Hartley Drive on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.71 feet to a point of tangent on the aforesaid Dunleavy Place to the first mentioned point and place of beginning.

BEING Lot No. 10 as on said plan.

BEING the same premises which Joseph F. Casillo and Wendy M. Casillo, husband and wife by Indenture dated July 26, 2000 and recorded August 1, 2000 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5325, Page 1514, granted and conveyed unto Timothy K. Allen and Virginia K. Allen, husband and wife.

TITLE TO SAID PREMISES IS VESTED IN Ross A. Gant and Marcy L. Gant, h/w, by Deed from Timothy K. Allen and Virginia K. Allen, h/w, dated 06/25/2002, recorded 07/03/2002 in Book 5414, Page 1863.

Parcel Number: 56-00-01917-00-7, Map #56048A010.

Location of property: 798 Dunleavy Place, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ross A. Gant and Marcy L. Gant** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$192,410.69 plus interest to sale date.

**Jeniece D. Davis**, 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.

14-28921

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, severally bounded and described according to a survey and plan thereof made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, on June 6, 1949, as follows, to wit:

BEGINNING at a point on the Southeasterly side of White Avenue (33 feet wide), which point is measured North 66 degrees, 34 minutes East, 98.5 feet from the Northeasterly side of Lawndale Avenue (33 feet wide); thence extending along the said Southeasterly side of White Avenue North 66 degrees, 34 minutes East, 25.00 feet to a point; thence extending South 23 degrees, 46 minutes East passing partly through the center of the party wall between this premises and the premises adjoining on the Northeast 98.5 feet to the center line of a certain 15 feet wide right-of-way or driveway which communicates at the Northeastern end thereof with a certain other 15.00 feet wide right-of-way or driveway which extends Northwestwardly into White Avenue; thence extending partly along the center line of the first mentioned 15.00 feet wide right-of-way or driveway South 66 degrees, 34 minutes West, 25.00 feet to a point; thence extending North 23 degrees, 46 minutes West, 98.5 feet to a point on the Southeasterly side of White Avenue, the first mentioned point and place of beginning.

BEING known as Lot #1 White Avenue.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveways or rights-of-way as and for driveways, passageways and water courses at all times hereafter forever, in common with the owners, tenants and occupiers of the lots of ground bounding thereon and entitled to the use thereof.

SUBJECT to the proportionate part of the expense of keeping the said driveways or rights-of-way in good order and repair.

BEING the same property which Robert W. Baldino and Susan A. Baldino, by Deed dated July 17, 1989 and recorded on July 28, 1989, with the Office of the Recorder of Deeds of Montgomery County in Deed Book 4918, Page 1250, granted and conveyed unto Robert L. Droneburg, [now deceased] and Diane M. Droneburg.

Parcel Number: 58-00-20806-00-7.

Location of property: 247 White Avenue, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Diane M. Droneburg** at the suit of Citizens Bank of Pennsylvania. Debt: \$29,122.51, plus interest at \$4.10/per day and costs from December 10, 2014.

**Lauren Berschler Karl**, Attorney.

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

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

14-29134

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon being erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey made thereof by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a corner of No. 554 Belmont Street (fifty feet wide) said corner being distant Northerly sixty-one and forty-nine one-hundredths feet along the Easterly side of Belmont Street from Northern side of 10th Street; thence continuing along the Easterly side of Belmont Street; thence North thirty-eight degrees, twelve minutes East, 60 feet to a point South fifty-one degrees, forty-eight minutes East, one hundred feet to a corner on the line of other lands of Grantor; thence along the same South thirty-eight degrees, twelve minutes West, fifty feet to a corner of 554 Belmont Street; thence along the same North fifty-one degrees, forty-eight minutes West, one hundred feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Justin P. Finucan and Romina V. Finucan, by Deed from Ruth Fry, by her Agent Sandra L. Barndt, by Power of Attorney dated August 22, 2006 and intended to be forthwith recorded, dated 09/19/2008, recorded 11/06/2008 in Book 5713, Page 589.

Parcel Number: 16-00-02288-00-9.

Location of property: 560 Belmont Street, Pottstown, PA 19464-5177.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Justin P. Finucan and Romina V. Finucan** at the suit of Bank of America, N.A. Debt: \$144,464.13.

**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.

14-29140

ALL THAT CERTAIN tract or parcel of land, situate in **Lower Pottsgrove Township**, Montgomery County, State of Pennsylvania, on the Northwesterly side of Yerger Road, bounded and described in accordance with a survey as made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a corner other lands late Julius Koren, said point being in the middle of Yerger Road (33 feet wide) leading from North Keim Street to Bliem Road and being distant along said road from a corner lands late W. Earl Nester, North 41 degrees, 45 minutes East, 58 feet, 6 inches; thence from said point of beginning along other lands of late Julius Koren, North 48 degrees, 15 minutes West, 227 feet, 2 1/4 inches (erroneously described in a previous description as 205 feet, 1 inch) to a corner on line of lands Robert Neiman; thence along the same North 50 degrees, 35 minutes East, 108 feet, 4 inches to a corner other lands of late Julius Koren; thence along the same South 46 degrees, 20 minutes East, 210 feet, 8 inches to a corner in the aforesaid Yerger Road; thence along and in said road South 41 degrees, 45 minutes West, 100.0 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Craig A. Endy, Sr., by Deed from Anita A. Whitlock, Executrix of the Estate of Rita M. Conway, a/k/a Rita Conway, Deceased, dated 09/26/2008, recorded 10/06/2008 in Book 5709, Page 2793.

Parcel Number: 42-00-05446-00-2.

Location of property: 2159 Yerger Road, Pottstown, PA 19464-2029.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Craig A. Endy, Sr.** at the suit of Santander Bank, N.A. Debt: \$153,623.16.

**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.

14-29177

ALL THAT CERTAIN lot or piece of ground, situate in **Towamencin Township**, County of Montgomery, and Commonwealth of Pennsylvania and bounded and described in accordance with a subdivision made for Joe-De Corporation known as 'Hunter Hill' made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania dated April 17, 1970, and last revised April 13, 1971, as follows, to wit:

BEGINNING at a point on the Northeast side of Hunter Hill Drive (50 feet wide) said point being measured the three following courses and distances along said Northeast side of Hunter Hill Drive from a point of tangent on the Southeasterly side of Archer Lane (50 feet wide): (1) on the arc of a circle curving to the left having a radius of 25 feet, the arc distance of 39.27 feet to a point; (2) South 20 degrees, 13 minutes East, 540 feet to a point; and (3) on the arc of a circle curving to the left having a radius of 928.36 feet the arc distance of 230 feet to a point; thence extending from said point of beginning along Lot #14 on said plan North 55 degrees, 52 minutes, 10 seconds East, 228.16 feet to a point in line of Lot #26 on said plan; thence extending along Lot #26 and #27 South 32 degrees, 56 minutes East, 92.61 feet to a point a corner of Lot #12 on said plan; thence extending along Lot #12 South 43 degrees, 13 minutes, 30 seconds West, 220.12 feet to a point on the Northeasterly side of Hunter Hill Drive; thence extending along said side of Hunter Hill Drive on the arc of a circle curving to the right having a radius of 928.36 feet the arc distance of 141.38 feet to the first mentioned point and place of beginning.

BEING Lot No. #13 on said plan.

BEING the same premises which Frank E. Hetzel and Maureen C. Hetzel by Deed dated June 23, 1988 and recorded July 5, 1988 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 4878, Page 633, granted and conveyed unto Timothy J. Quinn and Debra M. Quinn, in fee.

TITLE TO SAID PREMISES IS VESTED IN Terence M. MacKay and Amy C. MacKay, h/w, by Deed from Timothy J. Quinn and Debra M. Quinn, h/w, dated 11/19/1999, recorded 11/24/1999 in Book 5297, Page 2256.

Parcel Number: 53-00-03824-00-2, Map #53013E010.

Location of property: 1131 Hunter Hill Drive, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Terence M. MacKay and Amy C. MacKay** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$263,083.20 plus interest to sale date.

**Martha E. Von Rosenstiel**, Attorney.

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

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

14-29692

ALL THAT CERTAIN piece or parcel of land, with the messagee thereon erected, situate in **Lansdale Borough**, in the County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Herbert H. Metz, Registered Engineer and Land Surveyor on July 28, 1925, as follows, to wit:

BEGINNING at a point in the Northeast side line of Fairview Avenue 32 feet wide at the distance of 190.25 feet Northwesterly from the Northwest side line of Chestnut Street (48 feet wide) said beginning point being a corner of this and other land now or late of the said Aaron S. Tyson and Leroy K. Tyson; thence along said side line of Fairview Avenue North 44 degrees, 15 minutes West, 16 feet to a point, a corner of this and land now or late of the said Aaron S. Tyson and Leroy K. Tyson; thence along the same, and passing through the middle of the party wall dividing this and the adjoining premises, North 45 degrees, 45 minutes East, 118.48 feet to an iron pin in the Southwest side line of a 20 feet wide alley dedicated to public use forever; thence along the same South 45 degrees, 11 minutes East, 16 feet to an iron pin, a corner of this and other land now or late of the said Aaron Tyson and Leroy K. Tyson; thence along the same and passing through the middle of the party wall dividing this and the adjoining premises South 45 degrees, 45 minutes West, 118.73 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Deborah L. Reigle, by Deed from Christopher P. Perry and Janice M. Perry, h/w, dated 05/19/2000, recorded 05/30/2000 in Book 5318, Page 657.

Parcel Number: 11-00-05076-00-7.

Location of property: 47 Fairview Avenue, Lansdale, PA 19446-2639.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Deborah L. Reigle** at the suit of Wells Fargo Bank, N.A., s/b/m to Wachovia Bank, National Association. Debt: \$130,165.77.

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

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

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

14-29764

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Hatfield Township**, in the County of Montgomery and State of Pennsylvania, being Lot No. 58 on a Plan of Building Lots of Wilmer D. Garis, made by Stanley F. Moyer, Land Surveyor, on 3/31/1950, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Oak Avenue (33 feet wide) at the distance of 419.41 feet measured North 54 degrees, 35 minutes East along the center line of Oak Avenue from the center line of Cowpath Road (33 feet wide); thence extending along the center line of Oak Avenue North 54 degrees, 35 minutes East, 70 feet to a point a corner of Lot No. 86 on said plan; thence extending South 40 degrees, 45 minutes East (along Lot No. 86 and partly along Lot No. 85 on said plan) 150.66 feet to a point in line of Lot No. 59 on said plan; thence along the same South 54 degrees, 35 minutes West, 84 feet to a point in line of Lot No. 57; thence along the same North 35 degrees, 25 minutes West, 150 feet to the center line of Oak Avenue, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Amanda L. Lilick and Shawn D. Bergey, by Deed from Doris Milliner, dated 02/09/2010, recorded 02/18/2010 in Book 5759, Page 215.

Parcel Number: 35-00-07183-00-9.

Location of property: 2039 Oak Avenue a/k/a 2039 Oak Road, Hatfield, PA 19440-2312.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Amanda L. Lilick and Shawn D. Bergey** 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: \$264,902.57.

**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.

14-29985

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, known as 1402 Arch Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania bounded and described according to a survey made by James Cresson, Civil Engineer, as follows:

BEGINNING at a point on the Southeast side of Arch Street, at the distance of 16 feet and 4 inches Northeasterly from the East corner of Arch and Farnance Streets, a corner of this and property of Harrison H. George;

thence Southeasterly the line passing through the middle of the partition wall between this house and house of said George, 117 feet to the Northwest side of a 3 feet wide alley, which alley is laid and dedicated by Joseph A. Bailey for the use of the properties abutting thereon forever; thence along said Northwest side of said alley Northeasterly 19 feet and 10 inches to land of Joseph A. Bailey; thence along said Bailey's land Northwesterly parallel to the first course, 117 feet to the Southeast side of Arch Street aforesaid; thence along said side of Arch Street Southwesterly 19 feet and 10 inches to the beginning.

TITLE TO SAID PREMISES IS VESTED IN Damian L. Seaton, by Deed from Medhat Fouad Khalil, dated 09/29/2005, recorded 10/17/2005 in Book 5575, Page 1204, Instrument Number 2005150526.

Parcel Number: 13-00-01876-00-1.

Location of property: 1402 Arch Street, Norristown, PA 19401-3506.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Danian J. Seaton** at the suit of Santander Bank, N.A., Formerly Known as Sovereign Bank. Debt: \$118,146.64.

**Meredith Wooters**, 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.

14-30199

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as 100 Centre Avenue, located at West Marshall Street, **West Norriton Township**, County of Montgomery and Commonwealth of PA which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of 7/3/1963, P L. 196, by the recorded in the Office for the Recorder of Deeds at Montgomery County, a Declaration recorded in Deed Book 4523, Pages 519 and an Amendment thereto recorded in Deed Book 4584, Page 98 and the Declaration Plan recorded in Condominium Plan Book, 8 Pages 1, 2, 3 a Code of Regulations recorded in Deed Book 4523, Page 552 and an Amendment thereto recorded in Deed Book 4584, Page 100.

THIS conveyance is made subject to all restrictions, easements, rights-of-way, covenants and conditions contained in the deeds forming the chain of title to this property.

TITLE TO SAID PREMISES IS VESTED IN Rosemarie Flannery and Jon Flannery, w/h, as Tenants by the Entirety, by Deed from Rosemarie Flannery, a married woman joined by her spouse, Jon Flannery, dated 01/24/2008, recorded 02/01/2008 in Book 5681, Page 100.

Parcel Number: 63-00-04864-28-4.

Location of property: 100 Centre Avenue, Unit 129 a/k/a 129 Centre Avenue, Norristown, PA 19403-3219.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Rosemarie Flannery and Jon Flannery** 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: \$125,102.25.

**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.

14-30397

ALL THAT CERTAIN unit designated as Unit 76-B, being a unit in Northridge Estates, a Condominium, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, as designated in Declaration of Condominium of Northridge Estates, a Condominium, including Plats and Plans, bearing date January 28, 1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on February 3, 1987 in Deed Book 4828, Page 1172 and any and all Supplements thereto including, but not limited to the latest Supplemental dated 12/1/1988 and recorded 12/15/1988 in Deed Book 4896, Page 1864.

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

UNDER AND SUBJECT to the burdens and together with the applicable benefits of Declaration of Condominium of Forest Park, a Condominium, together with Plats and Plans, dated November 27, 1985 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on November 27, 1985 in Deed Book 4785, Page 1772, which Declaration and Plats and Plans have since been amended by Amendment to Declaration of Forest Park, a Condominium, dated July 25, 1986 and recorded August 26, 1986 in Deed Book 4810, Page 1664 and Second Amendment dated October 22, 1986 and recorded November 21, 1986 in Deed Book 4820, Page 770.

ALSO UNDER AND SUBJECT to certain terms, conditions and restrictions as of record.

BEING the same premises which Gregory O'Connor, by Deed dated November 30, 2004 and recorded in the Montgomery County Recorder of Deeds Office on December 10, 2004 in Deed Book 5536, Page 176, granted and conveyed unto Nicholas R. Walter and Shaney L. Walter, husband and wife.

Parcel Number: 63-00-05515-15-5.

Location of property: 1017 Northridge Drive, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Nicholas R. Walter and Shaney L. Walter** at the suit of Wilmington Trust Company, as Trustee to Structured Asset Securities Mortgage Pass-Through Certificates, Series 2005-2XS. Debt: \$118,205.87.

**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.

14-30512

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

BEGINNING at a point on the Southwesterly side of Marshall Street, at the distance of 23.33 feet measured Southeastwardly from the Southeasterly side of Stanbridge Street, a corner of this and James Baldwin's house; thence extending from said point of beginning passing through the middle of the partition wall of this and said Baldwin's house, Southwestwardly 113.50 feet to a twenty feet wide alley; thence extending along said alley, Southeastwardly 25.00 feet to a corner; thence extending Northeastwardly parallel with the first line, 113.50 feet to Marshall Street, aforesaid; thence extending along the same Northwestwardly 25.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Peter Passacantando and Bruno A. Bolusi, as Tenants in Common, from Alvin Abrams in a Deed dated 12/5/2003, recorded 12/11/2003 in Book 5485, Page 1767.

