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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 December 16, 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 January 27, 2016 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

06-12254

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, known as 636 Cherry Street, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Cherry Street at the distance of seventeen feet Southwesterly from the South side of Chestnut Street, a corner of this and property of Hyman Tose; thence by said Tose property Southeasterly and parallel to Chestnut Street one hundred sixteen feet, more or less, to the Northwest side of Maple Alley; thence along the said side of Maple Alley, Southwesterly thirteen feet, six inches to a point, a corner of this and land, now or late of George Streeper; and thence along the said land, Northwesterly, parallel to Chestnut Street, the line passing through the middle of the partition wall and a two foot wide alley below the partition wall, one hundred sixteen feet to the Southeast side of Cherry Street, aforesaid; and thence along the said side of Cherry Street, Northeasterly thirteen feet, six inches to the place of beginning.

Parcel Number: 13-00-07748-00-6.

Location of property: 636 Cherry Street, Norristown, PA 19401.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Grimm Brothers Realty Company** at the suit of Norristown Municipal Waste Authority. Debt: \$8,551.42.

**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.

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06-12263

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 Northwesterly side of Swede Street at the distance of 277.00 feet Southwesterly from the Southwest side of Elm Street, a corner of this and ground formerly of Benjamin F. Chain; thence along the same side of Swede Street Southwesterly 50.00 feet more or less to a corner of this and another house and ground of Franklin D. Sower; thence along the same Northwesterly, the line passing through the middle of the partition wall between the house hereby granted and said Sower's adjoining house 47.00 feet to a corner in the said wall; thence Southwesterly 7 inches to a corner at the Southwesterly side or face wall of the house hereby granted; thence along the same side or face of said wall and by ground of said Sower, Northwesterly 85.1 feet to a corner of Maple Alley; thence along the Southeast side of said alley Northeasterly 50.00 feet more or less to a corner of this and said ground now or formerly of Benjamin F. Chain; thence by the same Southeasterly parallel to Elm Street, 132.1 feet to the place of beginning.

Parcel Number: 13-00-36452-00-3.

Location of property: 839 Swede Street, Norristown, PA 19401.

The improvements thereon are: Commercial property - residential conversion.

Seized and taken in execution as the property of **Grimm Brothers Realty Company** at the suit of Norristown Municipal Waste Authority. Debt: \$13,254.53.

**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.

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06-12265

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

BEGINNING at a point on the Northwesterly side of Swede Street, at the distance of 250 feet Southwesterly from the Southwest side of Elm Street; thence by other land formerly of Newbold R. Haines, now or late of the Estate of Henry R. Brown, at right angles with said Swede Street, passing through the middle of the partition wall of this and the house built on said adjoining land, Northwesterly 131 feet to a point on the Southeast side of Maple Alley;

thence along said side of said alley, Southwestwardly 27 feet to a corner of land now or late of the Estate of Samuel P. Abrams; thence along the land now or late of said Abrams' Estate, Southeasterly parallel to the first above described line 132 feet to a point on the Northwesterly side of said Swede Street; thence along said side of Swede Street, Northeasterly 27 feet to the place of beginning.

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

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

The improvements thereon are: Commercial property.

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

**Robert P. Daday**, Attorney.

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

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

09-20405

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan of subdivision of "The Orchard" for H. Hassan Builder, Inc., by Herbert H. Metz, Inc. dated 4/24/1984 and last revised 2/22/1985 and recorded in Plan Book A-46, Page 268, as follows, to wit:

BEGINNING at a point on the Southeast side of Stayman Drive (50 feet wide) said point also being the Northernmost Terminus of a round corner connecting the Southeast side of Stayman Drive with the Northeast side of Red Haven Road (50 feet wide); thence from said place of beginning and along the Southeast side of Stayman Drive North 24 degrees, 30 minutes, 42 seconds East, 85.76 feet to a point a corner of Lot #36; thence leaving the Southeast side of Stayman Drive and along Lot #36 South 65 degrees, 29 minutes, 18 seconds East, 103.97 feet to a point a corner of Lot #38; thence along Lot #38 South 45 degrees, 39 minutes, 56 seconds West, 117.38 feet to a point on the Northeast side of Red Haven Road; thence along Red Haven Road the (2) following courses and distances: (1) on the arc of a circle curving to the left having a radius of 240 feet the arc distance of 54.90 feet to a point of reverse curve; (2) on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 14.30 feet to a point on the Southeast side of Stayman Drive and first mentioned point and place of beginning.

BEING Lot #37 on said plan.

UNDER AND SUBJECT to restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Gennaro Scialla and Rosa Scialla, h/w, by Deed from Bradley B. Myers and Lettie A. Myers, h/w, dated 05/23/1996, recorded 05/29/1996 in Book 5148, Page 2379.

Parcel Number: 46-00-03087-22-4.

Location of property: 231 Red Haven Drive, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gennaro Scialla and Rosa Scialla** at the suit of JP Morgan Chase Bank, National Association as Attorney in Fact for The Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, F.A., Successor by Merger to Bank United f/k/a Bank United of Texas f/k/a Bank United of Texas, FSB. Debt: \$160,609.04.

**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.

09-20647

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Plan of Proposed Center Square Green, Section C" made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors dated July, 1955 and last revised 11/30/1956, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Knox Road (50 feet wide) said point being the five (5) following courses and distances from a point of curve on the Southwesterly side of Pulaski Drive (50 feet wide): (1) leaving Pulaski Drive on the arc of a circle curving to the right, having a radius of 13 feet, the arc distance of 20.42 feet to a point of tangent on the Northwesterly side of Knox Road; (2) South 40 degrees, 51 minutes West along the Northwesterly side of Knox Road 28.40 feet to a point of curve in the same; (3) Southwestwardly along the Northwesterly side of Knox Road on the arc of a circle curving to the right having a radius of 135 feet, the arc distance of 93.31 feet to a point of tangent in the same; (4) South 80 degrees, 27 minutes West along the Northwesterly side of Knox Road 386.38 feet to a point of curve in the same; and (5) Southwestwardly along the Northwesterly side of Knox Road on the arc of a circle curving to the left, having a radius 295.18 feet, the arc distance 146.65 feet to the place of beginning; thence extending from said point of beginning along the Northwesterly side of Knox Road the two (2) following courses and distances: (1) Southwestwardly on the arc of a circle curving to the left, having a radius of 295.18 feet, the arc distance of 57.35 feet to a point of tangent in the same; and (2) South 40 degrees, 51 minutes West, 32.93 feet to a point; thence extending North 49 degrees, 09 minutes West crossing the Southeasterly side of a certain 40 feet wide drainage easement and partly crossing a stream 216.69 feet to a point on the center line of the aforesaid 40 feet wide drainage easement in the bed of the aforesaid stream; thence extending along the center line of the aforesaid 40 feet wide drainage easement the two (2) following courses and distances: (1) North 40 degrees,

51 minutes East, partly through the bed of the aforesaid stream and crossing the Northwesterly side of the aforesaid stream 74.97 feet to a point of curve on the center line of the aforesaid 40 feet wide drainage easement; (2) Northeastwardly still along the center line of the aforesaid 40 feet wide drainage easement on the arc of circle curving to the right, having a radius of 150 feet, the arc distance of 57.95 feet to a point; thence extending South 38 degrees, 1 minute East, recrossing the Southeasterly side of the aforesaid 40 feet wide drainage easement and recrossing the aforesaid stream 215.24 feet to the last mentioned point and place of beginning.

BEING formerly known as Knox Road and now known as Clearview Avenue.

BEING Lot No. 163 on said plan.

BEING the same premises which Lorraine J. Templeton by Deed dated 08/29/2003, given by Lorraine J. Templeton to Jea Kwan Lee and recorded 12/10/2003 in Montgomery County in Deed Book 5485, Page 886, Instrument #2003636248 granted and conveyed unto Jea Kwan Lee.

Parcel Number: 66-00-01066-00-2.

Location of property: 1553 Clearview Avenue, Blue Bell, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jea Kwan Lee** at the suit of Nationstar Mortgage, LLC. Debt: \$310,831.84.

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

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

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

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09-24453

ALL THAT CERTAIN piece or parcel of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, and State of Pennsylvania, and described according to a certain plan thereof known as Plan of Properties made for Henry O. MacCulloch by Charles E. Shoemaker. Registered Professional Engineer, dated January 28, 1959 and last revised February 7, 1962, as follows, to wit:

BEGINNING at a point formed by the intersection of the Southwesterly side of Miriam Avenue (40 feet wide) with the Northwesterly side of Lukens Avenue (40 feet wide); thence extending from said point of beginning South forty-two degrees, five minutes West along the Northwesterly side of Lukens Avenue one hundred twenty-five feet to a point; thence extending North forty-seven degrees, fifty-five minutes West, sixty-nine feet to a point; thence extending North forty-two degrees, five minutes East, one hundred twenty-five feet to a point on the Southwesterly side of Miriam Avenue aforesaid; thence extending South forty-seven degrees, fifty-five minutes East along the Southwesterly side of Miriam Avenue sixty-nine feet to the first mentioned point and place of beginning.

BEING Lots Nos 1, 2, and part of 3, Block No. 26 on Plan of "Evergreen Manor" as shown on the above mentioned plan.

BEING the same premises which Howard Scott and Lois Scott by Deed dated 05/19/06 and recorded 06/29/06 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05606, Page 0895, granted and conveyed unto Jerry and Chanda Soto.

Parcel Number: 30-00-43900-00-8.

Location of property: 2742 Miriam Avenue Abington, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Chanda Daniel-Soto and Jerry Soto** at the suit of U.S. Bank National Association, as Successor Trustee to Bank of America, National Association, as Successor by Merger to LaSalle Bank, N.A. as Trustee for the MLMI Trust Series 2006-MLN1. Debt: \$261,272.74.

**Michael McKeever**, Attorney. I.D. #56129

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount 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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09-28820

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a plan of property of Antonio DiOttavio, by G.D. Houtman & Son, Civil Engineers and Land Surveyors, Media, Pennsylvania on December 27, 1968 and last revised on December 11, 1969, as follows, to wit:

BEGINNING at a point, the intersection of the title line on the bed of Wynnewood Avenue (50 feet wide) as shown on said plan, with the Northwesterly side of Merbrook Lane (40 feet wide) as shown on said plan, extended to intersect the said title line in the bed of Wynnewood Avenue; thence extending from said beginning point and through the bed of said Wynnewood Avenue along said title line two following courses and distances, to wit: (1) North 32 degrees, 37 minutes West the distance of 54.20 feet to a point; (2) North 40 degrees, 32 minutes West the distance of 60.80 feet to a point; thence extending along line of lands now or late of William H. Harmon, as shown on said plan North 60 degrees, 26 minutes East the distance of 180.48 feet to a point; thence extending South 29 degrees, 34 minutes East the distance of 73.82 feet to a point; thence extending South 60 degrees, 26 minutes West the distance of 0.48 feet to a point; thence extending South 29 degrees, 34 minutes East the distance of 40 feet to a point in the Northwesterly side of Merbrook Lane, aforesaid; thence along said side of Merbrook Lane South 60 degrees, 26 minutes West the distance of 165.56 feet to the first mentioned point and place of beginning.

BEING the same premises which Rena N. Margulies, by Deed dated January 23, 2004 and recorded in the Montgomery County Recorder of Deeds Office on February 10, 2004 as Deed Instrument No. 2004026386, granted and conveyed unto Andrew Margulies and Rena N. Margulies.

Parcel Number: 40-00-68028-00-8.

Location of property: 55 East Wynnewood Road, Merion Station, PA 19066.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Andrew Margulies and Rena N. Margulies** 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 WaMu Mortgage Pass-Through Certificates Series 2007-0A6 Trust. Debt: \$1,075,469.84.

**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.

10-01822

ALL THAT CERTAIN unit designated as Unit No. B-51 in the Oaks Building being a unit in Spring Mountain Summit, a Condominium, located on Walnut Street and Centennial Street in **Schwenksville Borough**, County of Montgomery and Commonwealth of PA, as being designated in the Declaration of Condominium of Spring Mountain Summit, Under the Unit Property Act, dated 2/22/1980 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Deed Book 4503, Page 443 &c., and First Amendment thereto recorded in Deed Book 4612, Page 99 and also designated on the Declaration Plan of Spring Mountain Summit recorded in the aforesaid Recorder of Deeds Office in Condominium Plan Book 7, Page 80 and a Code of Regulations of Spring Mountain Summit, recorded in the aforesaid Recorder of Deeds Office in Deed Book 4503, Page 480.

TOGETHER with a 91 % undivided interest in and to the common elements as fully set forth in the aforesaid Declaration of Condominium of Spring Mountain Summit.

BEING the same premises which Donald H. Magargal and Wendy J. Magargal, his wife, by Indenture bearing date 5/25/1990 and recorded 5/29/1990 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 4947, Page 701 etc., granted and conveyed unto John Richard Magargal, in fee.

TITLE TO SAID PREMISES IS VESTED IN Steven E. Reiss and Nicole L. Reiss, as Tenants by the Entireties by Deed from John Richard Magargal dated 08/31/2001 recorded 09/19/2001 in Deed Book 5377, Page 0183.

Parcel Number: 20-00-00059-14-6.

Location of property: 1321 Forest Lane, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Albert Martin, Nicole Reis, Steven Reis, Jacob Singer and United States of America** at the suit of U.S. Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-OPTI. Debt: \$123,223.59.