Parcel Number: 13-00-25208-00-6.

Location of property: 832 West Marshall Street a/k/a 832 Marshall Street, Norristown, PA 19401-5517.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter Passacantando and Bruno Bolusi** at the suit of HSBC Bank USA, National Association, as Trustee for Deutsche Alt-A Securities, Inc., Mortgage Loan Trust, Series 2005-3. Debt: \$112,704.02.

**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.

14-30751

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

BEGINNING at a point on the Southwest side of Lafayette Street, at a distance of 75 feet, Northwestwardly from the West corner of Chain and Lafayette Streets; thence passing through the middle of the partition wall between this house and the adjoining house of Nathan S. Lewis, Southwestwardly 77.3 feet to a 4 feet wide alley laid out by the said Rex and Cloud for the use of this and other premises now or late of the said Rex and Cloud parallel with said Lafayette Street and running from said Chain Street Northwestwardly to Potts Alley; thence parallel with Lafayette Street along the Northeast side of said alley Northwestwardly 15 feet to a point; thence, parallel with Chain Street aforesaid, by land of Ferdin and Smith, the line passing through the middle of the partition wall between the house Northeastwardly 77.3 feet to Lafayette Street; and thence along the Southwest side thereof Southeastwardly 15 feet to the place of beginning.

BEING the same premises which Kevin Holohan by Deed dated 6/8/2005 and recorded 6/13/2005 in Montgomery County in Deed Book 5557, Page 1424 conveyed unto James W. Elliott.

Parcel Number: 13-00-19452-00-2.

Location of property: 510 West Lafayette Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **James W. Elliott** at the suit of Green Tree Servicing, LLC. Debt: \$111,835.94.

**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.

14-31025

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Daniel Pellechio by Urwiler & Walter, Inc., dated 4/28/1986, last revised 12/14/1987, and recorded in Plan Book A-49, Page 438, as follows, to wit:

BEGINNING at a point on the Southerly side of Court "A" (no width given) a corner of this and Lot No. 3 on said plan; thence extending from said point of beginning and along the Southerly side of "A" aforesaid North 88 degrees, 39 minutes, 49 seconds East, 20.00 feet to a point, a corner of Lot No. 5 on said plan; thence extending along the same crossing Common Drive Easement and Easement "A" South 01 degree, 20 minutes, 11 seconds East, 112.00 feet to a point in line of Open Area 6; thence extending along the same South 88 degrees, 39 minutes, 49 seconds West, 20.00 feet to a point a corner of Lot No. 3 aforesaid; thence extending along the same recrossing Easement "A" and Common Drive Easement North 01 degree, 20 minutes, 11 seconds West, 112.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 on said plan.



BEING the same premises which William White and Pamela G. White, husband and wife, by Deed dated 07/31/08 and recorded 08/25/08 in Montgomery County Deed Book 5705, Page 97, granted and conveyed unto Jose L. Carire and Jessica Nieves, husband and wife.

Parcel Number: 38-00-00216-15-1.

Location of property: 4 Berger Lane, Park Place, Schwenksville, PA 19473.

The improvements thereon are: A residential dwelling house.

Seized and taken in execution as the property of **Jose L. Carire and Jessica Nieves** at the suit of U.S. Bank, National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$162,799.61 (total amount of judgment).

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

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

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

14-31232

ALL THAT CERTAIN lot or piece of ground, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision made for Holy Acres, dated 1/19/1973 and last revised 2/19/1980 and recorded in Montgomery County in Plan Book A-39, Page 63, as follows, to wit:

BEGINNING at a point on the Southeastly side of Evergreen Road (50 feet wide) at the distances of 39.27 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 Northeastly side of Dogwood Lane (50 feet wide); thence extending from said point of beginning, Northwardly on the arc of a circle curving to the left having a radius of 75.00 feet the arc distance of 17.17 feet to a point, a corner of Lot No. 68; thence extending along the same, North 84 degrees, 00 minutes, 26 seconds East, 93.16 feet to a point in line of Lot No. 66; thence extending the same, South 03 degrees, 31 minutes, 10 seconds West, 63.00 feet to a point on the Northeastly side of Dogwood Lane; thence extending along the same, the 2 following courses and distances, viz: (1) Westwardly on the arc of a circle curving to the right having a radius of 130.00 feet the arc distance of 8.51 feet to a point of tangent; and (2) North 82 degrees, 52 minutes, 32 seconds West, 59.24 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to the first mentioned point and place of beginning.

BEING Lot No. 67 as shown on said plan.

BEING the same premises which Danielle Vroman by Deed dated 8/23/2006 and recorded 1/17/2007 in Montgomery County in 5631, Page 1829 conveyed unto John M. O'Brien, Sr.

Parcel Number: 64-00-01158-30-8.

Location of property: 2 Evergreen Road, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John M. O'Brien, Sr. a/k/a John M. O'Brien** at the suit of Green Tree Servicing, LLC, s/b/m Green Tree Consumer Discount Company. Debt: \$108,634.21.

**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.

14-31251

ALL THAT CERTAIN unit, designated as Unit Number 76, being a unit in "The Court at Jamestowne", a Condominium, situate in **East Norriton 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. 3103, et seq., as designated in the Declaration of Condominium of the Court at Jamestowne bearing date 09/27/1987 and recorded in the Office of the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 09/28/1988 in Deed Book 4888, Page 1132, and Plats and Plans for Condominium bearing date 02/24/1988 and recorded as Exhibit "D" of the Declaration of Condominium of The Court at Jamestowne, and First Amendment thereto dated 09/27/1988 and recorded 09/28/1988 in Deed Book 4888, Page 1236, and Second Amendment thereto dated 11/23/1988 and recorded 12/28/1988 in Deed Book 4894, Page 1772, and Third Amendment thereto dated 02/17/1989 and recorded 02/23/1989 in Deed Book 4903, Page 498, and Fourth Amendment thereto dated 07/26/1989 and recorded 08/02/1989 in Deed Book 4918, Page 2340, and Fifth Amendment thereto dated 06/17/1991 and recorded 06/18/1991 in Deed Book 4978, Page 1389.

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.

BEING No. 176 Godspeed Court, "The Court at Jamestowne", a Condominium.

BEING the same premises which Christophe E. Isbrecht, by Deed dated May 21, 2007 and recorded in the Montgomery County Recorder of Deeds Office on May 24, 2007 in Deed Book 5648, Page 1759, granted and conveyed unto Dong S. Mun.

Parcel Number: 33-00-00047-18-1.

Location of property: 176 Godspeed Court, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Dong S. Mun** at the suit of JP Morgan Chase Bank, National Association. Debt: \$217,465.54.

**LeeAne O. Huggins**, Attorney.

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

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

14-31275

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 survey and plan thereof made by Damon and Foster, dated September 2, 1954, as, follows, to wit:

BEGINNING at a point on the Northwest side of Arch Street (sixty-six feet wide) at the distance of forty-one and fifty one-hundredths feet Northeast from the point of intersection of the said side of Arch Street with the Northeast side of New Street (sixty-six feet wide) (both lines produced); thence North thirty-eight degrees, twenty-nine minutes West, the line for a portion of the distance passing through the middle of a partition wall, ninety-three and fifty one-hundredths feet to a point in the enter line in a proposed fifteen feet wide driveway; thence along the center line thereof North fifty-one degrees, thirty-one minutes East, twenty-six and fifty one-hundredths feet to a point, a corner; thence South thirty-eight degrees, twenty-nine minutes East, ninety-three and fifty one-hundredths feet to a point on the Northwest side of Arch Street aforesaid.

AND THENCE along the said side thereof South fifty-one degrees, thirty-one minutes West, twenty-six and fifty one-hundredths feet to the place of beginning.

BEING Lot No. 24 on the above plan.

BEING the same premises which Salvatore Romano and Jennie Romano, husband and wife, by Deed dated 12/31/2001 and recorded 1/31/2002 in Montgomery County in Deed Book 5394, Page 311 granted and conveyed unto Doris J. Polowczuk.

Parcel Number: 13-00-02556-00-5.

Location of property: 1603 Arch Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Doris J. Polowczuk** at the suit of Loandepot.Com, LLC. Debt: \$129,516.26.

**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.

14-31513

ALL THAT CERTAIN message, lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of "Wynne-Hill Development Corporation, Developers and Harriett B. Kravitz, Owner", dated 6/23/77 and last revised 11/1/77 made by Howard S. Wishengrad, more particularly bounded and described, as follows, to wit:

BEGINNING at the Southwesterly side of Birch Drive (50 feet wide) said point being a corner of this and Lot No. 61 on the above mentioned plan; thence extending from said beginning point along Birch Drive South 64 degrees, 11 minutes, 40 seconds East, 20.00 feet to a corner of Lot No. 59; thence extending along same South 25 degrees, 48 minutes, 20 seconds West, 150.00 feet to a point in the bed of a sanitary sewer easement, said point being also in the line of Lot No. 75; thence by the same North 64 degrees, 11 minutes, 40 seconds West, 20 feet to a point a corner of Lot No. 61; thence extending along same North 25 degrees, 48 minutes, 20 seconds West, 150.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 60 on said plan.

BEING the same premises which Barry A. Rosen and Suzanne B. Rosen, his wife, by Deed dated May 29, 2001 and recorded January 28, 2002 in Montgomery County in Deed Book 5393, Page 1128 granted and conveyed unto Suzanne B. Rosen, in fee.

Parcel Number: 65-00-00890-50-3.

Location of property: 306 Birch Drive, Lafayette Hill, PA 19444.

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

Seized and taken in execution as the property of **Suzanne Rosen** at the suit of First Niagara Bank, N.A. Debt: \$153,277.16.

**Jeffrey G. Trauger**, Attorney.

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

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

14-31883

ALL THAT CERTAIN message 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 point on the Northwesterly side of Willow Street, at the distance of 180.49 feet Southwesterly from the Westerly corner of Brown and Willow Streets; thence Southwesterly along said side of said street 14.95 feet to a point in other land now or late of Frank Sutcliffe; thence Northwesterly, the line passing through the middle of the partition wall dividing this house from the house built on the lot now or late of Sutcliffe, and along the land for a distance of 120.8 feet to the Southeasterly side of a 20 feet wide alley, laid out and to be kept open for the use of this and the adjoining properties; thence by and along said side of said alley, Northeasterly 14.95 feet to a point in land now or late of Sutcliffe; thence Southeasterly along the land and through the center of the partition wall dividing this house from the house built on the adjoining lot now or late of Sutcliffe, for a distance of 120.8 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lori Cinaglia, by Deed from Albert J. Dever and Margaret B. Dever, dated 08/11/2009, recorded 08/13/2009 in Book 5740, Page 1052.

Parcel Number: 13-00-39064-00-1.

Location of property: 1537 Willow Street, Norristown, PA 19401-3337.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lori Cinaglia** at the suit of Wells Fargo Bank, N.A. Debt: \$100,499.50.

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

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

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

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14-32289

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

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

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

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

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

The improvements thereon are: A residential dwelling.

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

**LeeAne O. Huggins**, Attorney.

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

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

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14-32290

ALL THAT CERTAIN lot or piece of land, with the building or buildings thereon erected, and designated as Lot #25 on plan Pottsgrove Manor, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made January 16, 1941 and revised May 1, 1941 and September 1, 1941 by Ralph E. Shaner & Son, Engineers, as follows:

BEGINNING at a point on the Southwest side of King Street at a distance 500 feet Northwesterly from a point of intersection of the said Southwest side of King Street with the Northwest side of Gabel Avenue both lines produced, a point or corner of Lot #24 on said plan; thence extending along said lot South 26 degrees, 21 minutes West, 140.0 feet to a point a corner of lot; thence North 63 degrees, 39 minutes West, 50.0 feet to a corner of Lot #26; thence along the same North 26 degrees, 21 minutes East, 140.0 feet to a corner on the Southwest property line of West King Street; thence along the same South 63 degrees, 39 minutes East, 50.0 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Loran N. Williams and Cynthia D. Doughty-Williams, as Tenants by the Entirety by Deed from Scott P. King and Kimberly D. King, his wife dated 07/12/2007 recorded 07/23/2007 in Deed Book 5656, Page 2257.

Parcel Number: 16-00-18140-00-6.

Location of property: 336 West King Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cynthia D. Doughty-Williams and Loran N. Williams** at the suit of HSBC Bank USA, N.A. Debt: \$238,214.71.

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

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

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

14-32811

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania and described according to a Plan of Wyncote Hills made for Evans Construction Company by George B. Mebus, Inc., Engineers, Glenside, PA on 11/17/1956 and last revised on 9/4/1956 as follows:

BEGINNING at a point on the Northerly side of Gribbel Road (50 feet wide) at the distance of 27.47 feet, measured on a line curving to the right having a radius of 20 feet from a point of reverse curve on the Westerly side of Evans Lane (50 feet wide); thence extending from said beginning point along the Northerly and Northwesterly side of Gribbel Road Southwestwardly on a line curving to the left having a radius of 800 feet an arc distance of 124.21 feet to a point; thence extending North 48 degrees, 31 minutes West, 178.71 feet to a point in the Southeastly right-of-way line of the Philadelphia and Willow Grove Railway; thence extending along the same Northeastwardly on a line curving to the left having a radius of 778 feet the arc distance of 89.75 feet to a point; thence extending South 58 degrees, 12 minutes, 30 seconds East, 226.94 feet to a point; thence extending on a line curving to the right having a radius of 20 feet the arc distance of 15.28 feet to the first mentioned point and place of beginning.

BEING Lot No. 21 on said plan.

TITLE TO SAID PREMISES IS VESTED IN William A. Hart and Pamela Hart, husband and wife, as sole owner, his heirs and assigns by Deed from William A. Hart and Pamela Hart a/k/a Hope T. Bluford, husband and wife dated 12/05/2006 recorded 01/29/2007 in Deed Book 5633, Page 01231.

Parcel Number: 31-00-12967-00-7.

Location of property: 422 Gribbel Road, Wyncote, PA 19095-0000.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America, Department of the Treasury - Internal Revenue Service, Pamela Hart a/k/a Pamela A. Hart a/k/a Hope T. Bluford and William Hart a/k/a William A. Hart** at the suit of Deutsche Bank National Trust Company, as Trustee for Securitized Asset-Backed Receivables, LLC Trust 2007-BR2, Mortgage Pass-Through Certificates, Series 2007-BR2. Debt: \$325,098.87.

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

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

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

14-32851

ALL THAT CERTAIN brick, messuage or tenement and lot of land, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, bounded and described according to a recent survey made December 19, 1919, by Hiltner and Hitchcock, as follows:

BEGINNING at a point on the Northeast side of Second Street at the distance of one hundred and seventy-one and seventy-three hundredths feet Northwest of Mill Street; thence Northeast at right angles to said Second Street, the line passing through the middle of a partition wall between this and the adjoining house seventy-nine and five-tenths feet to a point; thence Northwest sixteen and seventy-two hundredths feet to a point; thence Southwest parallel to the first mentioned course seventy-nine and five-tenths feet to a point on the Northeast side of said Second Street aforesaid; thence along the said side thereof Southeast sixteen and seventy-two hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Scott Alexaki, by Deed from Michael G. Puskar and Donna E. Puskar, dated 07/27/2005, recorded 08/12/2005 in Book 5566, Page 907, Instrument Number 2005113445.

Parcel Number: 02-00-05464-00-6.

Location of property: 117 1/2 2nd Street a/k/a 117 1/2 West Second Street, Bridgeport, PA 19405-1003.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Scott Alexaki** at the suit of Pennymac Holdings, LLC. Debt: \$178,519.57.