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

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

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

10-05152

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania and described according to a certain plan of property made for Dr. Leon and Ruth Miller by George B. Mebus, Inc., Engineers dated October 10, 1966, as follows, to wit:

BEGINNING at a point on the Easterly side of Curtis Park Drive (fifty feet wide) a corner of Parcel "B" on said plan said point being the seven following courses and distances from a point of curve on the Northwesterly original side line of Washington Lane (thirty-three feet wide): (1) leaving Washington Lane on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-three and sixty-two one-hundredths feet to a point of tangent on the Northeastly side of Curtis Park Drive; (2) North forty-two degrees, five minutes, thirty seconds West along the Northeastly side of Curtis Park Drive one hundred thirty-one and seventy-two one-hundredths feet to a point of a curve on the same; (3) Northwestwardly and Westwardly partly along the Northeastly and Northerly side of Curtis Park Drive on the arc of a circle curving the left having a radius of two hundred feet the arc distance of one hundred sixty-two and forty-nine one-hundredths feet to a point of tangent on the Northerly side of same; (4) North eighty-eight degrees, thirty-eight minutes, thirty seconds West along the Northerly side of Curtis Park Drive two hundred sixty feet to a point of curve on the same; (5) Westwardly and Northwestwardly partly along the Northerly and Northeastly sides of Curtis Park Drive on the arc of a circle curving to the right having a radius of six hundred ninety-five feet the arc distance of three hundred six and forty-nine one-hundredths to a point of compound curve on the Northeastly side of same; (6) Northwestwardly and Northeastwardly partly along the Northeastly and Southeastly sides of Curtis Park Drive on the arc of a circle curving to the right having a radius of two hundred seventy-two feet the arc distance of four hundred forty-six and twenty-five one-hundredths feet to a point of reverse curve on the Southeastly side of same; and (7) Northeastwardly and Northwardly partly along the Southeastly and Easterly sides of Curtis Park Drive on the arc of a circle curving to the left having a radius of five hundred fourteen and fifteen one-hundredths feet the arc distance of one hundred seventy-eight and twenty-two one-hundredths feet to the point of beginning; thence extending from said point of beginning along the Easterly side of Curtis Park Drive the three following courses and distances: (1) Northwardly on the arc of a circle curving to the left having a radius of five hundred fourteen and fifteen one-hundredths feet the arc distance of twenty-nine and fourteen one-hundredths feet to a point of tangent; (2) North seven degrees, thirty-one minutes East, seventy-four and seventy one-hundredths feet to a point of curve; and (3) Northwardly on the arc of a circle curving to the left having a radius of five hundred

forty-seven feet the arc distance of sixteen and thirty-two one-hundredths feet to a point; thence extending North sixty-four degrees, seven minutes, forty-eight seconds East, one hundred sixty and sixty-eight one-hundredths feet to a point; thence extending South forty-six degrees, forty-seven minutes, thirty-two seconds East, four hundred ninety and ninety-five one-hundredths feet to a point; thence extending South thirty-nine degrees, thirty-six minutes, thirty seconds West, three hundred five and twenty-five one hundredths feet to a point a corner of Parcel "B" aforesaid; thence extending along Parcel "B" the eight following courses and distances: (1) North forty-six degrees, nineteen minutes, thirty-two seconds West, one hundred seven and seventy one-hundredths feet to a point; (2) South seventeen degrees, twenty-five minutes, twenty-eight seconds West, forty-five feet to a point; (3) North seventy-two degrees, thirty four minutes, thirty two seconds West, twenty feet to a point; (4) North seventeen degrees, twenty-five minutes, twenty-eight seconds East, fifty-four and eighty-six one-hundredths feet to a point; (5) North forty-six degrees, nineteen minutes, thirty-two seconds West, one hundred seventy-six and eighty-three one-hundredths feet to a point; (6) North fifty-three degrees, fifty-nine minutes, fifty-eight seconds East, crossing the head of a certain ten feet wide right-of-way, two hundred five and seventy-nine one-hundredths feet to a point; (7) North forty-six degrees, forty-seven minutes, thirty-two seconds West, one hundred seventy-three feet to a point; and (8) South sixty-four degrees, seven minutes, forty-eight seconds West, one hundred fifty-eight and forty-five one-hundredths feet to a first mentioned point and place of beginning.

BEING Parcel "A" as shown on the above mentioned plan.

ALSO ALL THAT CERTAIN piece or parcel of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as plan of property made for Dr. Leon and Ruth Miller by George B. Mebus, Inc. Engineers, dated October 10, 1996 and revised September 14, 1967, as follows, to wit:

BEGINNING at a point of reverse curve on the Southeasterly side of Curtis Park Drive (fifty feet wide) said point being the six following courses and distances from a point of curve on the Northwesterly side of Washington Lane (thirty-three feet wide): (1) leaving Washington Lane on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-three and sixty-two one-hundredths feet to a point of tangent on the Northeastly side of Curtis Park Drive; (2) North forty-two degrees, five minutes, thirty seconds West along the Northeastly side of Curtis Park Drive one hundred thirty-one and seventy-two one-hundredths feet to a point of curve; (3) Northwestwardly and Westwardly partly along the Northeastly and Northerly sides of Curtis Park Drive on the arc of a circle curving to the left having a radius of two hundred feet the arc distance of one hundred sixty-two and forty-nine one-hundredths feet to a point of tangent on the Northerly side of same; (4) North eighty-eight degrees, thirty-eight minutes, thirty seconds West along the Northerly side of Curtis Park Drive two hundred sixty feet to a point of curve; (5) Westwardly and Northwestwardly partly along the Northerly and Northeastly sides of Curtis Park Drive on the arc of a circle curving to the right having a radius of six hundred ninety-five feet the arc distance of three hundred six and forty-nine one-hundredths feet to a point of compound curve on the Northeastly side of same; and (6) Northwestwardly and Northeastwardly partly along the Northeastly and Southeasterly sides of Curtis Park Drive on the arc of a circle curving to the right having a radius of two hundred seventy-two feet the arc distance of four hundred forty-six and twenty-five one-hundredths feet to the point of beginning; thence extending from said point of beginning Northeastwardly and Northwardly partly along the Southeasterly and Easterly sides of Curtis Park Drive on the arc of a circle curving to the left having a radius of five hundred fourteen and fifteen one-hundredths feet crossing a certain ten feet wide right-of-way the arc distance of one hundred seventy-eight and twenty-two one-hundredths feet to one hundred seventy-eight and twenty-two one-hundredths feet to a point of a corner of Parcel "A" on said plan; thence extending along Parcel "A" the three following courses and distances: (1) North sixty-four degrees, seven minutes, forty-eight seconds East, one hundred fifty-eight and forty-five one-hundredths feet to a point; (2) South forty-six degrees, forty-seven minutes, thirty-two seconds East, one hundred seventy-three feet to a point; and (3) South fifty-three degrees, fifty-nine minutes, fifty-eight seconds West recrossing the aforesaid ten feet wide right-of-way, two hundred five and seventy-nine one-hundredths feet to a point; thence extending South eighty-eight degrees, twenty-eight minutes, forty seconds West, one hundred sixty-four and ninety one-hundredths feet to the first mentioned point of reverse curve and place of beginning.

BEING Parcel "B 1" as shown on the above mentioned plan.

BEING the same premises which Hajira Ebady, an unmarried woman, Sayed A. Ebady and Shekiba Ebady by Deed dated 10/7/2008, and recorded 10/27/2008, in Book 5712, Page 126, granted and conveyed unto Sayed A. Ebady, an unmarried man, and Shekiba Ebady, an unmarried woman, as Joint Tenants With the Right of Survivorship.

Parcel Number: 31-00-07930-00-4.

Location of property: 10 Curtis Park Drive, Wyncote, PA 19095.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Shekiba Ebady and Sayed A. Ebady** at the suit of BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$1,030,271.73.

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

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

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

10-06919

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 Northwesterly side of Corson Street, at a corner of this and another house now or late of Morgan Wright, at the distance of 210.00 feet measured Northeastwardly from Blackberry Alley;



thence extending from said point of beginning Northwestwardly, passing through the middle of the partition wall of this and said adjoining house about to be conveyed to Jacob C. Beyer, at right angles to said Corson Street, the distance of 100.00 feet to an alley; thence extending along said alley, Northeastwardly, the distance of 20.00 feet to land of John M. Springer; thence extending along said Springer's land, Southeastwardly, parallel to the first line, the distance of 100.00 feet to Corson Street, aforesaid; thence extending along the said Northwestly side of Corson Street, Southwestwardly, the distance of 20.00 feet to the first mentioned point and place of beginning.

Parcel Number: 13-00-09104-00-9.

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

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Craig Atkins** at the suit of Norristown Municipal Waste Authority. Debt: \$1,129.01.

**James R. Wood**, Attorney.

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

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

10-06972

ALL THAT CERTAIN three story brick dwelling house, messuage, or tenement and lot, tract or piece of land or ground, situate in the Fourth Ward of **Norristown Borough**, County of Montgomery and State of Pennsylvania, being the premises generally known and commonly known called No. 232 East Oak Street and bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Oak Street at the distance of 279 feet and 2 5/8 inches Southeastwardly from the intersection of the said side of Oak Street with the Southeast side of Green Street the South corner of Oak and Green Streets, a corner of these premises and the premises generally known and commonly called No. 230 East Oak Street, now or late of Henry S. High; thence along the said premises generally known as and commonly called No. 230 East Oak Street South 31 degrees, 18 minutes West, 110 feet to a point on the Northeast side of an alley, laid out 20 feet in width, another corner of these premises and said premises generally known as and commonly called No. 230 Oak Street; thence along the said side of said alley South 59 degrees, 30 minutes East, 19 feet and 5 inches to a point, a corner of these premises and the premises generally known and commonly called No. 234 East Oak Street now or late of the Estate of Willy Ann Geiger, deceased; thence along the said premises generally known as and commonly called No. 234 East Oak Street, the line passing through the middle or center of the partition wall between the said dwelling house erected on the premises and the dwelling house erected on said premises generally known as and commonly called No. 234 East Oak Street North 31 degrees, 18 minutes East, 110 feet to a point on said side of said Oak Street, another corner of these premises and said premises generally known as and commonly called No. 234 East Oak Street; and thence along said side of Oak Street North 59 degrees, 30 minutes West, 19 feet and 5 inches to the place, point or corner of beginning.

Parcel Number: 13-00-28724-00-9.

Location of property: 232 East Oak Street, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **James E. Keys and Velma Keys** at the suit of Norristown Municipal Waste Authority. Debt: \$2,638.86.

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

10-08712

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Stonybrook Condominium, Whitehall Road, **West Norriton Township**, Montgomery County, Commonwealth of Pennsylvania, which has hereafter been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act 7/3/63, P.L. 196 by the recording in the Office of the Recorder of Deeds of a Declaration recorded in Deed Book 3981, Page 502 and Amendments thereto, one thereof recorded in Deed Book 3984, Page 138, and another Amendment recorded in Deed Book 4033, Page 15 and further amended by Amendment recorded in Deed Book 4134, Page 536 and Amendatory Declaration recorded in Deed Book 4301, Page 550, a Declaration recorded in Condominium Plan Book 3, Page 63 and Amendment recorded in Plan Book 4, Page 12 and further amended by Amendment recorded in Plan Book 4, Page 63, and a Code of Regulations recorded in Deed Book 3981, Page 546, and a First Amendment recorded in Deed Book 4603, Page 66, being designated on said Declaration Plan as Unit 818, 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 the same premises which Debra P. Brubaker by Deed dated 5/23/2008 and recorded 6/23/2008 in Montgomery County in Deed Book 5697, Page 534 Granted and Conveyed unto Juddie A. Mobley, as Sole Owner.

Parcel Number: 63-00-08187-73-2.

Location of property: 818 Stonybrook Drive, Condominium 818, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Juddie A. Mobley** 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: \$223,153.66.

**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.

10-12251

ALL THAT CERTAIN message and lot or piece of land, with the buildings and improvements thereon erected, known as 515 Main Street, situate in **Pennsburg Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a mark made on the curb shown in the West line of Main Street (formerly known as Green Lane and Goshenhoppen Turnpike Road); thence by land of P.T. Theoboldt, South 78.5 degrees, West 151.8 feet to a stake, a corner; thence along the middle of an alley, North 17.5 degrees, West 50 feet, 3 inches to a stake, a corner; thence by lot of Alten J. Dressler, North 78.5 degrees, East (erroneously set forth in prior deeds as West) 156 feet to a mark on the curb stone; thence along said curb line South 11.5 degrees, East 50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Vincent J. Valentino by Deed from Robert J. Scheetz and Patricia B. Scheetz, husband and wife dated August 14, 2002 and recorded August 26, 2002 in Deed Book 5421, Page 910.

Parcel Number: 15-00-01468-00-2.

Location of property: 515 Main Street, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Vincent J. Valentino** at the suit of HSBC Bank USA, National Association for The Benefit of Ace Securities Corporation Home Equity Loan Trust, Series 2006-NC3, Asset Backed Pass-Through Certificates. Debt: \$385,641.87.

**Joseph F. Riga**, Attorney.

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

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

10-13626

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate partly in **Lower Merion Township** and partly in the Borough of West Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described according to a Map of Property of Martin A. Bury made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated April 5, 1963 and revised April 17, 1963 as follows, to wit:

BEGINNING at a spike in the center line of Valley Road (50 feet wide), measured the five following courses and distances from the title line in the bed of Mt. Pleasant Road: (1) North 04 degrees, 11 minutes East, 118.40 feet; (2) North 28 degrees, 46 minutes East, 91.10 feet; (3) North 50 degrees, 35 minutes East, 140 feet; (4) North 57 degrees, 04 minutes East, 100 feet; (5) North 60 degrees, 35 minutes East, 81.20 feet; thence extending along line of lands of O.J. Patzau North 07 degrees, 10 minutes West, 130.30 feet to a point and North 27 degrees, 09 minutes West crossing the line dividing the Township of Lower Merion from the Borough of West Conshohocken, 808.50 feet to a point; thence extending South 88 degrees, 31 minutes East, 2.81 feet to a point; thence extending South 85 degrees, 02 minutes East, 237 feet to a point; thence extending South 81 degrees, 25 minutes East, 1.16 feet to a point in line of lands to be conveyed to William Uttal; thence extending along the same and recrossing said Township Line, South 27 degrees, 09 minutes East, 483.95 feet to a spike in the root of an oak tree; thence extending still along the same, South 12 degrees, 31 minutes East, 323.31 feet to a point in said center line of Valley Road; thence extending along the same, South 60 degrees, 35 minutes West, 164.46 feet to the first mentioned point and place of beginning.

CONTAINING 3.805 acres.

TITLE TO SAID PREMISES IS VESTED IN E. Dean Chagan given by Malcolm Pryor and Jacqueline Pryor, husband and wife dated 07/28/2004, and recorded 10/6/2004 in Book 5528, Page 649.

Parcel Number: 40-00-63360-00-5.

Location of property: 1224 Valley Road, Villanova, PA 19085-2124.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **E. Dean Chagan** at the suit of LaSalle Bank National Association, as Trustee of The Zuni Mortgage Loan Trust 2006-OA1. Debt: \$4,095,196.36.

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

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

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

10-15877

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, Montgomery County, Pennsylvania and described according to a plan of subdivision prepared for Providence Oaks Phase V (formerly Valley-Hi) made by Urwiler and Walter, Inc., dated March 10, 1993 and last revised July 31, 2000 and recorded in Plan Book A-59, Pages 430 to 432, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Condor Circle (50 feet wide) which point of beginning is at the distance of 26.76 feet measured on the arc a circle curving to the right having a radius of 20.00 feet from a point of curve on the Southwesterly side of Condor Drive (50 feet wide); thence extending from said point of beginning, South 37 degrees, 34 minutes, 45 seconds West along the said Northwesterly side of Condor Circle 37.75 feet to a point, a corner of Lot No. 168 as shown on said plan; thence extending along the same, North 52 degrees, 25 minutes, 15 seconds West, 221.70 feet to a point; thence extending North 05 degrees, 08 minutes, 58 seconds East, 69.47 feet to a point, a corner of Lot No. 166 as shown on said plan; thence extending along the same, South 83 degrees,

09 minutes, 34 seconds East, 155.36 feet to a point on the said Southwesterly side Condor Drive; thence extending along the same, Southwestwardly on the arc of a circle curving to the left having a radius of 175.00 feet the arc of 140.25 feet to a point of radial round curve thereon; thence extending along the arc of a circle curving to the right having a radius of 200.00 feet the arc distance of 26.76 feet to the first mentioned point and place of beginning.

BEING Lot #167 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Tongtong D. Chen, by Deed from Audubon Ridge, L.P., dated 04/04/2002, recorded 05/06/2002 in Book 5406, Page 1061.