**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.

14-32854

ALL THAT CERTAIN lot or piece of ground, situate in **Towamencin Township**, County of Montgomery, Commonwealth of Pennsylvania, drawn according to a Subdivision Plan of 'Charlestown' a/k/a 'Sumney Ridge' - Phases I and II prepared by CZOP/Specter, Inc. dated 3/1/90 and last revised 5/13/91 and recorded in Norristown, PA in Plan Book A-53, Page 499, 500, and 501, as follows, to wit:

BEGINNING at a point on the Westerly side of Norwyck Way (50.00 feet wide) said point being a corner of this and Lot No. 116, as shown on said plan; thence extending from said point of beginning along the Westerly side of Norwyck Way South 04 degrees, 00 minutes, 00 seconds West, 65.00 feet to a point a corner of Lot No. 118; thence extending along Lot No. 118 North 86 degrees, 00 minutes, 00 seconds West, 100.00 feet to a point, a corner Lot No. 132; thence extending along Lot No. 132 North 11 degrees, 28 minutes, 45 seconds West, 67.45 to a point, a corner of Lot No. 116; thence extending along Lot No. 116 South 86 degrees, 00 minutes, 00 seconds East, 118.00 feet to said point and place of beginning.

BEING Lot No. 117, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Sungja Baek, by Deed from Jarred M. Nelson and Kate M. Nelson, dated 08/21/2001, recorded 09/14/2001 in Book 5376, Page 493.

Parcel Number: 53-00-05720-55-4.

Location of property: 203 Norwyck Way, Harleysville, PA 19438-3608.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sung Baek a/k/a Sungja Baek** at the suit of Citimortgage, Inc., s/b/m ABN AMRO Mortgage Group, Inc. Debt: \$203,933.67.

**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.

14-32954

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Norristown Borough**, County of Montgomery and State of Pennsylvania.

BEING Lot No. 10 and one-half of Lot No. 11 on a draft of Rambo and Rogar Property Survey made by James Cresson, C.E. on April 14, 1924, and bounded and described according to said survey, as follows:

BEGINNING at a point on the Southwest side of Sandy Street at the distance of 60 feet Southeasterly from the South corner of a proposed street called Coolidge Street.

BEING a corner of this and Lot No. 9 on said plan; thence along said Lot No. 9 Southwesterly 100 feet to the Northeast side of 20 foot wide public alley on said draft; thence along said side of said alley Southeasterly 30 feet to the middle of Lot No. 11 on said plan; thence along the center of said Lot No. 11 Northeasterly 100 feet to the Southwest side of Sandy Street aforesaid and along said side of Sandy Street Northwesterly 30 feet to the place of beginning.

TOGETHER with all and singular the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof, and also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity of the said parties of the first part, of, in and to the said premises with the appurtenances.

Parcel Number: 13-00-32852-00-3.

Location of property: 618 Sandy Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John J. Frangiosa, Jr.** at the suit of Nationstar Mortgage, LLC. Debt: \$155,212.23.

**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 May 27, 2015 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by  
Russell J. Bono, **Sheriff**



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## CERTIFICATE OF AUTHORITY

**Hapa, Inc.**, a corporation organized under the laws of the state of Florida, has applied for a Certificate of Authority under the provisions of the Business Corporation Law of 1988. The address of its principal office under the laws of the jurisdiction in which it is incorporated is 16082 Villa Vizcaya Pl., Delray Beach, FL 33446 and the address of its proposed registered office in this Commonwealth is 409 Spring Garden Lane, W. Conshohocken, PA 19428.

**Fineman, Krekstein & Harris**

BNY Mellon Center, Ste. 600  
1735 Market St.  
Philadelphia, PA 19103

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## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2015-06790

NOTICE IS HEREBY GIVEN that on March 27, 2015, the Petition of Samir Ramzy Kalad Tanyous was filed in the above named Court, praying for a Decree to change his name to SAMIR R. KALAD.

The Court has fixed May 20, 2015, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2015-05888

NOTICE IS HEREBY GIVEN that on March 17, 2015, the Petition of Thomas Edward McCann was filed in the above named Court, praying for a Decree to change the name to MELISSA LYNN McCANN.

The Court has fixed May 20, 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.*

**D & D Delicious Deli 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.

**ZDP, Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**Lewis Goodman, Esquire, Solicitor  
Rubin, Glickman, Steinberg and Gifford**  
2605 North Broad Street  
P.O. Box 1277  
Lansdale, PA 19446

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## CIVIL ACTION

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
CIVIL DIVISION  
NO. 15-02488

**OCWEN LOAN SERVICING, LLC,**  
Plaintiff

vs.

**CHARLES H. SHOWELL, III, in his capacity  
as Administrator and Heir of the Estate of  
CHARLES H. SHOWELL, JR**

**JANINE MILLS, in her capacity as Heir of the Estate of  
CHARLES H. SHOWELL, JR**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER CHARLES H. SHOWELL, JR,  
DECEASED,**  
Defendant(s)

**TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER CHARLES H. SHOWELL, JR, DECEASED**

You are hereby notified that on February 9, 2015, Plaintiff, OCWEN LOAN SERVICING, LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County, Pennsylvania, docketed to No. 15-02488. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 322 FLOURTOWN ROAD, LAFAYETTE HILL, PA 19444-1005, whereupon your property would be sold by the Sheriff of MONTGOMERY County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
(610) 279-9660, ext. 201

**IN THE COURT OF COMMON PLEAS  
OF MONTGOMERY COUNTY, PA  
CIVIL ACTION/LAW  
NO. 2009-16887  
REVIVAL OF JUDGMENT**

**WESTGATE MANAGEMENT COMPANY, INC.,  
Plaintiff**

**v.**

**SCARLETT WEST,  
MARK C. WEST,  
SMRT INSURANCE CORPORATION,  
Defendants**

TO: DEFENDANTS:

SCARLETT WEST,  
MARK C. WEST,  
SMRT INSURANCE CORPORATION

Pursuant to Rule 236, YOU ARE HEREBY NOTIFIED THAT A JUDGMENT IN THE ABOVE PROCEEDING HAS BEEN ENTERED AGAINST YOU on March 6, 2015, in the amount of \$96,673.67.

PROTHONOTARY, MONTGOMERY COUNTY

If you have any questions concerning the above, please contact:

ANDREW W. BONEKEMPER, ESQUIRE  
ATTY NO. 84313  
Fox Rothschild LLP  
Ten Sentry Parkway, Suite 200  
PO Box 3001  
Blue Bell, PA 19422  
(610) 397-6500

**DISSOLUTION**

Notice is hereby given that the shareholders and directors of **Main Line Plastic Surgery & Laser Associates, Ltd.**, a Pennsylvania corporation, with an address of 216 Mall Blvd., Ste. 101, King of Prussia, PA 19406, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **RML LEASING, INC.** is currently in the process of voluntarily dissolving.

**David R. Elwell, Esquire**  
100 Four Falls Corp. Ctr., Suite 300  
West Conshohocken, PA 19428

**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**

**BEMIS-DHILLON, MARY JANE also known as  
MARY JANE BEMIS DHILLON, dec'd.**

Late of Borough of Pottstown.  
Executrix: REBECCA L. MOORE,  
1708 North Sanatoga Road,  
Pottstown, PA 19464.  
ATTORNEY: DAVID L. ALLEBACH, JR.,  
YERGEY. DAYLOR. ALLEBACH. SCHEFFEY.  
PICARDI.,  
1129 East High Street,  
P.O. Box 776,  
Pottstown, PA 19464-0776

**BILINSKI JR., JOHN, dec'd.**

Late of Upper Providence Township.  
Executrix: ANNA LEE GATCHA,  
c/o Robert M. Romain, Esquire,  
1288 Valley Forge Road, Suite 63,  
P.O. Box 952,  
Valley Forge, PA 19482-0952.  
ATTORNEY: ROBERT M. ROMAIN,  
BAER ROMAIN, LLP,  
1288 Valley Forge Road, Suite 63,  
P.O. Box 952,  
Valley Forge, PA 19482-0952

**BRANDT, DOROTHY JOAN also known as  
DOROTHY J. BRANDT, dec'd.**

Late of Lower Merion Township.  
Administratrix: ELLEN BETH JENSEN,  
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

**BURNS, JAMES E. also known as  
JAMES EDWARD BURNS, dec'd.**

Late of Springhouse Township.  
Co-Executrices: KATHY BURNS,  
836 Norristown Road,  
Springhouse, PA 19477,  
KARLEIGH J. BURNS,  
1032 Bethlehem Pike,  
P.O. Box 822,  
Springhouse, PA 19477.  
ATTORNEY: LYNN B. SILVER,  
3535 Welsh Road, Suite B,  
Willow Grove, PA 19090

**CALBAZANA, RANDI S. also known as****RANDI CALBAZANA and  
RANDI RAE CALBAZANA, dec'd.**Late of Lower Merion Township.  
Administrator: DAVID G. ROGERS,  
213 Edgehill Road,  
Merion Station, PA 19066.  
ATTORNEY: JOSEPH S. HOCKY,  
3300 Darby Road, Unit 6203,  
Haverford, PA 19041**CUNNINGHAM, AGNES M., dec'd.**Late of Franconia Township.  
Executor: JOHN J. CUNNINGHAM,  
857 Twinlyn Drive,  
Lansdale, PA 19446.  
ATTORNEY: GERALD F. GLACKIN,  
2031 N. Broad Street, Suite 137,  
P.O. Box 58,  
Lansdale, PA 19446**DENOLF, GEORGE A. also known as****GEORGE DENOLF and  
GEORGE ACHIEL DENOLF, dec'd.**Late of Whitpain Township.  
Executor: G. RICHARD DENOLF,  
6410 Falls Church,  
San Antonio, TX 78247.  
ATTORNEY: MARY E. PODLOGAR,  
MONTCO ELDER LAW,  
1501 Lower State Road,  
North Wales, PA 19454-1216**DiLULLO, LAURA MAE also known as****LAURA MAE L. DiLULLO, dec'd.**Late of Montgomery Township.  
Executrix: LAURA MAE MANDARANO,  
135 Claremont Drive,  
Lansdale, PA 19446.  
ATTORNEY: JOSEPH P. WALSH,  
WALSH PANCIO, LLP,  
2028 N. Broad Street,  
Lansdale, PA 19446**DiRENZO, ETTA T., dec'd.**Late of Whitemarsh Township.  
Executor: DAVID B. BEEGHLEY,  
c/o Beeghley and Beeghley,  
3038 Butler Pike,  
Conshohocken, PA 19428.**GOLDSTEIN, WILMA, dec'd.**Late of Lower Merion Township.  
Administrator: RICHARD GOLDSTEIN,  
102 Jumper Lane,  
West Chester, PA 19382.**GROVE, LUCILLE A., dec'd.**Late of Broward County, FL.  
Executor: DAVID A. GROVE,  
1605 Cherry Lane,  
Flourtown, PA 19031.**HECKMAN, MARY JO also known as  
MARY JOANN STABINSKI HECKMAN, dec'd.**Late of Lower Providence Township.  
Administrator: DAEMON HECKMAN,  
4050 Eagleville Road,  
Norristown, PA 19403.**MacFARLAND, HELEN B., dec'd.**Late of Lower Salford Township.  
Administrator: BRAD ELIFF,  
1050 Nash Avenue,  
Lansdale, PA 19446.  
ATTORNEY: BENJAMIN J. GLATFELTER,  
KENNEDY, PC LAW OFFICES,  
P.O. Box 5100,  
Harrisburg, PA 17110**MARKS, KATHLEEN BRANCO also known as****KATHLEEN B. MARKS and  
KATHLEEN MARKS, dec'd.**Late of Lower Merion Township.  
Executor: GERALD B. MARKS,  
611 Schiller Avenue,  
Merion Station, PA 19066.  
ATTORNEY: GARY R. EGOVILLE,  
630 West Main Street,  
Lansdale, PA 19446-2012**NISSENBAUM, ALVIN M., dec'd.**Late of Abington Township.  
Executor: JOSEPH H. DOUGHERTY,  
2209 Mt. Carmel Avenue,  
Glenside, PA 19038.  
ATTORNEY: BRUCE J. ECKEL,  
DOUGHERTY & ECKEL,  
2209 Mt. Carmel Avenue,  
Glenside, PA 19038**SEMATIS, DONNA H., dec'd.**Late of Borough of Pottstown.  
Executor: JUAN MAURAS.  
ATTORNEY: DANIEL I. SAGER,  
43 High Street,  
Pottstown, PA 19464**SMITH, JEAN, dec'd.**Late of Upper Pottsgrove Township.  
Executor: KEVIN SMITH,  
80 Oakbrook Court,  
Birdsboro, PA 19508.  
ATTORNEY: EDWARD A. SKYPALA,  
224 King Street,  
Pottstown, PA 19464**SOLO, RICHARD D. also known as****DICK SOLO, dec'd.**Late of Upper Dublin Township.  
Executrix: LINDA B. SOLO,  
1515 The Fairway, Apt. 294 P,  
Rydal, PA 19046.**STARBOARD, MARY ANN, dec'd.**Late of Upper Dublin Township.  
Executor: RANDALL STARBOARD,  
c/o Benjamin G. Lipman, Esquire,  
1525 Locust Street, 14th Floor,  
Philadelphia, PA 19102.  
ATTORNEY: BENJAMIN G. LIPMAN,  
1525 Locust Street, 14th Floor,  
Philadelphia, PA 19102**VIOLANTE, JOAN COBLENTZ also known as****JOAN MAE VIOLANTE,  
JOAN VIOLANTE,  
JOAN C. VIOLANTE,  
JOAN M. VIOLANTE and  
JOAN MAE COBLENTZ VIOLANTE, dec'd.**Late of Borough of Lansdale.  
Executor: JAMES PATRICK VIOLANTE,  
700 Judie Lane,  
Ambler, PA 19002.**WONN, JEANETTE ARLENE also known as****JEANETTE A. WONN, dec'd.**  
Late of West Norriton Township.  
Administrator: KEITH A. WONN,  
c/o John Adam DiPietro, Esquire,  
2116 Old Arch Road,  
East Norriton, PA 19401,  
610-277-9970.

**YODER, RAYMOND W., dec'd.**

Late of Upper Frederick Township.  
 Executor: MICHAEL R. YODER,  
 c/o Mullaney Law Offices,  
 598 Main Street,  
 P.O. Box 24,  
 Red Hill, PA 18076-0024.  
 ATTORNEY: CHRISTOPHER P. MULLANEY,  
 MULLANEY LAW OFFICES,  
 598 Main Street,  
 P.O. Box 24,  
 Red Hill, PA 18076-0024

**Second Publication****ATKINSON, BENJAMIN, dec'd.**

Late of Whitmarsh Township.  
 Executrices: CHRISTINE FRANK,  
 67 Justin Drive,  
 Plymouth Meeting, PA 19462,  
 MARY EILEEN STARTZEL,  
 7535 Ridge Avenue,  
 Philadelphia, PA 19128.  
 ATTORNEY: LINDA M. ANDERSON,  
 ANDERSON ELDER LAW,  
 206 Old State Road,  
 Media, PA 19063

**BECHT, JOSEPH ROBERT, dec'd.**

Late of East Norriton Township.  
 Administratrix: CHERYL ANN BECHT,  
 5 Lawnton Road,  
 East Norriton, PA 19401.