Parcel Number: 43-00-00458-17-4.

Location of property: 2516 Condor Drive, Audubon, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tongtong D. Chen a/k/a Tong Tong D. Chen** at the suit of Ventures Trust 2013-I-H-R by MCM Capital Partners, LLC, its Trustee. Debt: \$553,053.53.

**Jacob M. Ottley**, Attorney.

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

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

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10-18511  
PREMISES "A"

ALL THAT CERTAIN message and lot or piece of land with the improvements thereon, situate in **Lower Frederick Township**, County of Montgomery, State of Pennsylvania bounded and described according to a survey made 4/8/1946 by Francis W. Wack, Registered Engineer, as follows, to wit:

BEGINNING at an iron pin in the State Highway leading from Spring Mount to Zieglersville, also known as Main Street, a corner of this and the Northerly side of a 16 1/2 feet wide private road; thence in and through said highway North 16 degrees, 30 minutes West, 42.5 feet to an iron pin at the intersection with the Southeasterly side of another private road leading to property now or late of E. W. Fulmer; thence along said side of said private road North 42 degrees, 30 minutes East, 165 feet to a stake, a corner of other lands now or late of the said Jonathan K. Trumbauer, of which this was a part; thence by the same South 32 degrees, 30 minutes East, 181.8 feet to an iron pin on the Northerly side of a 16 1/2 feet wide private road leading to other property now or late of the said Jonathan K. Trumbauer; thence along said side of said private road South 73 degrees, 30 minutes West, 180 feet to the place of beginning.

BEING Parcel No. 38-00-01240-00-9.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final plan of subdivision prepared for William H. Heinrich by Urwiler & Walter, Inc., dated 12/31/89, last revised 9/9/87 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Plan Book A-49, Page 39, as follows, to wit:

BEGINNING at a point in the bed of Main Street (33 feet wide) said point being a corner of this and lands now or late of Thomas C. and Theresa M. Killoran; thence extending along the same North 67 degrees, 48 minutes, 22 seconds East, 185.89 feet to a point, a corner of Lot No.4; thence extending partly along the same South 22 degrees, 11 minutes, 38 seconds East, 6.02 feet to a point, a corner of Parcel No. 16; thence extending along the same South 66 degrees, 53 minutes, 17 seconds West, 186 feet to a point, a corner in the bed of Main Street; thence extending along the center line of Main Street North 21 degrees, 41 minutes, 38 seconds West, 9 feet to the point and place of beginning.

BEING Parcel No. 38-00-01239-90-1.

TITLE TO SAID PREMISES IS VESTED IN David L. Frederick and Elizabeth J. Frederick, h/w, by Deed from Steven David Barzousky and Karina Barzousky, h/w, dated 12/17/2004, recorded 12/23/2004 in Book 5537, Page 2206.

Parcel Numbers: 38-00-01240-00-9 and 38-00-01239-90-1.

Location of property: 113 Main Street, Schwenksville, PA 19473-1162.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David L. Frederick and Elizabeth Frederick a/k/a Elizabeth J. Frederick** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$210,088.82.

**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.

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10-21149

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, and described according to a certain Plan thereof known as Plan of Subdivision made for L.W.T. Waller, Jr., by Russell S. Lyman, Registered Professional Engineer, dated June 30, 1966 and last revised November 15, 1966, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-10, Page 26, as follows, to wit:



BEGINNING at a point on the Northeasterly side of a cul-de-sac (of irregular width) at the end of Waller Road (50 feet wide) said point being the six following courses and distances from a point of curve on the Southwesterly side of Welsh Road (L.R. 46098) (46.50 feet wide): (1) leaving Welsh Road on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 41.15 feet to a point of tangent on the Northwesterly side of Waller Drive; (2) South 39 degrees, 09 minutes, 20 seconds West along the Northwesterly side of Waller Drive 517.75 feet to a point of curve; (3) Southwestwardly and Northwestwardly partly along the Northwesterly side of Waller Drive and partly along the Northeasterly side of Waller Drive (50 feet wide) on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 198.68 feet to a point of tangent on the Northeasterly side of Waller Drive; (4) North 49 degrees, 46 minutes, 36 seconds West along the Northeasterly side of Waller Drive 103.61 feet to a point of curve at beginning of said cul-de-sac; (5) Northwestwardly, Northwardly along the aforesaid cul-de-sac on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 41.31 feet to a point of reverse curve; and (6) Northwardly and Northwestwardly still along the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 98.19 feet to a point on the Northeasterly side of the future extension of Waller Drive; thence extending North 49 degrees, 46 minutes, 36 seconds West along the Northeasterly side of the future extension of Waller Drive 67.03 feet to a point; thence extending North 44 degrees, 02 minutes, 15 seconds East crossing the Southwesterly side of a certain 30 feet wide right-of-way for drainage 150.33 feet to a point in the bed of said right-of-way; thence extending South 49 degrees, 46 minutes, 36 seconds East through the bed of the aforesaid right-of-way 140.10 feet to a point; thence extending South 40 degrees, 13 minutes, 24 seconds West recrossing the Southwesterly side of said 30 feet wide right-of-way for drainage 122.22 feet to the first mentioned point and place of beginning.

TOGETHER with all of the grantor's right, title and interest in and to that portion of the future extension of Waller Drive abutting premises described above (as shown on said plan) bounded by the aforementioned cul-de-sac, (on the Southeast) the Northwesterly line of the above described Lot Number 12 as produced (on the Northwest), the center line of the said proposed extension of Waller Drive (on the Southwest) and the Northeasterly line of the proposed extension of Waller Drive (on the Northeast).

TOGETHER with the right (in common with the owners or occupiers of the other lots in the aforementioned Plan of Subdivision) to use all of the proposed extension of Waller Drive (as shown on said plan) for access to the premises conveyed hereby, provided however, that Grantees shall have no responsibility for the maintenance of the proposed extension of Waller Drive until such time as is made thereof.

Parcel Number: 41-00-09322-00-6.

Location of property: 1269 Waller Drive a/k/a 1269 Waller Road a/k/a 1269 Walley Drive, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tatyana Mazik, Viktor Vasilenko and Yuriy Mazik** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$352,174.95.

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

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

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

10-25750

ALL THAT CERTAIN property, situated in **Lower Salford Township**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a Deed dated 12/16/2002 and recorded 1/10/2003, among the land records of the County and State set forth above, in Deed Volume 5442 and Page 148.

TITLE TO SAID PREMISES IS VESTED IN Jason Jones and Kathy Fitzcharles by Deed from Lewis Family Limited Partnership I, a Pennsylvania Limited Partnership dated 12/16/2002 recorded 01/10/2003 in Deed Book 5442, Page 0148.

Parcel Number: 50-00-00280-00-3.

Location of property: 731 Camp Wawa Road-Township, Lower Salford (Schwenksville), PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America, Kathy Fitzcharles and Jason Jones** 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 the Benefit of the Certificateholders of Equity One ABS, Inc., Mortgage Pass-Through Certificates, Series 2004-3. Debt: \$245,737.12.

**Nicole LaBletta**, Attorney. I.D. #202194

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

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

10-33595

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, described according to a plan and survey thereof made by John E. Burkhardt, Registered Professional Surveyor North Wales, PA on the Sixth day of December 1954, as follows, to wit:

BEGINNING at a point on the Northerly side of Powderhorn Road (50 feet wide) which point is measured the 4 following courses and distances along the Northerly side of Powderhorn Road with the Easterly side of Colonial Road (100 feet wide) (both liens produced): (1) extending from said point of intersection North 70 degrees, 8 minutes East, 274.46 feet to a point of curve; (2) on a line curving to the right having a radius of 1432.28 feet the arc distance of 403.30 feet to a point of tangent; (3) South 82 degrees, 41 minutes East, 68.16 feet to a point of curve; and (4) on a line curving to the right having a radius of 1422.28 feet the arc distance of 462.55 feet to the point and place of beginning; thence extending from said beginning point North 17 degrees, 12 minutes East, 129.3 feet to a point; thence South 66 degrees, 45 minutes, 30 seconds East, 73.3 feet to a point; thence extending South 23 degrees, 53 minutes West, 126.27 feet to a point on the Northerly side of Powderhorn Road aforesaid; thence extending along the same on a line curving to the left having a radius of 225.69 feet the arc distance of 20.27 feet to a point of compound curve in the same; thence extending still along the same on a line curving to the left having a radius of 1422.28 feet the arc distance of 38.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Irene Hendricks, by Deed dated February 16, 2007 and recorded March 19, 2007 in and for Montgomery County, Pennsylvania in Deed Book 5639, Page 1843, granted and conveyed unto Suzanne Tassoni and Harry Shehan, as Joint Tenants With the Rights of Survivorship.

Parcel Number: 58-00-14848-00-7.

Location of property: 464 Powderhorn Road, King of Prussia, PA 19406.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Suzanne Tassoni and Harry Shehan, as Joint Tenants With the Rights of Survivorship** at the suit of Wells Fargo Bank, N.A. Debt: \$257,354.20.

**Kimberly A. Bonner**, Attorney.

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

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

10-35557

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Commonwealth of Pennsylvania, and described according to a subdivision plan prepared for Whitemarsh Glen, Inc., by Chambers Associates, Inc., dated September 22, 1993 and last revised June 13, 1995 and recorded in Montgomery County in Plan Book A-55, Page 381, as follows, to wit:

BEGINNING at a point on the Northwestern side of Olivia Way (56 feet wide) which point of beginning is common to this lot and Lot No. 28 as shown on said plan; thence extending from said point of beginning, along Lot No. 28 as shown on said plan North 46 degrees, 46 minutes, 00 seconds West, 126.27 feet to a point; thence extending North 43 degrees, 15 minutes, 00 seconds East, 80.50 feet to a point, a corner of Lot No. 1 as shown on said plan; thence extending along the same, South 46 degrees, 46 minutes, 00 seconds East, 126.24 feet to a point on the said Northwestern side of Olivia Way; thence extending along the same, South 43 degrees, 14 minutes, 00 seconds West, 80.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 29 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jack S. Cohen and Jennifer A. Cohen by Deed from Andrew D. Wolfington and Kristy-Ann Wolfington dated 4-8-05, recorded 5-2-06 in Deed Book 5562, Page 1405.

Parcel Number: 65-00-08618-52-4.

Location of property: 528 Olivia Way, Lafayette Hill, PA 19444.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jack S. Cohen and Jennifer A. Cohen** at the suit of Deutsche Bank National Trust Company, as Trustee for the IndyMac INDX Mortgage Loan Trust 2005-AR9, Mortgage Pass-Through Certificates, Series 2005-AR9 Under the Pooling and Servicing Agreement dated May 1, 2005. Debt: \$593,463.51.

**Nicole LaBletta**, Attorney. I.D. #202194

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

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

10-36022

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Section Number "2" "Country Club Estates" made by Donald H. Schurr, Civil Engineer and Surveyor dated May 1, 1961 said Plan Book A-6, Page 64, as follows, to wit:

BEGINNING at a point on the Northwestern side of Traverse Drive (50 feet wide) said point being the three following courses and distances from a point of reverse curve on the Southwesterly of Park Drive (50 feet wide): (1) leaving Park Drive on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance on 28.08 feet to a point of reverse curve on the Northwestern side of Traverse Drive; (2) Southwestwardly along the Northwestern side of Traverse Drive on the arc of a circle having a radius of 250.00 feet the arc distance of 47.22 feet lot to a point of tangent on the same; and (3) South 11 degrees, 20 minutes West still along the Northwestern side of Traverse Drive 217.82 feet to a point of beginning; thence extending from said point of beginning South 11 degrees, 20 minutes Southwest along the Northwestern side of Traverse Drive 75.00 feet to a point; thence extending North 78 degrees, 40 minutes West, 179.32 feet to a point; thence extending North 01 degrees, 39 minutes East, 76.08 feet to a point; thence extending 78 degrees, 40 minutes East, 192.12 feet to the first mentioned point and place of beginning.

BEING Lot Number 12, as shown on the above mentioned plan.

UNDER AND SUBJECT to restrictions as of record.

BEING the same premises which Building Operation Holding Company, by Deed dated September 20, 1962, and recorded September 25, 1962, in Book 3261, Page 958, granted and conveyed unto Theodore C. Thomas and Adrienne C Thomas, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, MI 48501-2026 by Deed from Walter D. Garlick and Kelly A. Kleinschmidt dated 06/29/2007 recorded 07/18/2007 in Deed Book 12168 Page 864.

Parcel Number: 49-00-12127-00-1.

Location of property: 13 Traverse Drive, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Walter Garlick and Kelly Ann Kleinschmidt** at the suit of HSBC Bank USA, N.A. Debt: \$404,136.60.

**Nicole LaBletta**, Attorney. I.D. #202194

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

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

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10-36193

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 Northeastly side of Lafayette Street, at the distance of 30 feet, 10 and 1/4 inches measured Southeastwardly from Knox Street, a corner of this and house and lot of Grisdale and Lever; thence extending from said point of beginning Northeastwardly along the same and passing through the middle of a partition wall between this and said Grisdale and Lever's house, 81 feet to a four feet wide alley; thence extending along the said alley Southeastwardly 15 feet, 3/4 inches to a corner of Dr. Louis W. Read's land; thence extending along the same Southwestwardly 81 feet, passing through the middle of the partition wall between this and said Read's house to the Northeastly side of Lafayette Street, aforesaid; thence extending Northwestwardly along the said side of Lafayette Street, 15 feet, 3/4 inches to the first mentioned point and place of beginning.

Parcel Number: 13-00-19988-00-6.

Location of property: 727 West Lafayette Street, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Craig Atkins and Joyce E. Williams** at the suit of Norristown Municipal Waste Authority. Debt: \$1,565.14.

**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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10-37752

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of lots of Belmont Terrace, Section II, as prepared by Earl M. Frankhouser Associates, Inc., dated December, 1951, and recorded in Deed Book 197, Page 600, as follows, to wit:

BEGINNING at a point on the Northeastly side of cul-de-sac known and designated as Blue Spruce Court, a corner of this and Lot #2; thence along the aforesaid side of said cul-de-sac in a Northeastly direction on the arc of a circle curving to the left having a radius of fifty feet the arc distance of sixty feet to a point, a corner of this and Lot #4; thence along said Lot #4 in a Northeastly direction one hundred twenty and seventy-seven one-hundredths feet to a point a corner; thence South forty-seven degrees, forty minutes West, one hundred twenty-three feet to a point, a corner of this and Lot #2; thence along said Lot #2 Northwestly one hundred eleven and forty-four hundredths feet to the aforesaid side of Blue Spruce Court, the point or place of beginning.

BEING the same premises which Marissa A. Eckert and Jason M. Lasso, by Deed dated 3/11/2009 and recorded 4/13/2009 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5736, Page 1793 granted and conveyed unto Marissa A. Lasso and Jason M. Lasso, wife and husband, as Joint Tenants With Right of Survivorship.

Parcel Number: 42-00-00328-00-8.

Location of property: 659 Blue Spruce Court, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jason M. Lasso a/k/a Jason Lasso and Marissa A. Lasso a/k/a Marissa Lasso** at the suit of Bayview Loan Servicing, LLC. Debt: \$215,627.77.

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

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

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

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11-12892

PREMISES B

ALL THAT CERTAIN lot or piece of land, together with the brick message since thereupon erected, situated in **Pottstown Borough**, in the County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the Southwest corner of Hanover and Beech Streets; thence along Beech Street, Westwardly 120 feet to Lot No. 130 late belonging to Sarah Whelen, now F.G. Fegley; thence Southwardly along Lot No. 130.35 feet to land of Philip Sotter; thence Eastwardly along the same 120 feet to said Hanover Street; thence Northwardly along the same 35 feet to the place of beginning.

Parcel Number: 16-00-13164-00-5.

Location of property: 175 North Hanover Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **William B. Fretz, Jr.** at the suit of Pottstown School District. Debt: \$7,325.52.

**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.

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11-16788

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania described according to a certain plan thereof known as Plan of Lots "Colonial Village" made for McClatchy Davis Corporation, by William W. Reader, Registered Professional Engineer dated 6/2/1964, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Pulaski Street (fifty feet wide) said point being the two following courses and distances from a point of curve on the Northwesterly side of Glasgow Street fifty feet wide: (1) leaving Glasgow Street on arc of a circle curving to the right having a radius of twenty and no one-hundredths feet the arc distance of thirty and fifty-three one-hundredths feet to a point of tangent on the Northeasterly side of Pulaski Street; and (2) North fifty-one degrees, seventeen minutes West, along the Northeasterly side of Pulaski Street three hundred forty and ninety-five one-hundredths feet to the point of beginning.

CONTAINING in front or breadth Northwestwardly alone Northeasterly side of Pulaski Street, fifty-three and no one-hundredths feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Pulaski Street one hundred and no one-hundredths feet.

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

Parcel Number: 64-00-03892-00-4.

Location of property: 120 Pulaski Street, Pottstown, Montgomery County, PA 19464.

The improvements thereon are: Single family residence.

Seized and taken in execution as the property of **Estate of Michael A. Harbach, Sr., Michael A. Harbach, Jr., and Mark A. Keck** at the suit of Apex Community Federal Credit Union. Debt: \$25,272.38.

**Allan J. Ray**, Attorney. I.D. #311846

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$2,527.24 dollars whichever amount 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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11-17237

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

BEGINNING at a point twenty-five (25) feet Westwardly from the Northwest intersection of South Street and Montgomery Street; thence Northwardly and parallel to said Montgomery Street a distance of twenty-three (23) feet to a point; thence Eastwardly two (2) feet, nine (9) inches to a point; thence Northwardly twenty-seven (27) feet to a point; thence Northwestwardly five (5) feet, eight (8) inches to a point; thence Northwardly and again parallel with said Montgomery Street a distance of eighty-five (85) feet to the South side of a twenty feet wide alley; thence along said alley seventeen (17) feet, six (6) inches to a point; thence Southwardly and parallel with said Montgomery Street a distance of one hundred forty (140) feet to the North side of South Street aforesaid, passing in part of said course and distance through the middle or division wall of a double brick messuage erected upon this and lot directly on the West; thence Eastwardly along said South Street seventeen (17) feet, six (6) inches to the point or place of beginning.

Parcel Number: 16-00-26908-00-4.

Location of property: 893 South Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Ronald J. Long, Jr.** at the suit of Borough of Pottstown. Debt: \$1,194.33.

**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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11-21731

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Shoemaker Village, Phase II, made by Boucher and James, Inc., dated September 22, 1978 said plan being recorded in Plan Book A-35, Page 7-A, as follows, to wit:

BEGINNING at a point on the Northwesterly side of a cul-de-sac (of irregular width) at the terminus of Gum Drive (50 feet wide) said point being measured the four following courses and distances from a point being measured the four following courses and distances from a point of curve on the Southwesterly side of Jason Drive (50 feet wide): (1) leaving Jason Drive on the arc of a circle curving to the right, having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Northwesterly side of Gum Drive; (2) South 49 degrees, 00 minutes, 27 seconds West,

244.07 feet to a point of curve; (3) along the arc of a circle curving to the right, having a radius of 20.00 feet the arc distance of 19.47 feet to a point of reverse curve; and (4) on the arc of a circle curving to the left, having a radius of 60.00 feet the arc distance of 88.05 feet to the place of beginning; thence extending from said point of beginning along the said Northwesterly side of said cul-de-sac along the arc of a circle curving to the left, having a radius of 60.00 feet the arc distance of 29.74 feet to a point a corner Lot #24 as shown on the above mentioned plan; thence extending along the same, South 82 degrees, 17 minutes, 22 seconds West, 1146.23 feet to a point a corner of Lot #117 as shown on the above mentioned plan; thence extending partially along the same and partially along Lot #118 as shown on the above mentioned plan, North 24 degrees, 17 minutes, 29 seconds East, 98.29 feet to a point a corner of Lot #22 as shown on the above mentioned plan; thence extending along the same, South 69 degrees, 18 minutes, 27 seconds East, 115.24 feet to the first mentioned point and place of beginning.

BEING Lot No. 23 as shown on the above mentioned plan.

BEING the same premises which Twim Homes, Inc., a Pennsylvania Corporation, by indenture bearing date the 25th day of March A.D., 1982 and recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on the 6th day of April A.D., 1982 in Deed Book 4682, Page 125., Digiacomo, his wife, their heirs and assigns, in fee.

TITLE TO SAID PREMISES IS VESTED IN Robert W. Fowler and Joan F. Gross by Deed from Dominic T. Digiacomo and Patricia Digiacomo, husband and wife dated 09/30/1996 recorded 11/10/1996 in Deed Book 5167, Page 1500.

Parcel Number: 59-00-08990-18-5.

Location of property: 1019 Gum Place, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert W. Fowler and Joan F. Gross** at the suit of One West Bank N.A. Debt: \$230,396.49.

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

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

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

11-24073

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, and State of Pennsylvania, according to a plan made by George F. Shaner, Civil Engineer, on August 2, 1955, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of North Keim Street (State Rural Route #46005) which point is measured on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 30.37 feet from a point on the Northwesterly side of a private road (33 feet wide); thence extending along the Southwest side of North Keim Street (State Rural #46005) North 24 degrees, 30 minutes West, 138.51 feet to a point; thence extending South 65 degrees, 30 minutes West, 150.00 feet to a point on the Northeasterly side of another private road (30 feet wide); thence extending along the same, South 24 degrees, 30 minutes East, 105.00 feet to a point an angle; thence extending still along the same, South 49 degrees, 30 minutes East, 65.10 feet to a point on the Northwest side of the first above mentioned private road (33 feet wide); thence extending along the Northwest side of first above mentioned 33 feet wide private road, North 62 degrees, 30 minutes East, 103.49 feet to a point of curve; thence extending along the arc of a circle curving to the left having a radius of 20 feet the arc distance of 30.37 feet to a point on the Southwest side of North Keim Street (State Rural Route #46005) being the first mentioned point and place of beginning.

Parcel Number: 42-00-02464-00-5.

Location of property: 1903 North Keim Street, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Merle Reitz and Meribah Reitz** at the suit of Pottsgrove School District. Debt: \$5,439.88.

**James R. Wood**, Attorney.

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

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

11-26662

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

BEGINNING at a corner of other lands of Miron Koval, et. ux., said point being in the middle of a State Rural Route #46153 (33 feet wide) leading from William Penn Highway Route #422 to the Pleasantville Road and distant along said road from a corner of lands now or late of James W. Christman North 48 degrees, 15 minutes West, 501.37 feet; thence from said point of beginning continuing along the middle of said Rural Road North 48 degrees, 31 minutes West, 200 feet to a corner of other lands of Miron Koval; thence along the same South 41 degrees, 45 minutes East, 620.82 feet to a corner of line of lands formerly owned by John E. Krause; thence along the same South 66 degrees, 40 minutes East, 164.54 feet to a point of deflection and continuing along said lands South 57 degrees, 45 minutes East, 44.50 feet to a corner of lands of Miron Koval; thence along the same South 41 degrees, 45 minutes West, 680 feet to the place of beginning.

Parcel Number: 42-00-04402-00-2.

Location of property: 1408 North Sanatoga Road, Lower Pottsgrove, PA.



The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Dawn Wilson** at the suit of Lower Pottsgrove Township. Debt: \$1,500.42.

**James R. Wood**, Attorney.

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

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

12-01913

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania and described according to a plan thereof made by G.D. Houtman and Son, Civil Engineers dated October 9, 1954 and last revised April 3, 1957, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Schultz Road (proposed sixty feet wide) at the distance of four hundred seven and eighty-five one-hundredths feet measured on a bearing of North thirty-eight degrees, thirty-nine minutes West along the said side of Schultz Road from a point an angle in the same, said point or angle being at the distance of six hundred thirty-six and eighteen one-hundredths feet measured still along the said side of Schultz Road and its extension on a bearing of North thirty-five degrees, thirty-one minutes West from its point of intersection with the center line of Maple Avenue or Potshot Road (proposed sixty feet wide); thence extending from said point of beginning North thirty-eight degrees, thirty-nine minutes West along the said side of Schultz Road one hundred forty-one and four-tenths feet to a point; thence, extending North forty-seven minutes, East crossing a small stream six hundred ninety-two and seventy-nine one-hundredths feet to a pin in line of Irvin Gill; thence South fifty-four degrees, three minutes East along said Gill's Land one hundred eight and seven-tenths feet to a point; thence South fifty-one degrees, fifty-eight minutes East still along the said land of Gill thirty-four and eighty-eight one-hundredths feet to a point in line of other land of said Thomas F. McKeown et ux.; thence along the same of which this was a part South forty-seven degrees, forty-seven minutes West, seven hundred twenty-nine and seventy-six one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John W. Kulesa, Jr. by Deed from Harry G. Miller, Jr. and Dwayne C. Miller dated 02/01/2007 recorded 02/12/2007 in Deed Book 5635, Page 910.

Parcel Number: 33-00-07655-01-6.

Location of property: 1018 Schultz Road, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John W. Kulesa, Jr.** at the suit of Federal National Mortgage Association, its Successors or Assigns. Debt: \$253,966.86.

**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.

12-05338

PREMISES "A"

ALL THAT CURTAIN lot or piece of land, with the improvements thereon erected, situate in **Lower Gwynedd Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made thereof by C. Raymond Weir, Registered Surveyor, March 29, 1945, as follows:

BEGINNING at a point on the Westerly side of Bethlehem Pike, sixty feet wide, at a distance of six hundred ten and eighty one-hundredths feet from the center line of a certain private roadway reserved to a width of forty feet which said private roadway marks the dividing line of lands of Grantors herein and land of Elisabeth T. Ely; thence continuing along the Westerly side of Bethlehem Pike South no degrees, forty-two minutes, thirty seconds West, two hundred and fifty-two one-hundredths feet to a stone in a corner of land of the Estate of Louis R. Kolb, deceased; thence along land of Louis J. Kolb the two following courses and distances, to wit: North eighty-one degrees, fifty-four minutes West, three hundred thirteen and ninety-seven one-hundredths feet to a stone a corner; thence North five degrees, eight minutes East, one hundred seventy-seven and sixty-one one-hundredths, feet to a stone in the corner of now or late of Louise P. Kaiser's land and; thence extending along land of the Grantors herein of which this was formerly a part South eighty-six degrees, two minutes East, two hundred ninety-eight and fourteen one-hundredths feet to the point, and place of beginning.

CONTAINING one and three hundred twenty-four one-thousandths of an acre be the same more or less.

UNDER AND SUBJECT to Agreement of Record.

Parcel Number: 39-00-00412-00-8.

Location of property: 1217 North Bethlehem Pike, Lower Gwynedd Township, Montgomery County, PA.

The improvements thereon are: Residential vacant land.

Seized and taken in execution as the property of **Pat Sparango and Eastern Abstract, Inc.** at the suit of Wendy G. Mathews, as Executrix of the Estate of Judy S. Graham. Debt: \$131,237.58.

**Marc B. Davis**, Attorney. I.D. #21345

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

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

12-05511

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a certain plan of a portion of Burnside Estates, made by John V. Hoey, Registered Engineer, Norristown, Pennsylvania, dated 12/15/1950 and last revised 4/13/1952 which plan is recorded at Norristown in the aforesaid office on 12/31/1952 in Deed Book 1958, Page 601, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Union Street (50 feet wide) which point is a corner of Lots 29 and 30 Block C, of said plan; thence extending along said Lot 28, Block C, North 44 degrees, 05 minutes East, one hundred forty-one and seventy-four one-hundredths feet to a point in line of Lot 27, Block C; thence extending partly along Lot 27 and 26 Block C, North 33 degrees, 46 minutes West, fifty-seven feet to a point a corner of Lot No. Block C; thence extending along said Lot 31, South 44 degrees, 05 minutes West, one hundred fifty-four feet to a point on the Northwesterly side of Union Street; thence extending along said Lot 31, South 44 degrees, 05 minutes West, one hundred fifty-four feet to a point on the Northwesterly side of Union Street; thence extending along same South 45 degrees, 55 minutes East, fifty-five feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Boris Kindij and Nina J. Kindij, h/w, by Deed from Nina J. Kindij, a married woman, dated 05/02/2005, recorded 05/12/2005 in Book 5553, Page 2607.

Parcel Number: 63-00-08539-00-2.

Location of property: 25 Union Street, Norristown, PA 19403-2822.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Boris Kindij and Nina J. Kindij a/k/a Nina Jiang Kindij** at the suit of Citimortgage, Inc. Debt: \$145,371.01.

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

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

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

12-11627

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a subdivision for Joseph Marrone made by David Meixner, Civil Engineer and Surveyors, Collegeville, PA dated March 2, 1976, last revised January 3, 1978 and recorded in Montgomery County in Plan Book B-34, Page 23, as follows, to wit:

BEGINNING at an iron pin, a corner of Lot 1 on the said plan and land now or late of Edgar M. Whistler on the Southeasterly side of Henry Road (private road 50 feet wide), which beginning point is measured North 32°, 34' West along the said Lot 1 and said side of Henry Road 169.25 feet from the intersection with the Northeasterly side of Gulph Road (60 feet wide); thence along the said Lot 1 and along an easement for new 20 feet wide blacktop drive for use of Parcels 1, 2 and 3, North 40°, 15', 52" East, 85.85 feet to a point, a corner of Lot 3 on the said plan; thence along the said Lot 3 South 64°, 41', 44" East, 105.30 feet to a point in line of land now or late of Stephen Szabolcs; thence along the said land of Szabolcs and land now or late of John Huhn South 32°, 23' West, 97.14 feet to an iron pin, a corner of the land of Whistler; thence along the said land of Whistler North 57°, 57' West, 116.24 feet to the first mentioned point and place of beginning.

BEING Lot #2 on the said plan.

BEING the same premises which Royal Bank of America by deed dated 9/13/2005 and recorded 10/25/2005 in the County of Montgomery in Deed Book 5576, Page 2483, conveyed unto Owen G. Riley, III, as sole owner, in fee.