**BELL, CAROLE G. also known as  
CAROLE GILLIGAN BELL and  
CAROLE BELL, dec'd.**

Late of East Norriton Township.  
 Executor: THOMAS N. BELL,  
 2105 Carol Lane,  
 Norristown, PA 19401.  
 ATTORNEY: DANIELLE FRIEDMAN,  
 PALMARELLA & CURRY, P.C.,  
 1255 Drummers Lane, Suite 105,  
 Wayne, PA 19087

**BELLISARIO, NUNZIO also known as  
TONY BELLISARIO, dec'd.**

Late of Borough of Lansdale.  
 Executor: MICHAEL A. DiCICCO,  
 3108 Dovecote Drive,  
 Quakertown, PA 18951

**BURNICK, WILLIAM R. also known as  
WILLIAM BURNICK, dec'd.**

Late of Upper Moreland Township.  
 Executrix: ERIKA BURNICK,  
 c/o Louis J. Lipsky, Esquire,  
 1101 Market Street, Suite 2820,  
 Philadelphia, PA 19107-2993.  
 ATTORNEY: LOUIS I. LIPSKY,  
 LIPSKY and BRANDT,  
 1101 Market Street, Suite 2820,  
 Philadelphia, PA 19107-2993

**CRONIN, MARJORIE G., dec'd.**

Late of Upper Dublin Township.  
 Executrices: SUSAN CRONIN AND  
 DEBORAH WATSON,  
 c/o Kathleen M. O'Connell, Esquire,  
 Schubert, Gallagher, Tyler & Mulcahey,  
 121 S. Broad Street, 20th Floor,  
 Philadelphia, PA 19107.  
 ATTORNEY: KATHLEEN M. O'CONNELL,  
 SCHUBERT, GALLAGHER, TYLER & MULCAHEY,  
 121 S. Broad Street, 20th Floor,  
 Philadelphia, PA 19107

**D'ANGELICO, JANE also known as  
JANE DIXON D'ANGELICO, dec'd.**

Late of Upper Merion Township.  
 Executor: MICHAEL D'ANGELICO,  
 c/o Vincent S. DiCiccio, Esquire,  
 P.O. Box 788,  
 Bryn Mawr, PA 19010-0788.  
 ATTORNEY: VINCENT S. DiCICCIO,  
 P.O. Box 788,  
 Bryn Mawr, PA 19010-0788

**DiGIOVANNI, ALFRED, dec'd.**

Late of Lower Providence Township.  
 Executors: ALFRED M. DiGIOVANNI AND  
 MICHAEL J. DiGIOVANNI,  
 c/o Jocelyn Margolin Borowsky, Esquire,  
 222 Delaware Avenue, Suite 1600,  
 Wilmington, DE 19801-1659.  
 ATTORNEY: JOCELYN MARGOLIN BOROWSKY,  
 DUANE MORRIS LLP  
 222 Delaware Avenue, Suite 1600,  
 Wilmington, DE 19801-1659

**DORAN, CAROL J., dec'd.**

Late of Hatfield Township.  
 Co-Executors: DEBRA JANE SCHAFFER,  
 DENNIS W. DORAN AND  
 DAVID ALLEN DORAN,  
 c/o 333 W. Orvilla Road,  
 Hatfield, PA 19440.

**FORST JR., RUDOLPH K., dec'd.**

Late of Borough of Lansdale.  
 Executor: RANDOLPH K. FORST,  
 c/o David W. Conver, Esquire,  
 1800 Pennbrook Parkway, Ste. 200,  
 Lansdale, PA 19446.  
 ATTORNEY: DAVID W. CONVER,  
 DISCHELL, BARTLE & DOOLEY, P.C.,  
 1800 Pennbrook Parkway, Ste. 200,  
 Lansdale, PA 19446

**HENDRICKS, ERIK J., dec'd.**

Late of Lower Merion Township.  
 Administratrix: ALICE H. HENDRICKS,  
 320 Mill Creek Road,  
 Haverford, PA 19041.  
 ATTORNEY: CAROLE B. SHEFFIELD,  
 ANDERSON KILL, P.C.,  
 1600 Market Street, Suite 2500,  
 Philadelphia, PA 19103

**HEYDT, FLORENCE C., dec'd.**

Late of Borough of Ambler.  
 Executrix: ANNE R. SELTZER,  
 c/o John R. Howland, Esquire,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: JOHN R. HOWLAND,  
 HOWLAND, HESS, GUINAN, TORPEY,  
 CASSIDY & O'CONNELL, LLP,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**HICKMAN, RALPH, dec'd.**

Late of Borough of Hatboro.  
 Administrator: R. CHRISTOPHER HICKMAN,  
 217 Fairway Road,  
 Ambler, PA 19002.

**HOETZEL, MARY L., dec'd.**

Late of Abington Township.  
 Executors: JOHN M. HOETZEL AND  
 KARL G. HOETZEL,  
 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

**KLUG, ELEANOR J., dec'd.**

Late of Upper Providence Township.  
Co-Administrators CTA: ROBERT J. KLUG, SR.,  
110 Poplar Court,  
Collegeville, PA 19426,  
RICHARD M. KLUG, JR.,  
22 Crimson Drive,  
East Norriton, PA 19401.  
ATTORNEY: ROBERT J. KLUG, SR.,  
110 Poplar Court,  
Collegeville, PA 19426

**LEVONIAN, HILTON A. also known as  
HILTON LEVONIAN, dec'd.**

Late of Lower Merion Township.  
Executor: WESTLEY H. LEVONIAN,  
c/o Thomas J. Burke, Jr., Esquire,  
15 Rittenhouse Place,  
Ardmore, PA 19003.  
ATTORNEY: THOMAS J. BURKE, JR.,  
HAWES & BURKE, P.C.,  
15 Rittenhouse Place,  
Ardmore, PA 19003

**LOBRON, LOUIS, dec'd.**

Late of Lower Merion Township.  
Executor: M. DAVID LOBRON,  
c/o Paul E. Bomze, Esquire,  
One Liberty Place, 46th Floor,  
1650 Market Street,  
Philadelphia, PA 19103.  
ATTORNEY: PAUL E. BOMZE,  
KLEINBARD LLC,  
One Liberty Place, 46th Floor,  
1650 Market Street,  
Philadelphia, PA 19103

**LOWENTHAL, ELSA D. also known as  
ELSA DOREEN LOWENTHAL, dec'd.**

Late of Lower Gwynedd Township.  
Executor: STEPHAN BIEBER,  
c/o Neal R. Pearlstine, Esquire,  
298 Wissahickon Avenue, P.O. Box 1514,  
North Wales, PA 19454-1514.  
ATTORNEY: NEAL R. PEARLSTINE,  
298 Wissahickon Avenue,  
P.O. Box 1514,  
North Wales, PA 19454-1514

**MANN, LORANA K., dec'd.**

Late of Worcester Township.  
Executor: BARBARA YOUNG,  
c/o Mark Ryan, Esquire,  
618 Swede Street,  
Norristown, PA 19401.

**MOSER JR., ROBERT DONALD, dec'd.**

Late of Perkiomen Township.  
Administrator d.b.n.: HAZEL M. TRUMP,  
617 Old Reading Pike,  
Pottstown, PA 19464.  
ATTORNEY: GREGORY W. PHILIPS,  
YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,  
PICARDI.,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464-0776

**NARUS, MARY A., dec'd.**

Late of Borough of Jenkintown.  
Executrix: PATRICIA LUCAS,  
c/o Mark J. Vasoli, Esquire,  
1430 Ulmer Avenue, P.O. Box 89,  
Oreland, PA 19075.  
ATTORNEY: MARK J. VASOLI,  
1430 Ulmer Avenue, P.O. Box 89,  
Oreland, PA 19075

**PATEL, SURYABALA BIPIN, dec'd.**

Late of Lower Providence Township.  
Executor: KAMLESH PATEL,  
2706 Lantern Lane,  
Audubon, PA 19403.

**PRICE, JANICE R. also known as  
JANICE PRICE, dec'd.**

Late of Plymouth Township.  
Executrix: JACQUELINE L. PRICE,  
736 Renel Road,  
Plymouth Meeting, PA 19462.  
ATTORNEY: MELISSA J. CANTWELL,  
CANTWELL LAW OFFICES,  
16 Carriage Knoll Court,  
Langhorne, PA 19047

**ROSSELL, BARBARA F., dec'd.**

Late of Whitmarsh Township.  
Executors: ANDREW ROSSELL AND  
ELIZABETH ROSSELL,  
c/o Kathleen M. O'Connell, Esquire,  
Schubert, Gallagher, Tyler & Mulcahey,  
121 S. Broad Street, 20th Floor,  
Philadelphia, PA 19107.  
ATTORNEY: KATHLEEN M. O'CONNELL,  
SCHUBERT, GALLAGHER, TYLER &  
MULCAHEY,  
121 S. Broad Street, 20th Floor,  
Philadelphia, PA 19107

**RUDLEY, GALE STEIGELMANN also known as  
GALE S. RUDLEY, dec'd.**

Late of Erdenheim, PA.  
Administrator: ROBERT P. RUDLEY,  
7 Rich Avenue,  
Erdenheim, PA 19038.  
ATTORNEY: ROBERT J. OPALKA,  
315 Rockledge Avenue, #2,  
Rockledge, PA 19046

**SACCO, EMILIO L., dec'd.**

Late of Upper Merion Township.  
Executrix: GERALYN M. GAUDIO,  
c/o Paul C. Vangrossi, Esquire,  
Vangrossi & Recchuiti,  
319 Swede Street,  
Norristown, PA 19401.  
ATTORNEY: PAUL C. VANGROSSI,  
VANGROSSI AND RECCHUITI,  
319 Swede Street,  
Norristown, PA 19401

**SHUPE, LILLIAN R., dec'd.**

Late of Frederick Township.  
Executrices: JOY BENFIELD,  
223 Benfield Road,  
Macungie, PA 18062,  
JAYNE L. WALKER,  
1538 Huffs Church Road,  
Barto, PA 19504.  
ATTORNEY: KENNETH E. PICARDI,  
YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,  
PICARDI.,  
1129 E. High Street,  
P.O. Box 776,  
Pottstown, PA 19464-0776

**SNITOW, MEIVEL W., dec'd.**

Late of Lower Merion Township.  
Executrix: SANDRA A. SNITOW,  
225 Melrose Circle,  
Merion, PA 19066.  
ATTORNEY: JACK M. BERNARD,  
100 South Broad Street, Suite 930,  
Philadelphia, PA 19110



**SNYDER, JANET also known as****JANET G. SNYDER, dec'd.**

Late of Lower Merion Township.

Executrix: RANDY MAGED,

c/o Bruce A. Rosenfield, Esquire,

1600 Market Street, Suite 3600,

Philadelphia, PA 19103.

ATTORNEY: BRUCE A. ROSENFELD,

SCHNADER, HARRISON, SEGAL & LEWIS, LLP,

1600 Market Street, Suite 3600,

Philadelphia, PA 19103

**TUSKI, JOSEPH C. also known as****JOSEPH TUSKI, dec'd.**

Late of Lower Pottsgrove Township.

Executrix: KIMBERLY TUSKI,

315 Yost Avenue,

Spring City, PA 19475.

ATTORNEY: DANIELLE FRIEDMAN,

PALMARELLA & CURRY, P.C.,

1255 Drummers Lane, Suite 105,

Wayne, PA 19087

**WEINMANN, CHARLES J., dec'd.**

Late of Hatfield Township.

Executrix: MARGARET R. FODY,

c/o McNamara, Bolla & Panzer PC,

116 East Court Street,

Doylestown, PA 18901.

ATTORNEY: STEPHANIE M. SHORTALL,

116 East Court Street,

Doylestown, PA 18901

**WHITE, DAVID, dec'd.**

Late of Borough of Narberth.

Executrix: JACQUELINE M. KAPLAN,

c/o David B. Pudlin, Esquire,

One Logan Square, 27th Floor,

Philadelphia, PA 19103-6933.

ATTORNEY: DAVID B. PUDLIN,

HANGLEY ARONCHICK SEGAL PUDLIN &  
SCHILLER,

One Logan Square, 27th Floor,

Philadelphia, PA 19103-6933

**WOOSTER, VALERY also known as****VALERY ELIZABETH WOOSTER and****VALERY E. WOOSTER, dec'd.**

Late of Limerick Township.

Administratrix: JEAN M. WOOSTER,

c/o King Laird, P.C.,

360 West Main Street,

Trappe, PA 19426.

ATTORNEY: ANDREW C. LAIRD,

KING LAIRD, P.C.,

360 West Main Street,

Trappe, PA 19426

**Third and Final Publication****BALDASSANO, SAMUEL P., dec'd.**

Late of Lower Providence Township.

Executrix: DONNA MARIE SMITH,

58 Kibblehouse Drive,

Schwenksville, PA 19473.

ATTORNEY: ROWAN KEENAN,

KEENAN, CICCITTO & ASSOCIATES,

376 East Main Street,

Collegeville, PA 19426

**BEAZER, WILLIAM M., dec'd.**

Late of Borough of Norristown.

Executrix: PATRICIA W. BEAZER,

c/o Jay C. Glickman, Esquire,

Rubin, Glickman, Steinberg & Gifford,

2605 North Broad Street,

P.O. Box 1277,

Lansdale, PA 19446.

ATTORNEY: JAY C. GLICKMAN,

RUBIN, GLICKMAN, STEINBERG &

GIFFORD,

2605 North Broad Street,

P.O. Box 1277,

Lansdale, PA 19446

**BECKER, THELMA, dec'd.**

Late of Franconia Township.

Executors: SUSAN L. NOLAN AND

JOHN S. BECKER,

c/o Maza, David & Hoeffel,

507 Salfordville Road,

P.O. Box 369,

Lederach, PA 19450-0369.

ATTORNEY: JAMES W. MAZA,

MAZA, DAVID & HOEFFEL,

507 Salfordville Road,

P.O. Box 369,

Lederach, PA 19450-0369,

215-256-0007

**BROMBERG, GARY, dec'd.**

Late of Springfield Township.

Executors: MIA BROMBERG,

1144 N. Normandie Avenue, Apt. 102,

Los Angeles, CA 90029,

ADAM BROMBERG,

165 E. 89th Street, Apt. 4F,

New York, NY 10128, and

STEVEN G. WINTERS,

111 Shaw Drive,

Fort Washington, PA 19034.

ATTORNEY: STEVEN G. WINTERS,

COZEN O'CONNOR,

1900 Market Street,

Philadelphia, PA 19103

**BRYAN, CHARLES F., dec'd.**

Late of Abington Township.

Executrix: DONNA M. KUMMERLING,

1142 Boone Avenue,

Roslyn, PA 19001.

ATTORNEY: ROBERT C. GERHARD, III,

GERHARD & GERHARD, P.C.,

222 South Easton Road, Suite 104,

Glenside, PA 19038,

215-885-6785

**BUSILLO, NORMA C., dec'd.**

Late of Springfield Township.

Executors: ANGELA J. BUSILLO,

1917 Lillian Drive,

Williamstown, NJ 08094,

FRANCIS E. BUSILLO,

521 Filbert Road,

Oreland, PA 19075.

ATTORNEY: DAVID P. GRAU,

911 N. Easton Road,

P.O. Box 209,

Willow Grove, PA 19090

**CARLO JR., MARIO, dec'd.**

Late of Upper Dublin Township.  
 Executrix: LISA J. CARLO,  
 16 Dorsey Pl.,  
 Fort Washington, PA 19034.  
 ATTORNEY: DANIEL J. de LUCA,  
 Three Valley Square, Suite 220,  
 Blue Bell, PA 19422

**CHAIRMAN, EVELYN S., dec'd.**

Late of Cheltenham Township.  
 Executor: RAYMOND E. SILK,  
 c/o Paul E. Bomze, Esquire,  
 One Liberty Place, 46th Floor,  
 1650 Market Street,  
 Philadelphia, PA 19103.  
 ATTORNEY: PAUL E. BOMZE,  
 KLEINBARD LLC,  
 One Liberty Place, 46th Floor,  
 1650 Market Street,  
 Philadelphia, PA 19103

**CLAUSON, SHARYN-FERNE also known as**

**SHARYN F. CLAUSON,**  
**S.F. CLAUSON and**  
**SHARYN-FERNE CLAUSEN, dec'd.**  
 Late of Upper Merion Township.  
 Executrix: MARILYN GOLDEN.  
 ATTORNEY: MARGERY S. PREDDY,  
 2727 West Chester Pike,  
 Broomall, PA 19008

**COYLE, ALBERT E., dec'd.**

Late of Borough of Rockledge.  
 Executrix: DIANNE M. COYLE,  
 45 Park Avenue,  
 Rockledge, PA 19406.  
 ATTORNEY: DAVID P. GRAU,  
 911 N. Easton Road,  
 P.O. Box 209,  
 Willow Grove, PA 19090

**DALE, VIRGINIA M. also known as**

**VIRGINIA MAY DALE, dec'd.**  
 Late of Upper Frederick Township.  
 Executrix: JOY D. LUFF,  
 c/o Tomlinson & Gerhart,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: BARRY J. TOMLINSON,  
 TOMLINSON & GERHART,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041

**DIETRICH, WILLIS K., dec'd.**

Late of Abington Township.  
 Executrix: JANICE KOLEA,  
 507 Logan Road,  
 Phoenixville, PA 19460.