Parcel Number: 58-00-10209-00-2.

Location of property: 524 Henry Road, Lot 2, Upper Merion Township, PA.

The improvements thereon are: Vacant land.

Seized and taken in execution as the property of **Owen G. Riley, III** at the suit of First Cornerstone Bank. Debt: \$993,680.78.

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

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

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

12-13958

ALL THAT CERTAIN unit in the property known, named and identified as 'Breyer Court Condominium', a Condominium, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania which has heretofore been submitted to the Provisions of the Uniform Condominium Act 68, PA C. S. 3101 et seq. by the recording in the Montgomery County Recorder of Deeds of a certain Declaration of Plan attached thereto dated December 16, 2004 and recorded December 23, 2004 in Deed Book 5537, Page 2108, and First Amendment thereto dated December 16, 2004 and recorded in Deed Book 5537, Page 2169, and Second Amendment thereto dated April 18, 2005 and recorded in Deed Book 20, Page 628, and Third Amendment thereto dated July 18, 2005 and recorded in Book 5564, Page 895 and Fourth Amendment thereto dated October 17, 2005 and recorded in Book 5577, Page 2166, being designated as Unit No 28-F and Plats and Plans for Condominium bearing date December 16, 2004 and recorded as part of the Declaration.

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

TITLE TO SAID PREMISES IS VESTED IN Anthony L. Richardson, by Deed from Breyer Court, L.P., dated 12/09/2005, recorded 01/03/2006 in Book 5585, Page 1135.

Parcel Number: 31-00-03127-79-3.

Location of property: 28 Breyer Court, Unit 28-F, Elkins Park, PA 19027-1350.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony L. Richardson** at the suit of Bayview Loan Servicing, LLC.  
Debt: \$620,601.46.

**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.

12-16185

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, and described according to a map of properties made for Gladwyne Estates, Inc. by M. R. and J. B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania on 4/18/1956 and last revised 10/17/1960, as follows:

BEGINNING at a point in the center line of Winston Road (50 feet wide), measured the 3 following courses and distances along same from its intersection with the centerline of Brian Will Road (50 feet wide): (1) extending from said point of intersection, South 48 degrees, East 131.56 feet to a point of curve; (2) on a line curving to the left having a radius of 200 feet the arc distance of 89.83 feet to a point of tangent; and (3) South 73 degrees, 44 minutes East, 12.36 feet to the point and place of beginning; thence extending from said beginning point, North 16 degrees, 16 minutes East, 169.40 feet to a point; thence extending North 11 degrees, 14 minutes West, 110.58 feet to a point; thence extending North 80 degrees, 56 minutes East, 90.37 feet to a point; thence extending South 11 degrees, 14 minutes East, 260.62 feet to a point; thence extending South 16 degrees, 16 minutes West, 75 feet to a point in the centerline of Winston Road, aforesaid; thence extending along the same, North 73 degrees, 44 minutes West, 150.96 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jaclyn Pearlman and Barry Pearlman, by Deed from Sherry E. Baskin, dated 08/21/2006, recorded 09/18/2006 in Book 5618, Page 1989.

Parcel Number: 40-00-66532-00-1.

Location of property: 1610 Winston Road, Gladwyne, PA 19035-1252.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jaclyn Pearlman, Barry Pearlman and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corporation, CSAB Mortgage-Backed Trust 2006-4, CSAB Mortgage-Backed Pass-Through Certificates, Series 2006-4. Debt: \$573,196.84.

**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.

12-16953

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to survey and plan thereof made 10/7/1953 by Charles E. Shoemaker, Registered Professional Engineers of Abington, PA, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Wayne Avenue (formerly Woodlawn Avenue) (50 feet wide) at the distance of 671.35 feet Northwestwardly from the intersection which the said side of Wayne Avenue makes with the Northwesterly side of Edge Hill Road (70 feet wide); thence along the Northeasterly side of Wayne Avenue North 27 degrees, 46 minutes, 50 seconds West, 50 feet to a point; thence North 62 degrees, 13 minutes, 10 seconds East, 125 feet to a point; thence South 27 degrees, 46 minutes, 50 seconds East, 50 feet to a point; thence South 62 degrees, 13 minutes, 10 seconds East, 125 feet to a point on the aforementioned Northeasterly side of Wayne Avenue and place of beginning.

BEING Lot #1041 and 1042 on Plan of Crestmont Division #2, 'The Forrest'.

TITLE TO SAID PREMISES IS VESTED IN Kathleen J. Warner, by Deed from Kenneth A. Harley, Executor of the Estate of George W. Harley, deceased, dated 06/23/2006, recorded 07/13/2006 in Book 5607, Page 2849.

Parcel Number: 30-00-71220-00-3.

Location of property: 2155 Wayne Avenue, Abington, PA 19001-2514.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathleen J. Warner** at the suit of Wells Fargo Bank, N.A.  
Debt: \$283,554.13.

**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.

12-18374

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

BEGINNING at a point on the Southeasterly side of St. James Place (50 feet wide) said point being the two following courses and distances from a point of curve on the Northeasterly side of Patane Avenue (50 feet wide): (1) leaving Patane Avenue on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.71 feet to a point of tangent on the Southeasterly side of St. James Place; and (2) North 44 degrees, 00 minutes East along the Southeasterly side of St. James Place 247.60 feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Southeasterly side of St. James Place 51.40 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to St. James Place 110.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Lyssa R. Cornman, by Deed from Rochelle Fuller, dated 09/04/2008, recorded 10/15/2008 in Book 5710, Page 2495.

Parcel Number: 30-00-63380-00-4.

Location of property: 1525 Saint James Place, Abington, PA 19001-1510.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lyssa R. Cornman** at the suit of SRMOF II 2012-1 Trust, U.S. Bank Trust National Association, Not in its Individual Capacity but Solely as Trustee. Debt: \$302,673.61.

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

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

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

12-18667

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a subdivision plan entitled "Morgan's Court", drawn by Applied Surveying Technologies, Douglas A. Kramer, PLS Oley, Pennsylvania, dated 8-19-2002, revised 12-2-2002 and recorded in Plan Book A-61, Page 282, as follows, to wit:

BEGINNING at a point on the Northwestern side of Sixth Street (proposed right-of-way line 30 feet from center line), a corner of this land and Lot No. 19 on said plan; thence extending from a said point of beginning and along the Northwestern side of Sixth Street, aforesaid along the arc of a circle curving to the right having a radius of 970.00 feet the arc distance of 35.19 feet to a point, corner of Lot No. 21 on said plan; thence extending from the same, crossing proposed 10 feet wide sanitary sewer easement and through the bed of sanitary sewer reservation easement, North 39 degrees, 33 minutes, 00 seconds West, 204.35 feet to a point; thence extending North 20 degrees, 45 minutes, 32 seconds East, 40.29 feet to a point, a corner of Lot No. 19, aforesaid; thence extending along the same, re-crossing proposed 20 feet wide sanitary sewer easement, South 39 degrees, 33 minutes, 00 seconds East, 214.54 feet to the first mentioned point and place of beginning.

BEING Lot No. 20 on said plan.

TITLE TO SAID PREMISES IS VESTED IN David A. DiMarcello and Linda M. DiMarcello, by Deed from Rotelle Builders-East Greenville, L.P., a Pennsylvania Limited Partnership, dated 03/31/2004, recorded 04/14/2004 in book 5503, Page 2273.

Parcel Number: 06-00-03160-19-1.

Location of property: 317 West 6th Street, East Greenville, PA 18041-1530.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David A. DiMarcello and Linda M. DiMarcello** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC. Debt: \$243,124.52.

**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.

12-20343

ALL THAT CERTAIN bungalow and lot or piece of land, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, on the State Road leading from Pleasant View Hotel near Sanatoga to Fegleysville, bounded and described, as follows, to wit:

BEGINNING at an iron pin in the middle of the State Road leading from the Perkiomen and Reading Turnpike at Pleasant View Road to Fegleysville and to the Swamp Road at the distance of two hundred ninety-eight feet, seven inches Southwardly from an iron pin in the said road a corner of this and land now or late of H.O. Kunkel; thence North along the middle of the said public road forty-five degrees and fifty-four minutes East, ninety feet to a corner of his and other lands of Philip E. Rightnour; thence by the same South forty-four degrees, six minutes East, two hundred thirty-seven feet, six inches to a point in the right-of-way of Trappe and Limerick Street Railway Company South eighty degrees, eighteen minutes West, one hundred nine feet, one inch to a point a corner of this and other land of Philip E. Rightnour; thence by the same North forty-four degrees, six minutes West, one hundred seventy-five feet, eleven inches to the place of beginning.

Parcel Number: 42-00-03391-00-5.

Location of property: 510 North Pleasantview Road, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Raymond G. Gavins, Jr. and Sue L. Gavins** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,453.34.

**James R. Wood**, Attorney.

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

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

12-22127

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania and described according to a certain plan of a portion of "Wedgewood Park" for Mason-McDowell Corporation made by Damon and Foster, C.E., Sharon Hill, Pennsylvania, dated 1/22/1962 and revised 3/16/1962, as follows, to wit:

BEGINNING at a point on the Northeastly side of Wedgewood Drive (60 feet wide) said point being the seven following courses and distances from a point of curve on the Northwestly side of the proposed widening of Moyers Road (46.50 feet wide): (1) leaving Moyers Road, on the arc of a circle curving to the right having a radius of 30 feet the arc distance of 47.12 feet to a point of tangent on the Northeastly side of Wedgewood Drive (80 feet wide); (2) North 43 degrees, 33 minutes, 30 seconds West along the Northeastly side of Wedgewood Drive (80 feet wide) 149.20 feet to a point of curve connecting the Northeastly side of Westwood Drive with the Southeastly side of Andover Road (60 feet wide); (3) on the arc of a circle curving to the right having a radius of 30 feet the arc distance of 37.36 feet to a point, of reverse curve on the Southeastly side of Andover Road (60 feet wide) and point also being the Southeastly end of a radial line projected Northwestly across Andover Road; (4) North 62 degrees, 11 minutes, 55 seconds West along the aforesaid radial line crossing the bed of Andover Road 66 feet to a point on the Northwestly side of Andover Road; (5) Southwestly and Northeastly partly along the Northwestly side of Andover Road and partly along the Northeastly side of Wedgewood Drive (60 feet wide) on the arc of a circle curving to the right having a radius of 140 feet the arc distance of 267.23 feet to a point of tangent on the Northeastly side of Wedgewood Drive; (6) North 42 degrees, 50 minutes West along the Northeastly side of Wedgewood Drive 242.56 feet to a point of curve on the same; (7) Northwestly still along the Northeastly side of Wedgewood Drive, on the arc of a circle curving to the right having a radius of 335 feet the arc distance of 10.89 feet to the point of beginning; thence extending along the said point of beginning Northwestly along the Northeastly side of Wedgewood Drive, on the arc of a circle curving to the right having a radius of 335 feet the arc distance of 40.43 feet to a point; thence extending North 55 degrees, 56 minutes, 40 seconds East crossing the Southwestly side of a certain 15 feet wide driveway which extends Southwestly into Wedgewood Drive and Northeastly into Andover Road 144.46 feet to a point in the bed of the first above mentioned driveway; thence extending South 41 degrees, 25 minutes, 20 seconds East through the bed of the first above mentioned driveway 18.18 feet to a point; thence extending South 47 degrees, 10 minutes West recrossing the Southwestly side of the first above mentioned driveway partly through a wall between these premises and premises adjoining to the Southeast 146.60 feet to the first mentioned point and place of beginning.

BEING Lot No. 127.

TOGETHER with the free and common use, right, liberty, and privilege of the above mentioned driveways as and for passages and water-courses at all times hereafter forever in common with the owners, tenants and occupiers of the other lots of ground bounding and abutting thereon and entitled to the use thereto.

SUBJECT to the proportionate part of the expense of keeping said driveways in good order and repair.

BEING the same premises which Charles S. Zsitkovsky and Angela Zsitkovsky, husband and wife, by Deed dated November 25, 2003 and recorded in the Montgomery County Recorder of Deeds Office on January 18, 2004 in Deed Book 05490, Page 1577, granted and conveyed unto MD Nazim Uddin and Most Nazma Khaton, husband and wife. Parcel Number: 11-00-18408-00-4.

Location of property: 873 Wedgewood Drive, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **MD Nazim Uddin and Most Nazma Khaton** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC. Debt: \$220,932.87.

**Leslie J. Rase**, Attorney.

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

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

12-26141

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final recorded plan prepared for Cathlin Corporation by Robert E. Blue, Consulting Engineers, P.C. dated 1/17/1994 and last revised on 11/2/1994 and recorded in Plan Book A-54, Page 166, as follows, to wit:

BEGINNING at a point of curve on the Northeastly side of Crystal Court Cul-de-sac, said point being a corner of Lot No. 11 of the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 11 the two (2) following courses and distances through the bed of a drainage easement, viz: (1) North 72 degrees, 10 minutes, 06 seconds East, 43.41 feet to a point, an angle; thence (2) North 40 degrees, 36 minutes, 00 seconds East, 13.41 feet to a point a corner in a 20.00 feet wide emergency access easement; thence extending partly along



said emergency access easement and along open space the two (2) following courses and distances, viz: (1) South 51 degrees, 26 minutes, 00 seconds East, 120.43 feet to a point, a corner; thence (2) South 38 degrees, 34 minutes, 00 seconds West, 53.52 feet to a point a corner of Lot No. 13; thence extending along Lot No. 13 the two (2) following courses and distances, viz: (1) North 51 degrees, 26 minutes, 00 seconds West, 115.52 feet to a point, an angle; thence (2) South 90 degrees, 00 minutes, 00 seconds West, 17.16 feet to a point on the Northeasterly side of Crystal Court, Cul-de-sac; thence extending along the Northeasterly side of Crystal Court, Cul-de-sac on the arc of a circle curving to the left, having a radius of 70.00 feet the arc distance of 21.79 feet to a point a corner of Lot No. 11, being the first mentioned point and place of beginning.

BEING known as Lot No. 12 on the above mentioned plan.

Parcel Number: 66-00-01241-45-7.

Location of property: 213 Crystal Court, Blue Bell, PA 19422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Philip Berman** at the suit of RBS Citizens, N.A. Successor in Interest to CCO Mortgage Corporation. Debt: \$430,859.05.

**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.

12-28999

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

BEGINNING at a point on the Southwesterly side of Wisteria Drive (50 feet wide), said point being a corner of Lot #124 (as shown on said plan): thence from said point of beginning extending along said drive South 44 degrees, 02 minutes, 04 seconds East, 80.00 feet to a point, being a corner of Lot #126; thence leaving said drive extending along Lot #126 South 48 degrees, 57 minutes, 56 seconds West, 125.00 feet to a point, being a common corner of Lots #121, #122, and #126; thence extending along Lot #122 North 44 degrees, 02 minutes, 04 seconds West, 65.00 feet to a point, being a common corner of Lots #122 and #123; thence extending along Lot #123 North 25 degrees, 24 minutes, 34 seconds East, 42.72 feet to a point, being a common corner of Lots #123 and #124; thence extending along Lot #124 North 45 degrees, 57 minutes, 56 seconds East, 85.00 feet to the first mentioned point and place of beginning.

CONTAINING 9,700 square feet of land more or less.

BEING Lot #125 on the above mentioned plan.

BEING the same premises which Heather Glen, Inc. dated December 20, 1995 and recorded on December 27, 1995 in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania, as set forth in Deed Book 5135, Page 1565 granted and conveyed unto Donna Ann Loughhead and David R. Loughhead, Jr., husband and wife, and Eleanor M. Loughhead, mother, as to the first part as Joint Tenants with the Sole Right of Survivorship as to the second part and as Joint Tenants With the Sole Right of Survivorship as to the whole, his/her heirs and assigns, in fee.

Parcel Number: 37-00-05350-02-2.

Location of property: 209 Wisteria Drive, Limerick, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donna Ann Loughhead a/k/a Donna Loughhead and David R. Loughhead, Jr., et al.** at the suit of Pacifica Reat 2013-1. Debt: \$335,543.38.

**Stephen Hladik**, Attorney. I.D. #66287

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

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

12-32251

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision of property of Providence Builders, Inc. 'The Pine, North' prepared by Yerkes Associates, Inc., dated May 30, 1974, last revised June 21, 1974, recorded in the Office for the Office for the Recording Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-27, Page 2, and being later revised on August 5, 1974, as follows, to wit:

BEGINNING at a point on the Southeasterly side of the cul-de-sac (of irregular width) located at the end of Blue Teel Circle (50 feet wide), as shown on said land, said point being measured the seven following courses and distances from a point of curve on the Northeasterly side of Eagleville road (LR #46066) (no width given at this point), as shown on said plan, viz: (1) leaving said Northeasterly side of Eagleville Road on the arc of a curve curving to the right, having a radius of 20 feet the arc distance of 33 feet to a point of tangent on the Southeasterly side of Blue Teel Circle; (2) thence extending North 52 degrees, 21 minutes East, along said side of Blue Teel Circle, the distance of 8.83 feet to a point of curve on same; (3) thence extending along said side of Blue Teel Circle on the arc of a curve, curving to the left having a radius of 292 feet the arc distance of 315.55 feet to a point of tangent on the same; (4) thence extending North 9 degrees, 34 minutes West, still along said side of Blue Teel Circle, the distance of 285.5 feet to a point of curve on same; (5) thence extending said Southeasterly side of Blue Teel Circle on the arc of a curve, curving to the right, having a radius of 413 feet the arc distance of 131.97 feet to a point of compound curve on the same; (6) thence extending still along the said side of Blue Teel Circle on the arc of a curve, curving to the right, having a radius of 50 feet,

the arc distance of 58.14 feet to a point of reverse curve, making the beginning of the aforesaid cul-de-sac; and (7) thence extending along said Southeasterly side of said cul-de-sac on the arc of a curve, curving to the left, having a radius of 50 feet, the arc distance of 21.41 feet to the point of beginning; thence extending on the arc of a curve, curving to the left, in a Northeastwardly to Northwardly direction along the said Southeasterly and Northeastly side of said cul-de-sac having a radius of 50 feet the arc distance of 62 feet to a point a corner of Lot No. 17, as shown on said plan; thence extending along Lot No. 17, the two following courses and distances, viz: (1) extending North 33 degrees, 57 minutes East, the distance of 73.78 feet to a point a corner; and (2) thence extending North 55 degrees, 51 minutes East, the distance of 134.98 feet to a point a corner in line of lands now or late of Woodweel, as shown on said plan; thence extending South 7 degrees, 5 minutes, 40 seconds West, along said lands and also lands now or late of Audubon Garjens, Inc., Broday and Reigler, all as shown on said plan, the distance of 213 feet to a point a corner of Lot No. 15, as shown on said plan; thence extending North 82 degrees, 38 minutes West along Lot No. 15, the distance of 143.13 feet to a point on the said Southeasterly side of the cul-de-sac located at the end of Blue Teel Circle, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher Machon and Marybeth Machon, husband and wife their heirs successors and assigns forever as Tenants by the Entireties, by Deed from Jason Bobb and Kimberly Bobb, husband and wife, dated 10/10/2008, recorded on 12/01/2008 in Book 5715, Page 1766.

Parcel Number: 43-00-01467-05-6.

Location of property: 122 Blue Teel Circle, Norristown, PA 19403-1955.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher A. Machon a/k/a Christopher Andrew Machon and Marybeth Machon a/k/a Mary Beth Machon** at the suit of Bayview Loan Servicing, LLC. Debt: \$406,567.42.

**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.

13-02214

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

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

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

BEING the same lot or parcel of ground which by Deed dated November 11, 1999 and recorded among the Land Records of Montgomery County in Book 5329, Page 0018, was granted and conveyed by Kathryn Montgomery Davis, wife and husband unto Charles M. Rudolph and Jacqueline M. Mattson, their heirs and assigns, as Joint Tenants by Right of Survivorship and not as Tenants in Common.

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

Location of property: 3206 East Walnut Ridge, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

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

**Bradley J. Osborne**, Attorney.

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

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

13-03439

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Map of Property of Gladwyne Estates made by M. R. and J. B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated April 18, 1956 and revised June 11, 1960, as follows, to wit:

BEGINNING at a point in the center line of Briar Hill Road (50 feet wide) at the distance of 544.99 feet measured along the said center line by the three following courses and distances from the center line of Winston Road (50 feet wide): (1) Northeastwardly on the arc of a circle curving to the left with a radius of 150 feet the arc distance of 147.92 feet to a point of compound curve; (2) Northeastwardly and Northwestwardly on the arc of a circle curving to the left with a radius of 330 feet, the arc distance of 349.99 feet; (3) North 75 degrees, 16 minutes West,

195 feet; thence from said point of beginning North 75 degrees, 16 minutes West, 36.61 feet to a corner of Lot No. 20; thence along Lot No. 20, the two following courses and distances: (1) North 71 degrees, 37 minutes East, 400 feet to a point; (2) North 42 degrees, 34 minutes West, 214.51 feet to a point in line of land of Albert W. Tegler, Sr.; thence along said land, North 59 degrees, 52 minutes, 20 seconds East, 443.39 feet to a point on the Southwest side of Schuylkill Expressway (120 feet wide); thence along the said side thereof, South 36 degrees, 3 minutes, 40 seconds East, 321.01 feet to a corner of Lot No. 18; thence along Lot No. 18 and Lot No. 21, South 71 degrees, 37 minutes West, 813.05 feet to the first mentioned point and place of beginning.

TOGETHER with the rights to use of all utility poles located along the line of Lot No. 19 on the above mentioned plan, in common with the owners of said Lot No. 19.

SUBJECT to the rights of owners of said Lot No. 19 to use of a driveway over part of premises herein conveyed in common with the grantees herein, their heirs and assigns as a means of ingress, egress and regress to and from said Lot No. 19 and the premises herein conveyed. Cost of maintenance of that portion of driveway used by both property owners shall be borne equally.

ALSO SUBJECT to the rights of owners of Lot No. 15 to the use of water line partly across said premises herein conveyed with full privilege of maintaining and repairing said water line.

BEING Lot No. 19 on said plan.

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

TITLE TO SAID PREMISES IS VESTED IN Christopher C. Sayoc and Marietess D. Sayoc, by Deed from Frank Nguyen and Tam Mai-Nguyen, h/w, dated 03/28/2005, recorded 05/17/2005 in Book 5554, Page 808.

Parcel Number: 40-00-07140-00-2.

Location of property: 1621 Briar Hill Road, Gladwyne, PA 19035-1204.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher C. Sayoc and Marietess D. Sayoc** at the suit of JP Morgan Chase Bank, National Association. Debt: \$682,335.46.

**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.

13-03634

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator of Jenkintown, Pennsylvania, dated June 25, 1921, and recorded at Norristown in the Office for Recording of Deeds, &c, in Deed Book No. 328, Page 600, as follows:

BEGINNING at a point in the middle line of Bradfield Road (thirty-three feet wide) at the distance of ninety-five feet Southwestwardly from the middle line of Lafayette Avenue (forty feet wide), containing in front or breadth on the said middle line of Bradfield Road fifty feet (each lot being twenty-five feet in front) and extending together of that width in length or depth Northwestward between lines at right angles to said middle line of Bradfield Road one hundred and seventy-five feet.

BEING Lots 707 and 706 on said plan.

BEING the same premises which Gaard Property Management by Deed dated 03/31/2006 and recorded 05/31/2006 in Montgomery County in Deed Book 5602, Page 1581 granted and conveyed unto Daniel Recigno.

Parcel Number: 30-00-05060-00-4.

Location of property: 1150 Bradfield Road, Abington, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Daniel Recigno** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset-Backed Securities I LLC, Asset-Backed Certificates, Series 2006-HE6. Debt: \$322,097.91.

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

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

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

13-03901

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Survey of Property of Morton Liebman, made by George C. Heilman, Registered Surveyor, Norristown, Pennsylvania, dated November 9, 1961, as follows, to wit:

BEGINNING at an iron pin on the Southeast side of New Hope Street (sixty-six feet wide) at the distance of one thousand two hundred four and twenty-six one-hundredths feet Northeastwardly from the Northeast side of Fornance Street (sixty-six feet wide); thence along the Southeast side of New Hope Street, North thirty-nine degrees, forty-four minutes East, one hundred eight feet to an iron pin; thence along land of Frank Gallo and land of B. Brooke Barrett, South thirty-four degrees, forty minutes East, two hundred eighty-two and seventy-two one-hundredths feet to an iron pin; thence along other land of which this was part, South forty-seven degrees, eight minutes West, one hundred thirty-five and sixty-six one-hundredths feet to an iron pin; thence by land of Harry Amorosa, the two following courses and distances: (1) North twenty-five degrees, fourteen minutes West, one hundred eighty-five and forty-three one-hundredths feet to an iron pin; and (2) North thirty-four degrees, forty-five minutes West, ninety and nine one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Leonard Floria and Sharon J. Floria, by Deed from Michael J. Farrell and Maria C. Farrell, dated 11/26/2002, recorded 12/13/2002 in Book 5438, Page 438. Sharon J. Floria was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Sharon J. Floria's death on or about 12/31/2007, her ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 13-00-27004-00-1.

Location of property: 1600 New Hope Street, Norristown, PA 19401-3551.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Leonard Floria** 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: \$336,656.66.

**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.

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13-06307

ALL THAT CERTAIN parcel or tract of land, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

BEING known and designated as Lot No. 6 as shown and delineated on that certain Record Plan (Sheets 1, 2, 3 and 4) for "The Estates at Huntingdon Valley, Lower Moreland Township, Montgomery County, Pennsylvania," prepared by Boucher and James, Inc., Consulting Engineers, Planners, Land Surveyors, dated September 1, 2000, revised to September 6, 2002 and recorded September 26, 2002 in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-61, Pages 9 through 12.

BEING the same premises which Mike Choi and Sandra Choi by Deed dated 4/16/2008 and recorded 3/5/2009 in Montgomery County in Deed Book 5723, Page 01736 granted and conveyed unto Mike Choi.

Parcel Number: 41-00-08867-07-4.

Location of property: 74 Sunflower Way, Huntingdon Valley, PA 19006.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Mike Choi** at the suit of Bank of America, N.A. Debt: \$565,649.74.

**Crystal Espanol**, Attorney. I.D. #315477

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

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

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13-06407

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of "Pin Oaks III" (Phase II) made for Allamilad Partnership, by Bursich Associates, Inc., Consulting Engineers, dated November 15, 1989 last revised December 2, 1992 recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-54, Pages 28, 29 and 30, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Willowwood Drive a corner of Lot No. 14; thence extending from said point and place of beginning along said side of Willowwood Drive on the arc of a circle curving to the right having a radius of 729.97 feet the arc distance of 50.04 feet to a point a corner of lands of Lawrence and Diane Kriebel; thence extending along said land and also along lands of Robert and Jean Ritrovato and Edward and Patricia Burke South 12 degrees, 15 minutes, 39 seconds East, 460.73 feet to a point a corner of lands now or late of Joseph and Miriam Corollo; thence extending along said land South 34 degrees, 00 minutes, 48 seconds West, 225.83 feet to a point, a corner of Lot No. 11; thence extending along said lot North 66 degrees, 27 minutes, 18 seconds West, 15.19 feet to a point a corner of Lot No. 13; thence extending along said lot the two following courses and distances: (1) North 11 degrees, 35 minutes, 24 seconds East, 139.32 feet to a point; (2) North 72 degrees, 15 minutes, 39 seconds West, 193.29 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jerome E. Adams and Denise B. Fennell-Adams, husband and wife, Tenants by the Entireties by Deed from Cambridge Development Associates, Inc., a Corporation dated 08/23/1996 recorded 08/28/1996 in Deed Book 5159, Page 750.

Parcel Number: 61-00-05585-04-2.

Location of property: 120 Willowwood Drive, Oaks, PA 19456.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Jerome Adams a/k/a Jerome E. Adams, Last Record Owner, Jerome Adams a/k/a Jerome E. Adams, Last Record Owner and Denise Fennell-Adams a/k/a Denise B. Fennell-Adams, Individually and as Known Heir of Jerome Adams a/k/a Jerome E. Adams** at the suit of PNC Bank, National Association. Debt: \$180,855.64.

**Nicole LaBletta**, Attorney. I.D. #202194

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

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

13-06562

ALL THAT CERTAIN unit, designated as Unit No. 13 being a unit in "The Court at Jamestown", a Condominium located in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 PA C.S. 3103 et seq., by the Recording at Norristown, Pennsylvania in the Office for the Recording of Deeds &c., in and for the County of Montgomery, of a Declaration of Condominium dated 9-27-1988 and recorded 9-28-1988 in Deed Book 4888, Page 1132, together with the Declaration Plats and Plans for Condominium dated 2/24/1988 as Exhibit "D" of the Declaration of Condominium of the Court of Jamestown; and the First Amendment thereto dated 9-27-1988 and recorded 9-28-1988 in Deed Book 4588, Page 1236, a Second Amendment thereto dated 11-23-1988 and recorded 11-28-1988 in Deed Book 4894, Page 1772, a Third Amendment thereto dated 2-17-1989 and recorded 2-23-1989 in Deed Book 4902, Page 498, a Fourth Amendment thereto dated 7-26-1989 and recorded 8-2-1989 in Deed Book 4918, Page 2340 and a Fifth Amendment thereto dated 6-17-1991 and recorded 6-18-1992 in Deed Book 4978, Page 1389.

TOGETHER with all right, title and interest, being an undivided interest of 1.299%, in and to the Common Elements as set forth in the aforesaid Declaration and Plats and Plans, and any and all Amendments thereto, as the same may change from time to time.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions and exclusions contained and set forth in such Declaration and Declaration Plats and Plans.

ALSO UNDER AND SUBJECT to easements, rights granted to public utility companies, agreements, covenants and restrictions as appear of record.