**duBOIS, ROBERT H., dec'd.**

Late of Abington Township.  
 Administrator: RAYMOND M. GROFF, JR.,  
 307 Blackwood Drive,  
 Reading, PA 19060.  
 ATTORNEY: DAVID G. ENNIS,  
 2209 Mt. Carmel Avenue,  
 Glenside, PA 19038

**GENNARO, CECELIA K. also known as**

**CECELIA GENNARO, dec'd.**  
 Late of Upper Dublin Township.  
 Executors: JOHN P. GENNARO AND  
 RICHARD A. GENNARO,  
 c/o James M. Jacquette, Esquire,  
 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: JAMES M. JACQUETTE,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**GILES, TRACIE BUTLER also known as**

**TRACIE GILES and**  
**TRACIE B. GILES, dec'd.**  
 Late of Cheltenham Township.  
 Administrator: DARRELL K. B. GILES,  
 27 Latham Parkway,  
 Melrose Park, PA 19027-3149.  
 ATTORNEY: DEBRA WASHINGTON DeLAIN,  
 Centre Square Building, East Tower, Twelfth Floor,  
 1500 Market Street,  
 Philadelphia, PA 19102

**GREEN, THELMA BAILEY also known as**

**THELMA B. GREEN and**  
**THELMA GREEN, dec'd.**  
 Late of Upper Merion Township.  
 Executor: JOHN P. GREEN,  
 c/o Joseph E. Lastowka, Jr., Esquire,  
 The Madison Building,  
 108 Chelsey Drive,  
 Media, PA 19063-1712.  
 ATTORNEY: JOSEPH E. LASTOWKA, JR.,  
 ABBOTT LASTOWKA & OVERHOLT LLP,  
 The Madison Building,  
 108 Chelsey Drive,  
 Media, PA 19063-1712

**HOFFMAN, RAYMOND D.J. also known as**

**RAYMOND HOFFMAN, dec'd.**  
 Late of Borough of Lansdale.  
 Administrator: JAMES HOFFMAN, MD,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**HYMAN, EVELYN, dec'd.**

Late of Horsham Township.  
 Executor: DAVID L. HYMAN,  
 One Liberty Place, 46th Floor,  
 1650 Market Street,  
 Philadelphia, PA 19103.  
 ATTORNEY: DAVID L. HYMAN,  
 KLEINBARD LLC,  
 One Liberty Place, 46th Floor,  
 1650 Market Street,  
 Philadelphia, PA 19103

**JOHNSON, LOIS D., dec'd.**

Late of Lower Providence Township.  
 Executor: KARL B. DAVIS,  
 213 Lovers Lane,  
 Mont Clare, PA 19453.  
 ATTORNEY: JAMES C. KOVALESKI,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**KENNEDY, MARY REGINA, dec'd.**

Late of Borough of Lansdale.  
 Executrix: ANNE M. HILEMAN,  
 68 Mt. Eyre Road,  
 Washington Crossing, PA 18977.

**KOLLER, JAMES R. also known as  
JAMES ROBERT KOLLER, dec'd.**

Late of Whitemarsh Township.  
 Executrix: MARIANNE F. KOLLER,  
 c/o John R. Latourette, Esquire,  
 Dilworth Paxson LLP  
 1500 Market Street, Suite 3500E,  
 Philadelphia, PA 19103.  
 ATTORNEY: JOHN R. LATOURETTE,  
 DILWORTH PAXSON LLP  
 1500 Market Street, Suite 3500E,  
 Philadelphia, PA 19103

**LAUMAN, GEORGE C. also known as  
GEORGE LAUMAN, dec'd.**

Late of Worcester Township.  
 Executors: PATRICIA A. ROGERS AND  
 BARRY W. LAUMAN,  
 c/o Diane H. Yazujian, Esquire,  
 P.O. Box 1099,  
 North Wales, PA 19454.  
 ATTORNEY: DIANE H. YAZUJIAN,  
 P.O. Box 1099,  
 North Wales, PA 19454

**MacDONALD, ROBERT DYKES, dec'd.**

Late of East Norriton Township.  
 Executor: MATTHEW MacDONALD,  
 3130 Taft Road,  
 East Norriton, PA 19403.

**MAGASICH, MARGARET also known as  
MARGARET A. MAGASICH, dec'd.**

Late of Lower Salford Township.  
 Executor: FRANK MAGASICH,  
 1073 Kingscote Drive,  
 Harleysville, PA 19438.  
 ATTORNEY: CHRISTOPHER MAZULLO,  
 8 East Court Street,  
 Doylestown, PA 18901

**MAYO, LUCILLE, dec'd.**

Late of Borough of Norristown.  
 Administratrix: ZILPHIA MAYO,  
 1203 Willow Street,  
 Norristown, PA 19401.

**McKINNEY, ANNE T. also known as  
NANCY McKINNEY, dec'd.**

Late of Lower Merion Township.  
 Executor: ROBERT McKINNEY,  
 507 Dudley Avenue,  
 Narberth, PA 19072.

**MOORE, ROSALIE A., dec'd.**

Late of Borough of Norristown.  
 Executor: BERNARD A. MOORE,  
 c/o Beeghley and Beeghley,  
 3038 Butler Pike,  
 Conshohocken, PA 19428

**MOSIER, JEAN L., dec'd.**

Late of Skippack Township.  
 Executrix: SUSAN E. WOOD,  
 1335 Gravel Pike,  
 Zieglerville, PA 19492.  
 ATTORNEY: ROWAN KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES,  
 376 East Main Street,  
 Collegeville, PA 19426

**O'NEILL, WILLIAM FRANCIS, dec'd.**

Late of West Norriton Township.  
 Executor: GARY D. O'NEILL,  
 3 Mill Road,  
 Norristown, PA 19401

**PARSONS, THELMA M., dec'd.**

Late of Montgomery Township.  
 Administrator: BRIAN A. PARSONS,  
 c/o Leonard L. Shober, Esquire,  
 308 N. Main Street, Suite 400,  
 Chalfont, PA 18914.

ATTORNEY: LEONARD L. SHOBER,  
 SHOBER & ROCK, P.C.,  
 308 N. Main Street, Suite 400,  
 Chalfont, PA 18914

**RAGUSA JR., JOSEPH CHARLES, dec'd.**

Late of Borough of Norristown.  
 Administratrix: DIANA MAE RAGUSA,  
 708 E. Marshall Street,  
 Norristown, PA 19401.  
 ATTORNEY: MARCIA BINDER IBRAHIM,  
 LAW OFFICE OF MARCIA BINDER IBRAHIM, LLC,  
 222 South Broad Street,  
 Lansdale, PA 19446

**ROTHROCK, EVA F. also known as****EVA FOWLER ROTHROCK and  
EVA ROTHROCK, dec'd.**

Late of Borough of Lansdale.  
 Executor: WILLIAM G. ROTHROCK,  
 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

**SCHULTZ, ANN MONTGOMERY, dec'd.**

Late of Whitemarsh Township.  
 Executrix: ANN M. FULGINITI,  
 1900 Central Avenue,  
 North Wildwood, NJ 08260.

**SCHWEIGER JR., THOMAS S. also known as****THOMAS S. SCHWEIGER and  
THOMAS SCHWEIGER, dec'd.**

Late of Abington Township.  
 Administrator: ROBERT P. SCHWEIGER,  
 c/o Ned Hark, Esquire,  
 Goldsmith, Hark & Hornak, PC,  
 7716 Castor Avenue,  
 Philadelphia, PA 19152.  
 ATTORNEY: NED HARK,  
 GOLDSMITH, HARK & HORNAK, PC,  
 7716 Castor Avenue,  
 Philadelphia, PA 19152

**SHANLEY, JANET N. also known as  
JANET SHANELY, dec'd.**

Late of Frederick Township.  
 Co-Executors: TARA L. DRUMHELLER AND  
 F. RICHARD DRUMHELLER,  
 85 S. Sunrise Lane,  
 Boyertown, PA 19512.  
 ATTORNEY: CHARLES D. GARNER, JR.,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 P.O. Box 444,  
 Pottstown, PA 19464

**SHERMAN, VIRGINIA M., dec'd.**

Late of Upper Dublin Township.  
 Executor: PETER SHERMAN,  
 c/o Bruce A. Nicholson, Esquire,  
 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: BRUCE A. NICHOLSON,  
 104 N. York Road,  
 Hatboro, PA 19040

**SNYDER, RUTH D., dec'd.**

Late of Lower Salford Township.  
 Executor: PETER J. GILBERT,  
 200 Highpoint Drive #211,  
 Chalfont, PA 18914.  
 ATTORNEY: DAVID T. SIEGEL,  
 200 Highpoint Drive #211,  
 Chalfont, PA 18914

**STERN, JANET also known as  
JANET L. STERN, dec'd.**

Late of Lower Merion Township.  
 Executrix: REBECCA S. STERN,  
 c/o Robert M. Slutsky, Esquire,  
 600 W. Germantown Pike, #400,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: ROBERT M. SLUTSKY,  
 ROBERT M. SLUTSKY ASSOCIATES,  
 600 W. Germantown Pike, #400,  
 Plymouth Meeting, PA 19462

**STERN, LORRAINE E., dec'd.**

Late of Borough of Jenkintown.  
 Executrix: MOIRA B. ROSENBERGER,  
 One Summit Street,  
 Philadelphia, PA 19118.  
 ATTORNEY: MOIRA B. ROSENBERGER,  
 BARBER, SHARPE & ROSENBERGER,  
 One Summit Street,  
 Philadelphia, PA 19118

**STRAX, ILENE C. also known as  
ILENE STRAX, dec'd.**

Late of Cheltenham Township.  
 Executors: HELLER N. MOSES AND  
 JOSHUA R. STRAX,  
 c/o Justin H. Brown, Esquire,  
 4 Penn Center,  
 1600 JFK Blvd.,  
 Philadelphia, PA 19103.  
 ATTORNEY: JUSTIN H. BROWN,  
 FLASTER GREENBERG, P.C.,  
 4 Penn Center,  
 1600 JFK Blvd.,  
 Philadelphia, PA 19103

**TULLY, JOYCE C. also known as  
JOYCE CAROL TULLY and  
JOYCE TULLY, dec'd.**

Late of Lower Salford Township.  
 Co-Personal Representatives: LISA J.  
 KINZELMAN AND  
 LAURA A. TULLY,  
 c/o Peter P. Perry, Esquire,  
 1600 Lehigh Parkway East, E1,  
 Allentown, PA 18103-3097.  
 ATTORNEY: PETER P. PERRY,  
 1600 Lehigh Parkway East, 1E,  
 Allentown, PA 18103-3097

**UDELL, ANITA M., dec'd.**

Late of Abington Township.  
 Executrix: RUTH KUNSTADTER,  
 c/o Michael S. Connor, Esquire,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444.  
 ATTORNEY: MICHAEL S. CONNOR,  
 LAW OFFICE OF MICHAEL S. CONNOR,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

**WEXELBLAT, GERALDINE S., dec'd.**

Late of Borough of Ambler.  
 Executors: MOIRA B. ROSENBERGER AND  
 ALAN D. WEXELBLAT,  
 c/o Moira B. Rosenberger, Esquire,  
 One Summit Street,  
 Philadelphia, PA 19118.  
 ATTORNEY: MOIRA B. ROSENBERGER,  
 BARBER, SHARPE & ROSENBERGER,  
 One Summit Street,  
 Philadelphia, PA 19118

**WILLIAMS, WALTER E., dec'd.**

Late of Upper Dublin Township.  
 Executrix: SARA M. WILLIAMS,  
 c/o John J. McAneney, Esquire,  
 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: JOHN J. McANENEY,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**LIMITED LIABILITY COMPANY**

Notice is hereby given that a Certificate of Organization was filed on February 1, 2015 with the Pennsylvania Department of State for **JWAGS Renovation, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

Notice is hereby given that a Certificate of Organization was filed on March 19, 2015 with the Pennsylvania Department of State for **RKT Solutions, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

**Mark S. Danek, Esquire**  
 350 Sentry Parkway East  
 Bldg. 630, Ste. 110A  
 Blue Bell, PA 19422

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**MISCELLANEOUS**
**NOTICE OF INTENTION TO FILE  
APPLICATION TO WITHDRAW  
FROM THE UPPER GWYNEDD  
TOWAMENCIN MUNICIPAL AUTHORITY**

Notice is hereby given pursuant to the provisions of the Municipality Authorities Act, 53 Pa. C.S.A. Section 5604(c) that Upper Gwynedd Township has adopted a resolution dated March 23, 2015 signifying its desire to withdraw from the Upper Gwynedd Towamencin Municipal Authority, that the Upper Gwynedd Towamencin Municipal Authority has by resolution dated April 6, 2015 expressed its consent to such withdrawal and that on or before April 30, 2015, Upper Gwynedd Township will file an application with the Secretary of the Commonwealth to withdraw from the Upper Gwynedd Towamencin Municipal Authority pursuant to the provisions of 53 Pa. C.S.A. Section 5604(d).

Leonard T. Perrone, Upper Gwynedd  
Township Manager

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**EXECUTIONS ISSUED**

**Week Ending March 31, 2015**

**The Defendant's Name Appears  
First in Capital Letters**

AIELLO, GIOVANNA: UNKNOWN HEIRS OF  
JOHN J AIELLO - Nationstar Mortgage, LLC, et al.;  
201429932.

ALEXAKI, LAUREN: SCOTT - Bank Of America  
National Association, et al.; 201019505;  
IN REM ORDER/161,735.40.

ALLEBACH, RICHARD: DOLORES:  
SUSQUEHANNA BANK, GRNSH. - Providence Forge  
Association I & II; 201506330; \$6,618.70.

AWS LANDWORKS, LLC: MCELVEN, WENDY:  
CORTESE, VALENTINE: PNC BANK, GRNSH. -  
Norris Sales Co, Inc.; 201427759; \$13,194.51.

BUDINE, THOMAS: THOMAS: UNITED STATES  
OF AMERICA - Ocwen Loan Servicing, LLC;  
201433720; \$196,112.66.

CAFIERO, CAROLYN: BANK OF AMERICA  
NATIONAL ASSOCIATION, GRNSH. -  
American Express Bank Fsb; 201427749;  
WRIT/EXEC.

CAIN, MARY: MARY - Us Bank National Association;  
201028884.

CAPERS, SAMUEL: CITADEL FEDERAL  
CREDIT UNION, GRNSH. - Perkiomen Wood  
Property Ownrs Assoc; 201102546; WRIT/EXEC.

CARROLL, RACHELLE: TRUMARK FINANCIAL,  
GRNSH. - Harrity, Scott; 201505499; \$5,648.80.

CHAGAN, E. E. - Lasalle Bank National Association,  
et al.; 201013626; ORDER/IN REM JDMT 4,095,196.3.

CHAPMAN, JOHN: JUDITH - Perkiomen Woods  
Property Owners Association; 201500203;  
WRIT/EXEC.

CHOICE SERVICES, INC.: GUARANTEED  
HEATING & AIR - Cassidy, Marcy, et al.; 201432133;  
\$12,771.00.

CHRISTOPHER, THERESA: ESTATE OF RUTH C  
MILNER: CHRISTOPHER, MARIAN, ET AL. -  
Wells Fargo Bank Na; 201407152; \$92,790.37.

CHRISTY, SHARON: STEPHEN - Homebridge  
Financial Services, Inc.; 201431293.

CRONIN, JENNIFER - Green Tree Servicing, LLC;  
201409285.

CURTIS, DEVON: TD BANK, GRNSH. -  
Law Offices Of Seth P Maltzman; 201506265; \$5,708.41.  
CURTIS, MARY - Wells Fargo Financial Bank;  
201226211; \$67,648.21.

DEMASI, JOSEPH: JULIA - Deutsche Bank  
National Trust Company; 201200593; WRIT/EXEC.

GALLAGHER, JOSEPH: ESTATE OF JOSEPH A  
GALLAGHER - Citizens Bank Of Pennsylvania;  
201429460.

GARY BARBERA ENTERPRISES, INC.:  
GARY BARBERA GROUP - Rt Environmental  
Services, Inc.; 201417266; \$22,885.42.

GLICKSTEIN, MELVIN: BURNO, DAVID: BURNO  
ADJUSTMENT BUREAU, LLC: JOHN, BERKERY,  
GRNSH. - Cpr Restoration & Cleaning Service;  
201109185; WRIT/EXEC.

GONZALEZ, LUIS: ROSA: LORY, ET AL. -  
Deutsche Bank Trust Company America  
As Indenture Trustee, et al.; 201501967; \$168,865.53.

GRANT, ANDREA: PAUL: WELLS FARGO BANK NA,  
GRNSH. - Perkiomen Woods Property Owners  
Association; 201332481; WRIT/EXEC.

GRAYAUSKIE, DANIEL E.: LINDA A.:  
ESTATE OF DOROTHY M GRAYAUSKIE,  
GRNSH. - Berger, Donald R.; 200317544.

HAMEEN, EDWARD: WOODFOREST  
NATIONAL BANK, GRNSH. - Harrity, Scott;  
201505496; \$2,345.93.

HEPP, GEORGE: MCAGENERAL CONSTRUCTION, INC. -  
Semanoff Ormsby Greenberg And Torchia, LLC;  
201423607.

HITTINGER, KIRK - Semanoff Ormsby Greenberg &  
Torchia, LLC; 201423941.

INYANG, INYANG: SOFTGATE SYSTEMS, INC.,  
GRNSH. - Haines Eastburn Stenton Corp; 201506695;  
\$76,928.22.

KOENIG, INGO: YULISH, JOHN: PNC BANK NA,  
GRNSH. - Gbr; 201506283; \$2,129.80.

LEE, AMY: PNC BANK, GRNSH. - Advantage  
Assets II, Inc.; 200941852; \$319.06.

LILICK, TIMOTHY: SANTANDER BANK, GRNSH. -  
Adelman, Robert; 201401366; \$5,211.54.

MANGAL, CAREY: BANK OF AMERICA, GRNSH. -  
Lvnv Funding, LLC; 201421024; WRIT/EXEC.

MCGILL, CYNTHIA: TD BANK, GRNSH. -  
American Credit Collection, LLC; 201127248;  
WRIT/EXEC.

MITCHELL, TINA: CITADEL FEDERAL CREDIT UNION,  
GRNSH. - Commonwealth Financial Systems, Inc.;  
201102181; \$3,419.04.

PATTON, AMANDA: THOMAS: SUSAN -  
Jpmorgan Chase Bank National Association;  
201502598; \$210,542.92.

REPPERT, PAUL: GRETCHEN - Bank Of America Na,  
et al.; 201314087; \$144,532.68.

SERA, LEE: LEE, SERA: BANK OF PRINCETON,  
GRNSH. - American Express Bank; 201407037;  
WRIT/EXEC.

SIMON, MILONE - Deutsche Bank National  
Trust Company; 201502452.



SPORT, CHARLES: NAVY FEDERAL CREDIT UNION, GRNSH. - Valley Forge Military Academy And College; 201500628; WRIT/EXEC.  
 STEFANIK, MICHAEL: CITIZENS BANK, GRNSH. - Unifund Corporation; 201206011; WRIT/EXEC.  
 STEINBERG, DIANA: TD BANK NATIONAL ASSOCIATION, GRNSH. - American Express Bank Fsb; 201500036; WRIT/EXEC.  
 STEVENSON, ROBERT: ROBERT: HELEN - Wachovia Bank Na, et al.; 201433593; \$421,511.37.  
 TECHFORCE3, INC.: CITIZENS BANK, GRNSH. - Harris, Scott; 201506329; WRIT/EXEC.  
 WACHS, KENNETH - Suntrust Mortgage, Inc., et al.; 201205611; \$461,030.48.  
 WALKER, JAMES - American Credit Collections, LLC; 200816682; WRIT/EXEC.  
 WELDON, BELINDA D.: PNC BANK, GRNSH. - Unifund Cer Parts; 200425695; WRIT/EXEC.  
 WILKINSKY, JASON: JASON: KATYANN - Santander Bank Na; 201433006; 255,467.99.  
 WITHERS, SHARYN: LAWRENCE - Citizens Bank Of Pennsylvania; 201433008.  
 YODER, BRANDON - Santander Bank Na; 201400684; AMEND IN REM/370,519.71.  
 YONG, HWAN: HONG - Citizens Bank Of Pennsylvania; 201501648.

## JUDGMENTS AND LIENS ENTERED

**Week Ending March 31, 2015**

### The Defendant's Name Appears First in Capital Letters

18 DEGREES NORTH: BENIN, ACQUANETTE: MALIK - Rodriguez, Angel; 201506252; Foreign Judgment; \$348821.33.  
 BLOOM, MATTHEW - Lvnv Funding Llc; 201505992; Certification of Judgment; \$1,763.56.  
 CLAIRE, COURTNEY - Sterling Jewelers Inc; 201506240; Judgment fr. District Justice; \$4,812.36.  
 COLON, NILSA - Palisades Acquisition Xvi Llc; 201505945; Certification of Judgment; \$2847.44.  
 DESI VILLAGE INC - Razi, Khursheed; 201505603; Complaint In Confession of Judgment; \$15,750.00.  
 EVERMAN, PAT: PME AUTOMATION - Air Oil Systems Inc; 201505944; Judgment fr. District Justice; \$5,986.20.  
 HITCHENS, MICHAEL - Capital One Bank Usa Na; 201506002; Judgment fr. District Justice; \$2113.25.  
 ICKES, MICHAEL - Great Seneca Financial Corp; 201505930; Certification of Judgment; \$1349.44.  
 KLEIN, ELSIE - Jumpstart Capital Management Llc; 201506191; Judgment fr. District Justice; \$8,039.23.  
 KOTSKO, LEESA - Palisades Acquisition Xvi Llc; 201505970; Certification of Judgment; \$1211.75.  
 OBRIEN, JOSEPH - Norristown Municipality; 201505927; Judgment fr. District Justice; \$12100.00.  
 RANDALL, FANNIE - Norristown Municipality; 201505928; Judgment fr. District Justice; \$599.33.  
 REYES, ANGEL: RYES, BRANDI - Wommer, Alan; 201505956; Judgment fr. District Justice; \$6791.17.  
 SCHECHTER, HERMAN - Intex Design General Contracting Llc; 201506194; Mechanics Lien Claim; \$2,700.00.  
 STRAWDER, GLORIA - Cach Llc; 201506198; Judgment fr. District Justice; \$2,796.15.

### CHELTENHAM TWP. - entered municipal claims against:

Aiken, Mary; 201505939; \$314.00.  
 Aiken, Mary; 201505938; \$988.00.  
 Anderson, Hortence: Ivan; 201505943; \$314.00.  
 Anderson, Ivan: Hortence; 201505942; \$434.00.  
 Barksadale, Anna: Jerome; 201505988; \$314.00.  
 Barksadale, Jerome: Anna; 201505987; \$514.00.  
 Batchelor, Doris; 201505979; \$314.00.  
 Batchelor, Doris; 201505978; \$740.00.  
 Bender, Diane: Paul; 201505971; \$314.00.  
 Bender, Paul: Diane; 201505966; \$423.00.  
 Boyd, Bernard: Sandra; 201505984; \$314.00.  
 Boyd, Sandra: Bernard; 201505980; \$654.00.  
 Crew-Hartman, Barbara; 201505990; \$314.00.  
 Crew-Hartman, Barbara; 201505989; \$989.00.  
 Gm Burke Llc; 201505957; \$622.00.  
 Grazanio, Angelina: Frank; 201505951; \$314.00.  
 Grazanio, Frank: Angelina; 201505950; \$400.00.  
 Grier, Sylvester; 201505965; \$314.00.  
 Grier, Sylvester; 201505964; \$232.00.  
 Harris, Alexander: Geraldine; 201505972; \$410.00.  
 Harvey-Pray, Sabrina; 201505934; \$434.00.  
 Harvey-Pray, Sabrina; 201505935; \$314.00.  
 Home Sweet Home Property; 201505976; \$1018.00.  
 Home Sweet Home Property; 201505977; \$314.00.  
 Mccann, Kenneth: Rosemarie; 201505962; \$163.00.  
 Mccann, Rosemarie: Kenneth; 201505963; \$314.00.  
 Onkarivi, Mai: Thach; 201505959; \$314.00.  
 Onkarivi, Thach: Mai; 201505958; \$569.00.  
 Preston, John; 201505952; \$698.00.  
 Preston, John; 201505953; \$314.00.  
 Ryan, Bruce: Ellen; 201505985; \$520.00.  
 Ryan, Ellen: Bruce; 201505986; \$314.00.  
 Sherin, Linda: Walter; 201505961; \$314.00.  
 Sherin, Walter: Linda; 201505960; \$339.00.  
 Sims, Armita: Samuel; 201505947; \$314.00.  
 Sims, Samuel: Armita; 201505946; \$563.00.  
 Suttman, Bruno; 201505955; \$943.00.  
 Suttman, Bruno; 201505954; \$1506.00.  
 Tener, Morton: Ronne; 201505948; \$909.00.  
 Tener, Ronne: Morton; 201505949; \$314.00.  
 Walton, James; 201505936; \$602.00.  
 Walton, James; 201505937; \$314.00.  
 Woodley, Hazel: Herman; 201505975; \$314.00.  
 Woodley, Herman: Hazel; 201505974; \$936.00.  
 Young, Efelda; 201505941; \$314.00.  
 Young, Efelda; 201505940; \$375.00.

### CHELTENHAM TWP. SCHOOL DIST. - entered municipal claims against:

Askow, Irving: Deleo, Seth: Mendelsohn, Scott; 201506062; \$353.50.  
 People R Us Community Residential Services Inc; 201506010; \$4,481.15.

### PENNA. DEPT. OF REV. - entered municipal claims against:

Warburton, John: Ghanias; 2015060385; \$3,335.27.

### PENNA. UNEMPL. COMP. FUND - entered municipal claims against:

Abington Dental Associates Inc; 2015060396; \$625.95.  
 Ci Solutions Llc; 2015060398; \$1243.14.  
 Schmeer, Kyle: Cycles Bkyle; 2015060397; \$6574.18.  
 Ss Platinum Properties Llc; 2015060399; \$1291.59.

**PHOENIXVILLE BORO. -****entered municipal claims against:**

Farnquist, Jack: Elizabeth; 201506014; \$1118.15.  
 Keener, Aimmie; 201506027; \$1,026.99.  
 Selfinger, Dennis; 201506022; \$2,700.55.

**POTTSTOWN BORO. AUTH. -****entered municipal claims against:**

Bell, Joseph: Tecora; 201506036; \$256.03.  
 Bell, Joseph: Tecora; 201506066; \$419.73.

**UNITED STATES INTERNAL REV. -****entered claims against:**

Advanced Chiropractic Services; 201570220; \$2697.68.  
 Feierstein, Martin: Kane, Lauren; 201570222; \$42024.22.  
 Frangioso, Salvatore: Retriever Services; 201570228; \$698.67.  
 Insight Eyecare Pc; 201570225; \$3779.20.  
 New Center Point Cleaners Inc; 201570221; \$22169.70.  
 Select Financial Services Inc; 201570226; \$215760.63.  
 Shimell, Douglas; 201570224; \$14733.28.  
 Viter, Rostyslav; 201570223; \$31505.56.  
 Whitenburg, Rodney; 201570227; \$8825.62.

**UPPER DUBLIN SCHOOL DIST. -****entered municipal claims against:**

Ashhurst, John: Annyce; 201506007; \$425.88.  
 Sussman, Todd: Hillary; 201506013; \$10,808.40.

**UPPER DUBLIN TWP. -****entered municipal claims against:**

Ashhurst, John: Annyce; 201506007; \$425.88.  
 Sussman, Todd: Hillary; 201506013; \$10,808.40.

**UPPER MORELAND TWP./HATBORO BORO.****JOINT SEWER AUTH. -****entered municipal claims against:**

Branco, Michael: Kimberly; 201505918; \$478.18.  
 Martin, Susan; 201505919; \$634.45.  
 Ruth, Leonard: Adrienne; 201505920; \$431.13.  
 Thron, Edward; 201505917; \$485.04.

**WEST NORRITON TWP. -****entered municipal claims against:**

Bisignaro, Leonard: Christina; 201506024; \$1575.97.  
 Ma, Cam; 201506033; \$2063.48.  
 Sharp, Benjamin: Sandra; 201506029; \$1516.38.

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**LETTERS OF ADMINISTRATION****Granted Week Ending March 31, 2015****Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

BRANDT, DOROTHY J. - Lower Merion Township;  
 Jensen, Ellen B., 120 Pope Street  
 Indianapolis, IN 46202.  
 CABA, MARIE T. - Upper Providence Township;  
 Caba, Christopher A., 10 Hedgerow Lane  
 Phoenixville, PA 19460.  
 CLAYTON, LUTHER A., SR. - Ambler Borough;  
 Battice, Donna S., 11 Orange Avenue  
 Ambler, PA 19002.

FABICK, EDWARD J., SR. - Montgomery Township;  
 Fabick, Edward J. Iii, 522 Swede Street  
 Norristown, PA 19401.

HENDRICKS, ERIK J. - Lower Merion Township;  
 Hendricks, Alice H., 320 Mill Creek Road  
 Haverford, PA 19041.

HIMEBACK, HARRY - Hatfield Township;  
 Himeback, Judith A., 208 Merkle Road  
 Bechtelsville, PA 19505.

HUGHES, JESSICA E. - Bridgeport Borough;  
 Hughes, William J., 856 Angel Valley Ct  
 Edgewood, MD 21040; Peele, Cheryl L.,  
 443 Hadley Lake Road East Machias, ME 04630.

JONES, RONALD T. - Abington Township;  
 Porter-Jones, Deborah, 8460 Limekiln Pike  
 Wyncote, PA 19095.

KULP, ROY C. - Hatfield Borough; Kulp, Jean,  
 143 W. School Street Hatfield, PA 19440.

MOSER, ROBERT D. - Perkiomen Township;  
 Trump, Hazel M., 617 Old Reading Pike  
 Pottstown, PA 19464.

NARUS, MARY A. - Abington Township;  
 Lucas, Patricia A., 607 Fern Road  
 Glenside, PA 19038.

PATEL, SURYABALA - Upper Merion Township;  
 Patel, Kamlesh B., 2706 Lantern Lane  
 Audubon, PA 19407.

REXFORD, SUSAN L. - Lower Merion Township;  
 Rexford, William H., 2012 Bethel Road  
 Lansdale, PA 19446.

SMITH, STANLEY C. - Lower Salford Township;  
 Smith, Jeannette L., 331 Clemens Road  
 Harleysville, PA 19438.

SORIAL, AZMI - Abington Township; Sorial, Sabah M.,  
 1549 Osbourne Avenue Roslyn, PA 19001.

STORK, ANNA M. - Upper Moreland Township;  
 Schillon, Katrina M., 436 Foulke Avenue  
 Ambler, PA 19002.

WOLFROM, CHRISTI M. - Upper Merion Township;  
 Cimorelli, Amanda, 947 Trinity Lane  
 King Of Prussia, PA 19406.