BEING the same premises which Kevin O'Donnell and Carrie O'Donnell, by Deed dated 4/30/2007 and recorded 5/8/2007 as in Deed Book 5646, Page 1291 granted and conveyed unto Jeffrey A. Pecsí and Amy Sheely, in fee. Parcel Number: 33-00-06729-12-3.

Location of property: 113 Susan Constant Court, East Norriton Township, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jeffery A. Pecsí and Amy Sheely** at the suit of Green Tree Consumer Discount Company. Debt: \$310,646.11.

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

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

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

13-11635

ALL THAT CERTAIN piece of parcel of land, situate in **Lansdale Borough** (formerly Montgomery Township), County of Montgomery and Commonwealth of Pennsylvania, known and designated as Lot #17 Section "D" on a plan of Hillcrest prepared by Herbert H. Metz, Registered Engineer, as revised on October 25, 1949, bounded and described, as follows, to wit:

BEGINNING at a point marking the intersection of the center line of Frederick Road (forty feet wide) with the center line of Clear Spring Road (fifty feet wide); thence South forty-seven degrees, nineteen minutes West, ninety-six and eighty-five one-hundredths feet to a point a corner of this and Lot #16 Section "D" of said plan; thence along the line of said Lot #16 North forty-two degrees, forty-one minutes West, two hundred fifty-two and fifty-nine one-hundredths feet to a point a corner of this and Lot #30 North forty-seven degrees, nineteen minutes East, ninety-four and thirty-eight one-hundredths feet to a point in the center line of Frederick Road, aforesaid; thence along the center line of said Frederick Road, South forty-three degrees, fourteen minutes, thirty seconds East, two hundred fifty-two and sixty-one one-hundredths feet to the point and place of beginning.

BEING the same premises which Warren R. Hancock Executor under the will of Clenric H. Hancock, deceased by Indenture dated the 20th day of June 2003 and recorded the 23rd day of June 2003, in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5461, Page 306, granted and conveyed unto Binh Luong Nguyen and Trang D. H. Hoang, husband and wife in fee.

Parcel Number: 11-00-02404-00-6.

Location of property: 332 Clear Spring Road, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Trang D. Hoang a/k/a Trang D. H. Hoang and Binh L. Nguyen a/k/a Binh Luong Nguyen** 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: \$219,473.88.

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

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

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

13-14294

ALL THAT CERTAIN tract of land, situate in **Franconia Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on a Plan of Subdivision of Hunter's Greene, prepared for The Dover Corporation by Urwiler & Walter, Inc., dated February 21, 1991, last revised October 9, 1991 and recorded in Plan Book A-53, Page 90-91.



BEGINNING at a point on the ultimate right-of-way line of Fox Hunt Drive (25 feet from centerline) said point being a common property corner of Lots #49 and #50 of above mentioned subdivision; thence from said point extending along the right-of-way line of Fox Hunt Drive extending along the arc of a circle going in a counterclockwise direction, with a chord bearing South 52 degrees, 08 minutes, 22 seconds West, 55.49 feet with a radius of 175.00 feet the arc length of 55.72 feet to a point, a corner; thence from said point extending along Lot #51 North 46 degrees, 58 minutes, 57 seconds West, 151.08 feet to a point, a corner in line with lands now or late of Garth and Mary Ann Nase; thence from said point extending along lands now or late of Garth and Mary Ann Nase North 66 degrees, 56 minutes, 00 seconds East, 102.56 feet to a point, a corner; thence from said point extending along Lot #49 South 26 degrees, 84 minutes, 19 seconds East, 124.55 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carrie Minnucci and Rosemarie Carhart by Deed from Rosemarie V. Carhart and Carrie Minnucci dated February 18, 2009 and recorded March 4, 2009 in Deed Book 5723, Page 00942. The said Carrie Minnucci died on October 1, 2012 thereby vesting title in Rosemarie Carhart, John Minnucci, Unknown Surviving Heirs.

Parcel Number: 34-00-01714-71-8.

Location of property: 102 Fox Hunt Drive, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John Minnucci Known Surviving Heir of Carrie Minnucci, Deceased Mortgagor and Real Owner, Frank Minnucci Known Surviving Heir of Carrie Minnucci, Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Carrie Minnucci, Deceased Mortgagor and Real Owner and Rosemarie Carhart Known Surviving Heir of Carrie Minnucci, Deceased Mortgagor and Real Owner** at the suit of CIT Bank, N.A. f/k/a OneWest Bank, N.A. f/k/a OneWest Bank, FSB. Debt: \$352,064.46.

**Jacob M. Ottley**, Attorney.

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

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

#### 13-14535

ALL THAT CERTAIN lot or piece of land with the buildings and improvements to be erected thereon, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to Subdivision Plans entitled "Lederach Golf Course", drawn by Van Cleef Engineering Associates as being recorded in Plan Book A-61, Pages 376-379, Plan Book 22, Pages 186-189 and Plan Book 22, Pages 190-193, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Clubhouse Drive, said point of beginning as being at a point a corner of Lot No. 3 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 3, South 53 degrees, 15 minutes, 30 seconds East, 150.00 feet to a point in line of Open Space Area as shown on said plan; thence extending along the line of said Open Space Area, South 31 degrees, 16 minutes, 41 seconds West, 91.40 feet to a point a corner of Lot No. 5 as shown on said plan; thence along the line of said Lot No. 5, North 64 degrees, 11 minutes, 08 seconds West, 150.00 feet to a point on the Southeasterly side of Clubhouse Drive, aforesaid; thence extending along the said Southeasterly side of Clubhouse Drive and measuring in a Northeasterly direction along the arc of a circle curving to the right having a radius of 630.00 feet the arc distance of 120.15 feet to a point a corner of Lot No. 3, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 4 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jodie Shim and Robert Shim by Deed from Heritage-Lower Salford, L.P., a Pennsylvania Limited Partnership dated May 15, 2006 and recorded May 16, 2006 in Deed Book 05501, Page 396.

Parcel Number: 50-00-00408-03-7.

Location of property: 840 Clubhouse Drive, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jodie Shim and Robert Shim** at the suit of Green Tree Servicing, LLC. Debt: \$505,783.40.

**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.

#### 13-14856

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

'TRACT A'

SITUATE in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made thereof by Herbert H. Metz, Registered Engineer and Land Surveyor, Lansdale Pennsylvania, on December 4, 1935, as follows, to wit:

BEGINNING at a point a corner on the Northwesterly side of Franconia Avenue, also known as Valley Forge Road, as laid out in the Borough of Lansdale, 50 feet wide, originally laid out 33 feet wide, at the distance of 125 feet Southwestwardly of the Southwestwardly side of York Avenue, as laid out in the Borough of Lansdale, 48 feet wide, being a corner of land now or late of Charles M. Fischer and Kathryn E. Fischer, his wife; thence extending along the Northwesterly side of said Franconia Avenue, also known as Valley Forge Road, South 46 degrees, 44 minutes West, 152.5 feet to a point

a corner of other land of Metz and Sigafoos; thence extending along other land of the said Metz and Sigafoos, North 43 degrees, 16 minutes West, 175.07 feet to a point a corner of land now or late of Geza Kovach; thence along land now or late Geza Kovach and along land now or late J.S. Van Auken, North 46 degrees, 51 minutes (and not minutes) East, 152.5 feet to a point a corner of land of Charles M. Fischer and Kathryn E. Fischer, his wife; thence extending along the same, South 43 degrees, 16 minutes East, 174.70 feet to the place of beginning.

BOUNDED on the Northeast by land of Charles M. Fischer and Kathryn E. Fischer, his wife, on the Southeast by Franconia Avenue, on the Southwest by other land of Metz and Sigafoos, and on the Northwest by land of Geza Kovach and land of J.S. Van Auken.

‘TRACT B’

SITUATE in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made by Herbert H. Metz, Registered Engineer, Lansdale Pennsylvania, dated December 4, 1935 and revised October 7, 1946, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Franconia Avenue, also known as Valley Forge Road (50 feet wide) (originally 33 feet wide) at the distance of 100 feet Northeastwardly from the Northeasterly side of Mount Vernon Street, produced; thence extending North 43 degrees, 16 minutes West, 175.17 feet to a point; thence extending South 43 degrees, 16 minutes East, 175.07 feet to a point on the said Northwesterly side of Franconia Avenue; thence extending along the same, South 46 degrees, 44 minutes West, 50 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Judith G. Avery, 1/2 interest, and 1/2 interest in Kristine W. Avery and Robert E. Wardrop, husband and wife as Tenants by the Entirety, owned between Judith G. Avery and Kristine W. Avery and Robert E. Wardrop as Joint Tenants With Rights of Survivorship, by Deed from Judith G. Avery dated 6/25/2003 and recorded 8/11/2003 an Book 5468, Page 1462.

Parcel Number: 11-00-17616-00-4.

Location of property: 326 South Valley Forge Road, Lansdale, PA 19446-3350.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Judith G. Avery, Kristine W. Avery and Robert E. Wardrop** at the suit of H & R Block Bank, a Federal Savings Bank. Debt: \$432,798.89.

**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.

13-14892

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

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

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

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

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

13-15460

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Moreland Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan made of Green Ridge Farm, Section No. 1, made by Chester W. Mebus, Registered Professional Engineer, Glenside, PA, 1/25/1956, which said plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, in Plan Book B-2, Page 166 on 4/7/1956 and more fully described, as follows, to wit:

BEGINNING at a point on the Southwest side of County Line Road (56.5 feet wide, having been widened from its original width of 33 feet by the addition of 23.5 feet on its Southwest side thereof) which point is measured on the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 63.79 feet from a point on the Southeast side of Buck Road (46.5 feet wide, having been widened from its original width of 33 feet by the addition of

13.5 feet on its Southeast side thereof); thence extending along the Southwest side of County Line Road, South 47 degrees, 46 minutes, 5 seconds East, 121.93 feet to a point; thence extending South 42 degrees, 13 minutes, 55 seconds West, 150 feet to a point, an angle; thence extending South 80 degrees, 16 minutes, 30 seconds West, 53.31 feet to a point; thence extending North 1 degree, 3 minutes, 5 seconds East, 207.96 feet to a point on the Southeast side of Buck Road; thence extending along the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 63.79 feet to a point on the Southwest side of County Line Road, the first mentioned point and place of beginning.

BEING Lot No. 7 County Line Road.

BEING the same premises which Marvin A. Dovberg and Barbara J. Dovberg, his wife, by Deed dated August 17, 2005 and recorded September 12, 2005 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5570, Page 979, granted and conveyed unto Orest Shtogryn.

Parcel Number: 41-00-02431-00-3.

Location of property: 520 County Line Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Orest Shtogryn** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Harborview Mortgage Loan Trust 2006-CB1, Mortgage Loan Pass-Through Certificates, Series 2006-CB1. Debt: \$337,133.14.

**Jana Fridfinnsdottir**, Attorney.

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

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

13-21168

ALL THAT CERTAIN lot or piece of land, situate in **Lower Providence Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Apple Valley Section #3 made by David Meixner, Registered Surveyor of R.D. #2 Collegeville, Pennsylvania, on March 20, 1960 and revised October 10, 1960.

BEGINNING at a point on the Southerly side of Buckwalter Road (fifty feet wide) at the distance of twenty-three and fifty-six one-hundredths feet Northeasterly and Southeasterly from a point of tangent on the Southeasterly side of Jode Road (fifty feet wide); thence extending along said side of Buckwalter Road the three following courses and distances: (1) South eighty-eight degrees, twenty-eight minutes East, sixty and twelve one-hundredths feet to a point of curve; (2) in a Southeasterly direction on the arc of a circle curving to the right with a radius of one hundred twenty-five feet, the arc distance of forty and forty-eight one-hundredths feet to a point of tangent; and (3) South sixty-nine degrees, fifty-four minutes, forty seconds East, ninety-one and eighty-eight one-hundredths feet to a point in line of Lot No. 41; thence extending by the same South nineteen degrees, thirty-three minutes West, one hundred seven and fifty-six one-hundredths feet to a point in line of Lot No. 43; thence extending by the same North seventy-three degrees, forty-one minutes, ten seconds West, one hundred seventy-four and fifty-one one-hundredths feet to a point on the aforesaid Northeasterly side of Jode Road; thence extending along said side thereof North one degree, thirty-two minutes East, seventy-eight and fifty-five one-hundredths feet to point of curve; thence extending Northeasterly and Southeasterly on the arc of a circle curving to the right with a radius of fifteen feet, the arc distance of twenty-three and fifty-six one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 42 on the aforesaid plan recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania, in Plan Book A-5, Page 112.

BEING the same premises which Philip A. Weihrauch and Joan O. Weihrauch, by Deed dated 8/25/2011 and recorded 8/31/2011 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5811 and Page 2577, granted and conveyed unto Christopher E. Jernigan and Kristen F. Jernigan.

Parcel Number: 43-00-01933-00-4.

Location of property: 41 Buckwalter Road, Audubon a/k/a Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Christopher E. Jernigan and Kristen F. Jernigan** at the suit of Bank of America, N.A. Debt: \$265,047.86.

**Sarah K. McCaffery**, Attorney.

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

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

13-24736

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Frederick Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a Subdivision of Property of Robert Zawada, made by John T. Aston Registered Surveyor, Gilbertsville, Pennsylvania, dated 4/26/1971 and last revised 1/14/1980, as follows, to wit:

BEGINNING at a point on the title line in the bed of Township Line Road (60 feet wide) at a corner of Lot 1 as shown on said plan, said point being measured along the same, the three following courses and distances from the intersection of the center line of Little Road and the title line of Township Line Road: (1) in a Southwesterly direction 901.47 feet to a point; (2) South 44 degrees, 48 minutes, 46 seconds West, 601.67 feet to a spike; and (3) South 42 degrees, 32 minutes, 50 seconds West, 350 feet to a point, a corner of Lot 1 the point of beginning; thence extending along Lot 1, South 44 degrees, 21 minutes, 4 seconds East, 364 feet to an iron pin; thence extending along remaining lands

now or late or Robert E. Zawada and Edith M. Zawada, South 42 degrees, 32 minutes, 50 seconds West, 150 feet to an iron pin; thence extending along said lands, North 44 degrees, 21 minutes, 4 seconds West, 364 feet crossing Mobil Pipe Line Company, Right-of-Way to a point on the title line in the bed of Township Line Road; thence extending along said title line and recrossing said pipe line right-of-way, North 42 degrees, 32 minutes, 50 seconds East, 150 feet to the point and place of beginning.

BEING Lot No. 2 as shown on said plan.

BEING the same premises which Robert E. Zawada and Edith M. Zawada, husband and wife, by Deed dated 4/30/2004 and recorded 5/14/2004 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5507, Page 943 granted and conveyed unto Denis A. Mulligan.

Parcel Number: 55-00-01702-02-5.

Location of property: 902 Township Line Road, Perkiomenville, PA 18074.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Denis A. Mulligan** at the suit of Nationstar Mortgage LLC. Debt: \$217,425.42.