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**SUITS BROUGHT****Week Ending March 31, 2015****The Defendant's Name Appears  
First in Capital Letters**

BARNETT, RASHAD - Ingram, Jasmin; 201505887;  
 Complaint for Custody/Visitation.  
 BARR, PAUL: DEBORAH: DEBORAH, ET.AL. -  
 Deutsche Bank National Trust Company; 201505875;  
 Complaint In Mortgage Foreclosure; Lobb, Jonathan.  
 BICKELL, MICHELL - Hayward, John; 201505689;  
 Complaint for Custody/Visitation.  
 BRENNTAG NORTH AMERICA - Gilvin, Janet;  
 201506229; Foreign Subpoena.  
 BRENSINGER, DONALD - Discover Bank; 201506044;  
 Civil Action; Cawley, Jonathan Paul.  
 BRICKER, CHRISTINE - Bricker, Mark; 201506247;  
 Complaint Divorce.  
 BURGOS, MIGUEL - Algarin, Evangelina; 201505661;  
 Complaint for Custody/Visitation; Black, Robert H.  
 CANTWELL, RONALD - Garcia, Olga; 201505860;  
 Complaint for Custody/Visitation.

- CAREY, JOHN - Sturges, Stephanie; 201505893; Complaint for Custody/Visitation.
- CASEY, SHAWN - Casey, Monica; 201505997; Complaint Divorce.
- CHAPMAN, GINA: SCOTT - Nationstar Mortgage Llc; 201505926; Complaint In Mortgage Foreclosure; Osborne, Bradley J.
- CLEMENT, TRENELL: OCCUPANTS - Wells Fargo Bank Na; 201506270; Complaint in Ejectment; Marin, Ashleigh Levy.
- CLIFT, ROBERT - Clift, Bridget; 201506147; Complaint for Custody/Visitation; Bashore, Cynthia L.
- COYNE, HEATHER - Discover Bank; 201506043; Civil Action; Cawley, Jonathan Paul.
- CRAIG, ANDRE - Pardo, Stephanie; 201505747; Complaint for Custody/Visitation.
- CUTLER, JANE - Cutler, David; 201506121; Complaint for Custody/Visitation; Young, Cheryl L.
- FARINELLA, BRIAN - Farinella, Rebecca; 201506082; Complaint for Custody/Visitation.
- FENNELLY, SCOT: TERESA - Metzger, Ron; 201506000; Defendants Appeal from District Justice.
- FRAZIER, RODGERS: PENNY - Hsbc Bank Usa Na; 201505996; Complaint In Mortgage Foreclosure; Bates, Kenya.
- FUNGLADDA, NUJ: OCCUPANTS - Residential Mortgage Loan Trust 2013-Tt2; 201506035; Complaint in Ejectment; Fanelli, Paul J.
- GENERAL ELECTRIC COMPANY - Ryan, Daniel; 201506122; Defendants Appeal from District Justice.
- GONZALEZ, NANCY - Portfolio Recovery Associates Llc; 201506276; Civil Action; Titus, Christopher.
- HESS, HELENA: WILLIAMS, KELVIN - Williams, Bernadette; 201505907; Complaint for Custody/Visitation; Kuestner, Denise A.
- HOWARD, WILLIE - Wells Fargo Bank Na; 201506098; Complaint In Mortgage Foreclosure; Bates, Kenya.
- JOHNSON, SHEREE - Valley Forge Hunt Club Community Association; 201506245; Civil Action; Cissne, Samantha D.
- JOHNSON, WAYNE - Johnson, Anna; 201506125; Complaint Divorce.
- JONES, DAVINA - Council, Qaadir; 201506088; Complaint for Custody/Visitation.
- JONES, SPARKLE - Calle, Ashley; 201506129; Petition to Appeal Nunc Pro Tunc.
- KANAI, SHION: LEE, SOON - Kang, Alex; 201505481; Complaint for Custody/Visitation; Ibrahim, Marcia B.
- KANG, DOO - University Of The Sciences In Philadelphia; 201505967; Civil Action; Watson, J. Scott.
- KENT, KENNY: DOWNIE, BONNIE - Nationstar Mortgage Llc; 201506001; Complaint In Mortgage Foreclosure; Osborne, Bradley J.
- KOBILKA, JEFFREY: DRABOUSKY, NICOLE: KOBILKA, NICOLE - Ocwen Loan Servicing Llc; 201506243; Complaint In Mortgage Foreclosure; Bates, Kenya.
- KUPPAGIRI, ANUSHA - Nagam, Srikanth; 201506030; Complaint for Custody/Visitation; Henry, David.
- LEELAND, MICHAEL - Snyder, Chelsea; 201505883; Complaint for Custody/Visitation; Repko, Robert T.
- LIBERTY MUTUAL INSURANCE GROUP INC: FIRST LIBERTY INSURANCE CORP - Dankiw, Michele; 201506112; Civil Action; Kafritsen, Samuel F.
- MAUST, CLARENCE - Bello-Maust, Amy; 201506258; Complaint Divorce.
- MONACO-LEAR, ANNA: MONACOLEAR, ANNA - Wells Fargo Bank Na; 201505880; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- MONTCO TECH CENTER LLC: VIDEO RAY LLC - Khayuehue Llc; 201505994; Plaintiffs Appeal from District Justice.
- MURRAY, JOYCE - Murray, Michael; 201506262; Complaint Divorce; Recchuiti, Francis.
- MURRAY, VINCENT - Synchrony Bank; 201506241; Civil Action; Cawley, Jonathan Paul.
- NEWTON, CHERYL - Portfolio Recovery Associates Llc; 201506037; Civil Action; Titus, Christopher.
- PEREZ, INOCENCIO - Torres Vera, Maria; 201505873; Complaint for Custody/Visitation; Molavoque, Kristin A.
- RHEAULT, CHRISTAN - Martin, Marie-Christine; 201506231; Complaint Divorce.
- ROMANO, SHELLEY: ANTHONY: ANTHONY - Bank Of New York Mellon; 201506031; Complaint Civil Action; Federman, Thomas M.
- ROMANO, SUSAN: GARY - Jpmorgan Chase Bank National Association; 201505884; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- SAFARI-WILLIAMS, OSCAR - Clark, Sandra; 201506242; Complaint Divorce.
- SANDERS, MARVIN - Portfolio Recovery Associates Llc; 201506042; Civil Action; Titus, Christopher.
- SAVIELLO, LUCAS - National Collegiate Student Loan Trust; 201506233; Civil Action; Ratchford, Michael F.
- SEGAN, SAUL: MERYL - Krobath, Mary; 201506188; Civil Action; Riesenfeld, Mark H.
- SEVERINO ADDRESSO AND SONS INC - Indoamerica Business Inc; 201506189; Civil Action; Blasker, Derek.
- SMITH, LINDA: LINDA - American Express Centurion Bank; 201505755; Civil Action; Cawley, Jonathan Paul.
- SOLLEY, ERIK - Matakoni, Brenda; 201506230; Complaint for Custody/Visitation.
- SPANO, JOHN - State Of Ohio; 201506227; Foreign Subpoena.
- STANTE, GLENN: RANDI - Bank Of America Na; 201506096; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- TUREK, MARY: SENER, BERNICE: TUREK, MARY ANN - Wells Fargo Bank Na; 201506099; Complaint In Mortgage Foreclosure; Bates, Kenya.
- URIARTE, ASHLEY - Zawislak, Michael; 201506038; Complaint for Custody/Visitation; Genovese, Francis J.
- WHITE, ELISABETH: PONTOSKI, ELISABETH: JEANNINE - Paxton, Rebecca; 201506266; Civil Action; Corr, Christina J.
- WINTER, SCOTT: J - Jp Morgan Chase Bank National Association; 201506212; Complaint In Mortgage Foreclosure; Bates, Kenya.

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**WILLS PROBATED**
**Granted Week Ending March 31, 2015****Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Executors**

- AMICI, MARIE C. - Abington Township;  
Diehl, Lizanne M., 104 Fern Avenue  
Willow Grove, PA 19090.
- ATKINSON, BENJAMIN F. - Whitmarsh Township;  
Frank, Christine, 67 Justin Drive  
Plymouth Meeting, PA 19462; Startzel, Mary E.,  
7535 Ridge Avenue Phila, PA 19128.
- BARLOW, LOCKARD LINDA L. -  
New Hanover Township; Lockard, Peter A.,  
431 Layfield Road Perkiomenville, PA 18074.
- BEMIS-DHILLON, MARY J. - Pottstown Borough;  
Moore, Rebecca L., 1708 Sanatoga Road  
Pottstown, PA 19464.
- BURNICK, WILLIAM R. - Upper Moreland Township;  
Burnick, Erika, 4325 Shoemaker Road  
Huntingdon Valley, PA 19006.
- BUTLER, RUTH M. - Franconia Township;  
Oney, Susan M., 12 Scattergood Road  
Cherry Hill, NJ 08003-1431.
- CARDONE, HELENA - Horsham Township;  
Cardone, Daniel, 13 Thornton Court  
Souderton, PA 18964.
- DANIEL, CATHERINE A. - Royersford Borough;  
Godlewski, Mary Ann, 1405 State Road  
Phoenixville, PA 19460-2434.
- DORAN, CAROL J. - Hatfield Borough;  
Doran, David A., 333 W Orvilla Road  
Hatfield, PA 19440; Doran, Dennis W.,  
359 W Broad Street Hatfield, PA 19440;  
Schaffer, Debra J., 511 Adams Way  
Sellersville, PA 18960.
- EMERY, ANN B. - Whitpain Township;  
Emery, David L., 1083 Skippack Pike  
Blue Bell, PA 19422.
- FORBES, MARGARET G. - Estes, Katherine F.,  
4102 Little Beaver Road  
Chesapeake, VA 23325-2216.
- FORLINI, RITA M. - Abington Township;  
Forlini, Richard, 57 Ocean Lane  
Hilton Head Island, SC 29928.
- FORREST, JOAN - Abington Township;  
Morrin, Danielle, 413 Vernon Road  
Jenkintown, PA 19046.
- FORST, RUDOLPH K., JR. - Lansdale Borough;  
Forst, Randolph K., 781 Sw Balmoral Trace  
Stuart, FL 34997.
- FRIDAY, ELEANOR B. - Lower Gwynedd Township;  
Friday, Richard, 725 School House Road  
Wakefield, RI 02879.
- GRAMATA, JAMES P. - Pottstown Borough;  
Perfetto, Monica M., 655 Tanglewood Court  
Pottstown, PA 19464.
- HOUCHINS, VIOLET - Upper Dublin Township;  
Houchins, Bradford, 1828 Saxon Lane  
Maple Glen, PA 19002.
- JAMISON, LORRAINE M. - Upper Gwynedd Township;  
Foster, Barbara, 502 Hunters Run  
Perkasie, PA 18944.
- KATZ, STANLEY - Lower Gwynedd Township;  
Katz, Todd, 505 Deerfield Court  
Blue Bell, PA 19422.
- KIEFABER, JAMES M., SR. - Upper Gwynedd Township;  
Rohrer, Paul E., Jr., 1456 W. Main Street  
Lansdale, PA 19446.
- KLIN, ANNA M. - Lower Salford Township;  
Kline, Daniel R., 54 Diamond Street  
Souderton, PA 18964; Mack, Janet L.,  
130 Jackson Road Gilbertsville, PA 19525.
- LASPINO, ANNA M. - Lower Salford Township;  
Laspino, Vito, Jr., 1211 Vilsmeier Road  
Lansdale, PA 19446.
- LOBRON, LOUIS - Lower Merion Township;  
Lobron, M. D, 88 W. Springtown Road  
Long Valley, NJ 07853.
- MALETTA, EMILIA - Springfield Township;  
Maletta, Frank, 131 E. Moreland Avenue  
Phila, PA 19118; Perre, Genevieve R.,  
1304 Kopley Road Flourtown, PA 19031.
- MANN, LORANA K. - Worcester Township;  
Young, Barbara, 3335 Mill Rd  
Collegeville, PA 19426.
- MCCLURE, MILDRED - Towamencin Township;  
, Deborah J. Henninger Asst. Vp Trust Officer  
Plymouth Meeting, PA 19462.
- MOORE, G. T. - Towamencin Township;  
Moore, Mark D., 222 E. Walnut Street  
Sellersville, PA 18960.
- NEELD, DOROTHY - Abington Township;  
Keller, Judith N., 57 Wexford Road  
North Wales, PA 19454.
- NISSENBAUM, ALVIN M. - Abington Township;  
Dougherty, Joseph H., 2209 Mt. Carmel Avenue  
Glenside, PA 19038.
- PRINCE, ELLEN-JEAN - Lower Merion Township;  
Prince, David, 815 Great Springs Rd  
Bryn Mawr, PA 19010.
- RHODES, MARY F. - Lower Merion Township;  
Rhodes, Carolyn, 312 Maplewood Road  
Merion Station, PA 19066.
- ROSEN, LENORA - Jenkintown Borough;  
Rosen, Michael J., 1842 Arnold Street  
Philadelphia, PA 19152.
- ROVNER, PHYLLIS - Lower Merion Township;  
Rovner, Arnold, 300 Tower Lane  
Narberth, PA 19072.
- RUDAKIEWICZ, ELEANOR L. - Lansdale Borough;  
Doyle, Susan A., 4041 Upper Ridge Road  
Pennsburg, PA 18073.
- SHERTZER, RAYMOND H. - Franconia Township;  
Gehman, M. A, 458 Morwood Road  
Telford, PA 18969; Gehman, Roland R.,  
458 Morwood Road Telford, PA 18969.
- SHUPE, LILLIAN R. - Upper Frederick Township;  
Benfield, Joy, 223 Benfield Road  
Macungie, PA 18062; Walker, Jayne L.,  
1538 Huff Church Road Barto, PA 19504.
- SMITH, FRANCES H. - Abington Township;  
Smith, Robert C., 507 E. Mill Road  
Flourtown, PA 19031.
- SMITH, JEAN - Upper Pottsgrove Township;  
Smith, Kevin, 80 Oakbrook Court  
Birdsboro, PA 19508.
- SNYDER, JANET - Lower Gwynedd Township;  
Maged, Randy, 11700 Glen Court  
Potomac, MD 20854.



SPINELLI, JOSEPH J. III - Douglass Township;  
Kommer, William H., Jr., 616 Sugartown Road  
Malvern, PA 19355.

STERN, JANET - Lower Merion Township;  
Stern, Rebecca S., 1721 Sue Ellen Drive  
Havertown, PA 19083.

SUTLIFF, HELEN D. - Whitpain Township;  
1650 Market Street Philadelphia, PA 19103-7391;  
Moss, Gail, 10 Country Club Road  
Key Largo, FL 33037; Sutliff, Frederick P., Jr.,  
1911 County Line Road Villanova, PA 19085.

TUSKI, JOSEPH C. - Lower Pottsgrove Township;  
Tuski, Kimberly, 325 Yost Avenue  
Spring City, PA 19475.

WATTS, CLARENCE L. - Abington Township;  
Watts, Rosalyn J., 522 Pine Tree Road  
Jenkintown, PA 19046.

WEBER, ANTOINETTE M. - Upper Merion Township;  
Weber, Frank, 552 Brookwood Road  
Wayne, PA 19087.

WHITE, DAVID - Lower Merion Township;  
Kaplan, Jacqueline M., 8 Maryea Lane  
Delmar, NY 12054.

ZALL, ELLEN L. - Abington Township;  
Weissman, S. J, The Pavillion Suite 302A  
Jenkintown, PA 19046.

ZASLOW, ARNOLD - Cheltenham Township;  
123 South Broad Street Philadelphia, PA 19109;  
Zaslow, Brenda, 430 Greenwood Avenue  
Wyncote, PA 19095; Zaslow, Jennifer, 110  
Livingston Street Brooklyn, NY 11201.

ZENNER, MARGARET M. - Whitpain Township;  
Ratkowiak, Pauline Z., 704 Rachael Drive  
Mickleton, NJ 08056-1331; Zenner, Walter F., Jr.,  
6860 Mclean Province Circle  
Falls Church, VA 22043-1668.

## RETURN DAY LIST

**April 20, 2015**  
**COURT ADMINISTRATOR**

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.

- Alavi v. Alavi - Petition to Withdraw as Counsel (Seq. 12) - **M. Ashton - N. Ward.**
- Arellano v. Damian - Petition to Withdraw as Counsel (Seq. 43) - **K. Harbison - S. Cullen.**
- Bank Financial Services Group v. Meyer Chatfield Corporation - Motion to Consolidate Actions (Seq. 257) Both Docket's - **D. Braverman - S. Schildt.**
- Bank of America, N.A. v. Sands - Plaintiff's Motion to Reassess Damages (Seq. 25) - **A. Zuckerman.**
- Barber v. Fan - Motion of Defendant Alan Fan, DMD to Compel Plaintiff's Responses to Defendant's Discovery Requests (Seq. 15) - **T. Caldwell - J. Farrell.**

- Baynard v. Brewick - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories (Seq. 8) - **S. Gross.**
- Becker v. Gauger - Defendant's Motion for Judgment of Non Pros Against Plaintiffs for Failure to Prosecute (Seq. 31) - **D. McHale.**
- Becker v. Peco Energy Company - Motion to Compel Responses and More Specific Responses to Interrogatories and Request for Production of Documents (Seq. 19 D) - **T. Young.**
- Berkery v. Goldsmith - Defendant's Motion to Compel Answer to Interrogatories and Response to Request for Production of Documents (Seq. 7) - **M. Strauss - F. Mackin.**
- Black v. SWNH, LLC - Motion to Compel Discovery (Seq. 53 D) - **E. Wilson - L. Silverman.**
- Blackney Hayes Architects, P.C. v. One Focus Home Remodeling, LLC - Motion to Compel Discovery (Seq. 10) - **K. Watson.**
- Boyd v. Hodges - Defendant Erin Nolan's Motion to Withdraw the Appeal and Satisfy the Arbitration Award (Seq. 100) - **K. Saffren - S. Cullen - B. Pancio.**
- Bradley v. Lightfoot - Motion to Withdraw as Counsel for Defendant Loren Olsen Lightfoot (Seq. 109) - **V. Vakil - C. Young.**
- Budget Maintenance Emergency Services, Inc. v. O'Neill Industrial Center, L.P. - Motion for Leave to File Amended Complaint (Seq. 8) - **C. Garrell - E. Campbell.**
- Budget Rent a Car System, Inc. v. McKoy - Plaintiff's Motion to Amend Complaint (Seq. 10) - **B. Zellner.**
- C & W Asset Acquisition, LLC v. Toussaint - Plaintiff's Motion to Request an Order to Permit the Sheriff to Break and Enter Defendant's Property to Satisfy the Court Judgement (Seq. 5) - **V. Buente.**
- Callen v. Callen - Defendant's Motion to Have Case Tried by Court Without a Jury (Seq. 504) - **J. Gilliland Vandasdale - M. Parrish - M. Gottlieb - M. DeMarco - J. Connor.**
- Churilov v. Kane - Motion to Compel (Seq. 24) - **A. Aigeldinger - W. Robinson.**
- Cole Taylor Bank v. Paduano - Plaintiff's Motion to Reassess Damages (Seq. 21) - **M. Dingerdisen - M. Wooters.**
- Cunnane v. Hall - Motion to Compel Plaintiffs' Answers to Discovery (Seq. 11 D) - **D. Sternberg - T. Klosinski.**
- Diakon Lutheran Social Ministries v. Haughton - Plaintiff's Motion to Compel the Defendant Floyd Haughton's Answer to Interrogatories and Request for Production of Documents (Seq. 18) - **B. Zellner - E. Carreiro - D. Jaskowiak.**
- Dudziak v. Lipko - Petition to Withdraw as Counsel (Seq. 36) - **L. Rosen - R. Steiger.**
- EG & G Realty, Inc. v. YSK, Inc. - Motion to Compel Deposition of YSK, Inc.'s Corporate Designee (Seq. 150 D) - **S. Hann - K. Sommar.**
- Estate of Claire Cofoni, Deceased v. Andorra Woods Healthcare Center - Motion to Compel Discovery (Seq. 51 D) - **I. Norris - R. Dillon.**
- Farina v. Galen - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 4 D) - **A. Gagliano - A. Keenan.**
- Federico v. Fairfield Wyncote, LLC - Motion to Compel Discovery Responses Pursuant to Pennsylvania Rules of Civil Procedure 4019 (Seq. 18) - **L. Rogers - M. Yanoff.**



27. *Ficiak v. Tierney* - Motion to Compel Discovery (Seq. 9d) - **T. Dinan - J. Juliana.**
28. *Forward v. Diener* - Motion to Compel Deposition of Defendant Jason Diener (Seq. 11 D) - **W. Coppol - G. Peterson.**
29. *Foxcroft Condominium Association v. Hong* - Motion to Break and Enter (Seq. 3) - **M. Iacobucci.**
30. *Freedoom Mortgage Corporation v. Stroman* - Plaintiff's Motion to Reassess Damages (Seq. 32) - **C. Graham.**
31. *Gaffney v. Cohen* - Defendant's Motion to Compel Plaintiff's Answer to Interrogatories, Response to Request for Production of Documents and Reg. Medical Referral Experts (Seq. 56) - **M. Simon - A. Damiano.**
32. *GBR v. Shipley* - Emergency Petition of Defendant Madeline Rice to Stay Execution and to Open or Strike Judgment (Seq. 11) - **S. Daniels - S. Kapustin.**
33. *Gourley v. Aufiero* - Defendant Gertrude Aufiero's Motion to Compel Attendance at Oral Deposition Directed to Plaintiff Brenda Gourley (Seq. 21) - **A. Getson - L. Sabato.**
34. *Greenfield v. Horizon Transport, Inc.* - Motion to Compel Discovery to Wan Hong (Seq. 61 D) - **A. Silverman - V. Verbeke.**
35. *Grossman v. Aqua America, Inc.* - Plaintiff's Motion to Compel Depositions of Defendants Aqua America, Inc. and Aqua Pennsylvania, Inc. (Seq. 86 D) - **S. Wilson - J. Sweet.**
36. *Haldeman v. Cantamaglia* - Motion to Strike Defendant's Objection to Plaintiff's Interrogatories and for an Order Directing Defendant to File Responses (Seq. 17) - **V. Vangrossi - K. Conway.**
37. *Hamilton-Reaves v. Magid* - Motion to Compel Discovery (Seq. 2 D) - **A. Moody - E. Merrigan.**
38. *Hann v. Roy M. Lerman, M.D., P.C.* - Motion to Compel Responses to Plaintiffs' Supplemental Requests for Production of Documents Addressed (Seq. 72) - **A. Baratta - A. Albero.**
39. *Horan v. HCR Manorcare, LLC* - Defendants' Motion to Overrule Plaintiff's Objections to Subpoena (Seq. 115D) - **W. Murray - M. Granaudo.**
40. *Hosey v. Valley Forge Arcadia, Inc.* - Motion to Amend and Correct Name of Defendant (Seq. 12) - **R. Gerace - R. Badman.**
41. *Janoson v. Hepner* - Motion to Compel Discovery Responses (Seq. 18 D) - **C. Culleton - M. Poper.**
42. *Jobsite Products v. Premier Property Services of York* - Motion to Compel Deposition in Aid of Execution (Seq. 3) - **E. Hughes.**
43. *JP Morgan Chase Bank National Association v. Sayoc* - Plaintiffs Motion to Compel (Seq. 18 D) - **K. Anthou.**
44. *Kane v. Musselman* - Defendant's Motion to Compel Plaintiff's Answer to Interrogatories, Expert Interrogatories and Request for Production of Documents (Seq. 10) - **M. Quinn - W. Cilingin.**
45. *Kleinberg v. Washington* - Defendant's Motion to Compel Discovery (Seq. 5) - **J. McMahon.**
46. *Knepp v. Hawthorne* - Motion for Leave to File Amended Complaint (Seq. 34) - **E. Saull - J. Mahoney.**
47. *Kunsman Littner v. Armbrust* - Motion to Compel Discovery (Seq. 19 D) - **E. Rysdyk - J. Gilman.**
48. *Lamanna v. Veith* - Motion for Judgment of Non Pros of Defendants Veith Restorations, Inc. and Alexander B. Veith (Seq. 52) - **R. Fellheimer.**
49. *Leblanc v. Reynolds* - Defendant's Motion to Compel Plaintiff's Answer to Interrogatories and Document Requests (Seq. 10) - **E. Landau - J. Gilman.**
50. *Martins v. Hernandez* - Defendant T.H Properties & Hendricks Group's Motion to Compel Plaintiff Jose Martins to Appear for an IME With Sen Chao, M.D. (Seq. 264) - **M. Simon - J. Donnelly - A. Sherr.**
51. *Marvic Supply Company, Inc. v. Integrity Restoration* - Petition for Authorization to Sheriff to Break and Enter (Seq. 13) - **E. Flail.**
52. *MB Paul, Inc. v. Matta* - Plaintiffs' Motion for Full and Complete Responses to Written Discovery (Seq. 34 D) - **E. Tolan - L. Clein.**
53. *Mesure v. Main Line Academy* - Defendant Keystone Academy Charter School's Petition to Strike or Open Confession of Judgment (Seq. 13) - **D. Utain.**
54. *Murray v. State Farm Insurance Company* - Motion to Compel Compliance With Subpoena (Seq. 16 D) - **S. Good - P. Carlos.**
55. *Off v. King* - Motion to Compel Answer to Interrogatories, Expert Witness Interrogatories and Response to Request for Documents and Things (Seq. 19) - **J. Fenerty - K. Sykes.**
56. *Pallante v. Smith* - Defendant Kyle A. Smith's Motion to Compel Responses to Discovery Requests Addressed to Plaintiff (Seq. 9) - **M. Strauss - T. Stoner.**
57. *Perelman v. Perelman* - Defendant Clifford Haines and Haines & Associates' Motion for Protective Order and Quash Subpoenas Issued by Plaintiff (Seq. 244) - **J. Smith - J. McShea - J. McCarron.**
58. *Perelman v. Perelman* - Motion to Quash and for a Protective Order (Seq. 241 D) - **J. Smith - J. McShea - J. McCarron.**
59. *Perelman v. Perelman* - Motion to Quash and for Protective Order (Seq. 240 D) - **J. Smith - J. McShea - J. McCarron.**
60. *PNC Bank National Association v. Miller* - Motion for Leave of Court to Amend Caption (Seq. 3) - **B. Solomon.**
61. *Prieto Corporation v. Gambone Construction Company* - Motion for Protective Order (Seq. 77) - **H. Brahın - C. Mandracchia.**
62. *Recigno Laboratories, Inc. v. Eliades* - Petition of John J O'Brien, III to Withdraw as Counsel for the Defendants (Seq. 22) - **E. Schlax - J. O'Brien.**
63. *Regina Nursing Center v. Heiser* - Motion for Judgment of Non Pros (Seq. 116) - **L. Davis - R. Leino.**
64. *Richter v. Richter* - Defendant's Motion to Compel Christina Richter to Provide the Executed Authorization of Records for Verizon (Seq. 76) - **J. Leffler - T. Simmons - K. Rodgers - G. Ray.**
65. *Rongione v. Abington Memorial Hospital* - Plaintiffs' Motion to Compel Answers to Outstanding Discovery (Seq. 13 D) - **T. Kline - B. Post.**
66. *RRRR Painting & Home Improving v. BT Limekiln, L.P.* - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 46 D) - **C. Porter - J. Diamico.**
67. *Rumsey v. Interline Brands* - Defendants' Motion to Deem Defendant's Request for Admissions Addressed to Plaintiffs dated September 26, 2014 Admitted (Seq. 26 D) - **D. Aaron - A. Sorce.**

68. Russell v. Platypus Holdings, LLC - Petition of Lundy, Beldecos & Milby, P.C. and Jessica M. Gulash, Esquire to Withdraw as Counsel for Defendant (Seq. 17) - **J. Tasca - J. Gulash.**
69. Russell v. Taffet - Petition of Lundy, Beldecos & Milby, P.C. and Jessica M. Gulash, Esquire to Withdraw as Counsel for Defendant (Seq. 23) - **S. Kastenbergl - J. Gulash.**
70. Russell v. Taffet - Petition of Lundy, Beldecos & Milby, P.C. and Jessica M. Gulash, Esquire to Withdraw as Counsel for Defendants (Seq. 18) - **J. Tasca - J. Gulash.**
71. Sakr v. Sobocinski - Motion to Compel Discovery (Seq. 10 D) - **J. McMahon - D. Ray.**
72. Saunders v. Hopes Cookies - Plaintiff's Motion to Enforce Subpoena to Produce Documents and Things Directed to Norristown Onsite Staffing (Seq. 42) - **L. Cramer - L. McLaughlin.**
73. Shane v. Rigberg - Petition to Withdraw As Counsel (Seq. 2) - **A. Machles.**
74. Sherry v. Moss Rehab - Motion to Compel Plaintiff's Verified Answers to Defendant's Discovery Requests (Seq. 13) - **T. Hough - L. Miller.**
75. Sibley v. Weisberg - Defendants' Motion to Strike Plaintiff's Amended Complaint (Seq. 25) - **M. Weisberg.**
76. Silverman v. Holy Redeemer Health System - Motion to Strike Plaintiff's Objections to Subpoena for Records of Dr. Eric Fine (Seq. 51 D) - **J. Feller - A. Romanowicz - J. Shusted.**
77. Stamm v. Cherry - Petition to Withdraw as Counsel (Seq. 46) - **D. Miller.**
78. State Farm Mutual Automobile Insurance Company v. Dotseth - State Farm's Motion to Compel Maxine Dotseth's Independent Medical Exam (Seq. 0 D) - **C. Harris - A. Freiwald.**
79. Stein v. Brinker International - Motion to Compel Plaintiff's Discovery (Seq. 3 D) - **R. Wolfe - K. Gottlieb.**
80. Stevens v. Lynch - Motion to Compel (Seq. 27 D) - **A. Mege.**
81. Stewart v. Steier - Motion to Compel Depositions (Seq. 13 D) - **M. Simon - M. Hamel.**
82. Szymula v. Tamborski - Motion to Compel Answer to Interrogatories (Seq. 46 D) - **G. Schafkopf.**
83. Terrell v. Davidheiser - Motion to Compel Defendant to Answer Plaintiff's Interrogatories Set 1, 2 and Request Production of Documents Directed to Defendant G. Davidheiser and Harlow C. Ide (Seq. 19) - **A. Getson - S. Stenson.**
84. Traylen Management v. Atrium International, Inc. - Defendants' Petition to Strike Judgment (Seq. 8) - **S. Hofer - R. Ross.**
85. Trinidad v. Monterrosa - Petition to Withdraw as Counsel (Seq. 28) Only Docket #2014276-30 - **S. Cullen.**
86. Ventresca v. Edinger - Defendants' Petition to Reopen Matter and to Mark Judgment Against Defendants as Being Satisfied (Seq. 30) - **R. Corbin - K. O'Neill.**
87. Wells Fargo Bank, N.A. v. Hope - Motion to Reassess Damages (Seq. 15) - **A. Zuckerman - M. Monroe.**
88. Wells Fargo Bank, N.A. v. Merson - Plaintiff's Motion to Reassess Damages (Seq. 20) - **J. Lobb.**
89. Wells Fargo Bank, N.A. v. Randa - Plaintiff's Motion to Reassess Damages (Seq. 27) - **A. Davis.**
90. Williams v. Andorra Woods Healthcare Center - Motion to Compel Discovery Answers (Seq. 7 D) - **C. Culleton - W. O'Conner.**
91. Williams v. IBS Communications, Inc. - Motion to Compel Authorization (Seq. 36 D) - **M. Greenfield - J. Rubin.**
92. Williams v. Meyers - Motion to Compel Plaintiff's Discovery Answers (Seq. 7 D) - **J. Zimmerman - P. Hermesmann.**