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

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

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

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13-26221

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

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

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

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

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

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

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13-26481

ALL THAT CERTAIN lot, tract, piece or parcel of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made for Dr. D.A. Wilson on or about the 10th day September 1917, by Hiltner and Hitchcock, C. E. of the Borough of Norristown, as follows, to wit:

BEGINNING at a stake or point on the Southeast side of Violet Street at the distance of 100 feet South 44 degrees, 30 minutes West from the South corner of Elm and Violet Streets, a corner of those premises and premises now or late of John Young; thence extending along said premises now or late John Young, South 45 degrees, 30 minutes East, 99.2 feet to a point, a corner of those premises and other premises, now or late of Dr. D.A. Wilson, South 44 degrees, 30 minutes West, 40 feet to a corner of those premises and other premises, now or late of the said D.A. Wilson; thence extending along the same, North 45 degrees, 30 minutes West, 99.2 feet to a point in the South said of Violet Street, aforesaid; and thence extending North 44 degrees, 30 minutes East, 40 feet to a stake, a point or place of beginning.

BEING the same premises which Eric N. King, by Deed dated 2/7/2009 and recorded 2/17/2009 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5722, Page 232 granted and conveyed unto Hector Navas and Jennice Piris, husband and wife.

Parcel Number: 13-00-37208-00-3.

Location of property: 906 Violet Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Hector Navas and Jennice Piris** at the suit of PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank. Debt: \$163,846.77.

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

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

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

13-26955

ALL THAT CERTAIN unit in the property known, named and identified as Heritage Park Condominium, located in **Trappe Borough**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been Submitted to the Provision of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated April 8, 1996 and recorded on April 9, 1996 in Deed Book 5144, Page 1226, and a First Amendment thereto dated 6-15-1996 and recorded on 6-18-1996 in Deed Book 5151, Page 348 and a Second Amendment thereto dated 8-9-1996 and recorded on 6-26-1996 in Deed Book 5158, Page 2479 and a Third Amendment thereto dated 1/17/1997 and recorded 1/24/1997 in Deed Book 5175, Page 741 and a restated Third Amendment thereto dated 3/5/1997 in Deed Book 5179, Page 407 and a Fourth Amendment thereto dated 7-17-1997 and recorded 6-4-1997 in Deed Book 5194, Page 1141 and a Fifth Amendment thereto dated 11/3/1997 and recorded 11/3/1997 in Deed Book 5205, Page 441.

BEING and designated as Unit No. 305 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.11%.

TITLE TO SAID PREMISES IS VESTED IN Susan D. Jannace and Peter J. Jannace, Jr. by Deed from Granor Price Homes Trappe Limited Partnership, a Pennsylvania Limited Partnership dated March 17, 1998 and recorded March 23, 1998 in Deed Book 5219, Page 02188.

Parcel Number: 23-00-00880-34-8.

Location of property: 625 Muhlenberg Drive, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Susan D. Jannace and Peter J. Jannace, Jr.** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, N.A. Debt: \$262,049.22.

**Jacob M. Ottley**, Attorney.

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

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

13-27234

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate on Second Avenue, in **Upper Providence Township**, County of Montgomery and Commonwealth of PA, bounded, limited and described, as follows, to wit:

BEGINNING at a point in the center line of Second Avenue, a corner of lands of Joseph O. Ortlip; thence along the center line of Second Avenue, North 44 degrees, 12 minutes West, a distance of 65 feet; thence North 45 degrees, 48 minutes East, a distance of 120 feet; thence South 44 degrees, 12 minutes East, a distance of 65 feet; thence South 45 degrees, 48 minutes West, a distance of 120 feet to the place of beginning.

BEING the same premises which Hobert S. Moyer and Joan C. Moyer, husband and wife, by Deed dated April 27, 2012 and recorded May 2, 2012 in and for Montgomery County, Pennsylvania in Deed Book 5834, Page 402, granted and conveyed unto Donna D'Achillo.

Parcel Number: 61-00-04522-00-7.

Location of property: 712 2nd Avenue, Royersford, PA 19468.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Donna D'Achillo** at the suit of Wells Fargo Bank, N.A. Debt: \$147,584.11.

**Scott A. Dietterick**, Attorney.

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

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

13-28144

ALL THAT CERTAIN lot or piece of land, with the improvements thereon erected, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by H. D. Herbert, Registered Surveyor, dated September 23, 1948, being known as Parcel A on said plan or survey, as follows:

BEGINNING at an iron pin marking the intersection of the Northwesterly side of said Gwynedd Avenue (fifty feet wide), with the Northeasterly side of Fifth Street, (forty feet wide); thence along the said side of Fifth Street North forty-four degrees, fifty-six minutes West, two hundred eighty-two feet and forty-one one-hundredths of a foot to a point; thence North thirty-three degrees, nine minutes East, one hundred twenty-five feet and twelve one-hundredths of a foot to a point, a corner of Parcel "B"; thence by line of the said Parcel "B", South forty-four degrees, fifty-six minutes East, three hundred eight feet and twenty-six one-hundredths of a foot to the Northwesterly side of Gwynedd Avenue aforesaid and along the said side thereof, South forty-five degrees, four minutes West, one hundred twenty-two feet and five-tenths of a foot to the point and place of beginning.

BEING the same premises which David Millard and Evelyn E. Millard, by Deed dated October 10th, 1957 and recorded October 10th, 1957 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 2827, Page 305 granted and conveyed unto Thomas J. Cooke and Ellen L. Cooke, husband and wife, in fee. And the said Thomas J. Cooke departed this life on 11/2/2011, vesting title solely in Ellen L. Cooke as Surviving Tenant by the Entireties as of the date of his death.

Parcel Number: 56-00-03559-00-3.

Location of property: 220 Gwynedd Avenue, North Wales, PA 19454.



The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ellen L. Cooke** at the suit of JP Morgan Chase Bank, National Association. Debt: \$258,287.69.

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

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

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

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13-29616

ALL THAT PARCEL of land in County of Montgomery, State of Pennsylvania as more fully described in Book 5309, Page 2272 and being more particularly described, as follows:

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a map made by Yerkes Engineering Company, dated August 21st, 1956, which map was traced from a plan made by S. Sherwin Roches, as follows:

BEGINNING at a point on the Northeast side of Shaffer Road, at the distance of two hundred fifty feet measured North twenty-two degrees, fifty-two minutes West along the said side of Shaffer Road with its point of intersection with the Northwest side of Valley Road.

CONTAINING in front or breadth on the said side of Shaffer Road (formerly Walker Road) fifty feet and extending of that width in length or depth Northeasterly between parallel lines at right angles to said Shaffer Road, one hundred fifty feet being Lot No. 67 on said map.

UNDER AND SUBJECT to certain restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN John Maiorana and Sharon D. Quinn, Joint Tenants With Right of Survivorship, by Deed from John P. Durante, Sheriff of the County of Montgomery, dated 03/07/2002, recorded 03/10/2002 in Book 5309, Page 2272.

Parcel Number: 58-00-16597-00-4.

Location of property: 118 Shaffer Road, King of Prussia, PA 19406-3042.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John Maiorana and Sharon D. Quinn** 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: \$240,861.02.

**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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13-29890

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

BEGINNING at a corner on the North side of Woodland Avenue at the distance of two hundred and seventy feet, four inches Westwardly (270°, 4" Westwardly) from the Westerly side of the Chestnut Hill and Springhouse Turnpike Road a corner in line of other land of the said William E. Burl whereof this was a part; thence by the said William E. Burl's land North four degrees, five minutes West, one hundred and ninety-one feet, eleven and five eighths inches (North 4°, 5" West, 191', 11 5/8") to a corner in line of land now or late of Samuel N. Whitcomb; thence by said land South sixty-one degrees, forty-five minutes West, twenty-seven feet four and thirteen sixteenths inches (South 61°, 45" West, 27', 4 13/16") to a corner, thence by other land of the said William E. Burl about to be conveyed to William H. Smith South four degrees, five minutes East, one hundred and eighty feet, nine inches (South 4°, 5" East, 180', 9") to a corner on the North side of said Woodland Avenue; thence along the said side of said avenue Eastwardly twenty-five feet (Eastwardly 25°) to the place of beginning.

Parcel Number: 01-00-05929-00-1.

Location of property: 345 Woodland Avenue, Ambler, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Harry Kathel Mobley, IV, Administrator of the Estate of Harry Kathel Mobley, Jr.** at the suit of Wissahickon School District. Debt: \$3,263.47.

**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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13-30411

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.

BEING all of Lot #121 and Southeasterly one-half of Lot #120 on a Plan of Moreland Heights, which plan is recorded in the Office for the Recording of Deeds at Norristown in Deed Book 887, Page 600 and described according thereto, as follows, to wit:

SITUATE on the Southwesterly side of Abbeyview Avenue at a distance of 179.84 feet Southeast from the Southeasterly side of Church Street.

CONTAINING in front or breadth on the said side of Abbeyview Avenue at a distance of 179.84 feet Southeast from the Southeasterly side of Church Street.

TITLE TO SAID PREMISES IS VESTED IN Thomas M. Monaghan, by Deed from Thomas M. Monaghan and Cynthia B. Monaghan, dated 05/10/2011, recorded 06/02/2011 in Book 5802, Page 2532.

Parcel Number: 59-00-00034-00-6.

Location of property: 120 Abbeyview Avenue, Willow Grove, PA 19090-3333.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas M. Monaghan** at the suit of Wells Fargo Bank, N.A. Debt: \$224,390.77.

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

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

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

13-31011

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Proposed Property Line Change Leawood No. 6 made by Howard W. Doran, Inc., Registered Surveyor, Newtown Square, Pennsylvania, dated November 2, 1973, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Marshall Road (fifty feet wide) which point is measured the three following courses and distances from a point of reverse curve on the Southwesterly side of Hull Drive (fifty feet wide): (1) leaving Hull Drive on the arc of a circle curving to the left having a radius of twenty-five feet the arc distance of thirty-four and one hundred seventy-seven one-thousandths feet to a point of tangent on the Southeasterly side of Marshall Road; (2) South sixty-three degrees, seventeen minutes, twenty seconds West, one hundred twenty-six and eight hundred thirty-one one-thousandths feet to a point of curve; and (3) on the arc of a circle curving to the right having a radius of five hundred seventy-five feet the arc distance of twenty-two and four hundred sixty-five one-thousandths feet to the point and place of beginning; thence extending from said beginning point, along the Northeasterly side of a twenty feet wide drainage right-of-way, South forty-seven degrees, thirty minutes, thirty seconds East, two hundred sixty and seventy-three one-hundredths feet to a point; thence extending South sixty-seven degrees, forty-seven minutes, thirty seconds West, crossing said twenty feet wide drainage right-of-way, two hundred eighty feet to a point, a corner of Lot 143C on said plan; thence extending along line of Lot 143C on said plan, the three following courses and distances: (1) North seventeen degrees, forty-two minutes, thirty seconds West, one hundred three feet to a point; (2) North twenty-seven degrees, fifty-seven minutes, thirty-nine seconds East, one hundred three and eighty-nine one-hundredths feet to a point; and (3) North eighteen degrees, twenty-nine minutes, fifty-four seconds East, eighty-eight and twenty-seven one-hundredths feet to a point on the Southeasterly side of Marshall Road; thence extending Northeasterly along the Southeasterly side of Marshall Road on the arc of a circle curving to the left having a radius of five hundred seventy-five feet, recrossing the said twenty feet wide right-of-way for drainage, the arc distance of twenty-five feet to a point on the Northeasterly side of said twenty feet wide right-of-way for drainage, the first mentioned point and place of beginning.

BEING Lot No 143D as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph P. Randa and Sheila C. Randa, by Deed from Ulrich R. Hester, dated 07/06/2006, recorded 08/14/2006 in Book 5612, Page 1399.

Parcel Number: 52-00-11161-51-4.

Location of property: 8702 Marshall Road, Glenside, PA 19038-7416.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sheila C. Randa and Joseph P. Randa** at the suit of Wells Fargo Bank, N.A. Debt: \$354,620.22.

**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.

13-31028

ALL THAT CERTAIN lot or piece of ground, situate in **Collegeville Borough**, County of Montgomery and State of Pennsylvania bounded and described according to 'Collegeville Glen' Plan of Subdivision prepared for The Cutler Group, Inc. made by Urwiler & Walter, Inc., Sumneytown, PA dated September 1, 1987, last revised September 6, 1989 and recorded in Plan Book A-52, Page 306, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Sonnet Lane (50 feet wide), said point being a corner of Lot #53; thence extending from said point of beginning, along the Southwesterly side of Sonnet Lane, the two following courses and distances: (1) on the arc of a circle curving to the left, having a radius of 250 feet, the arc distance of 68.47 feet to a point of tangent; and (2) South 18 degrees, 30 minutes, 00 seconds East, 4.77 feet to a point, a corner of Lot #51; thence extending along same, South 71 degrees, 30 minutes, 00 seconds West, 142.83 feet to a point in line of Lot #47; thence extending along same, North 22 degrees, 44 minutes, 51 seconds West, 35.84 feet to a point, a corner of Lot #46; thence extending along same, North 06 degrees, 00 minutes, 00 seconds West, 77.27 feet to a point, a corner of Lot #53; thence extending along the same, North 87 degrees, 11 minutes, 37 seconds East, 143.43 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Eric S. Steckerl and Sandra M. Liberatori-Steckerl, h/w, by Deed from The Cutler Group, Inc., dated 09/14/1993, recorded 09/22/1993 in Book 5055, Page 504.

Parcel Number: 04-00-01810-22-9.

Location of property: 331 Sonnet Lane, Collegeville, PA 19426-2589.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eric S. Steckerl and Sandra M. Liberatori-Steckerl** at the suit of Bank of America, N.A. Debt: \$476,152.95.

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

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

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

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13-33773

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

BEGINNING at a point on the Northwestern side of Stanbridge Street at the distance of 239 feet, 10-1/2 inches Southwesterly from the Westerly corner of Stanbridge and Oak Streets, a corner of the land of Martha A. Fox; thence along the same line piercing through the middle of the partition wall of the house on this and the house of said Fox's adjoining land Northwesternly 170 feet to the Southeasterly side of a 20 feet wide alley called Rapp Alley; thence along said side of said alley Southwesterly 20 feet to a point, a corner of this and land of John S. Jones; thence along the same parallel with the first course Southeasterly 170 feet to Stanbridge Street aforesaid; thence along the Northwesternly side there of Northeasterly 20 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michele Kushner, a/k/a Michelle Kushner by Deed from Nicholas P. Ganavazos and Demetra Ganavazos, husband-and-wife, dated July 30, 2001 and recorded August 8, 2001 and Deed Book 5370, Page 1774.

Parcel Number: 13-00-35484-00-8.

Location of property: 641 Stanbridge Street, Borough of Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michele Kushner a/k/a Michelle Kushner** at the suit of Wells Fargo Bank, N.A. Debt: \$81,449.84.

**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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13-33888

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of the "Village of Trewellyn", made for the Cutler Group, Inc., by Horizon Engineering Associates, LLC, Quakertown, PA, dated June 1, 2004, last revised October 7, 2005, and recorded in Montgomery County in Plan Book 25, Pages 422 thru 426, as follows, to wit:

Parcel Number: 39-00-00424-36-4.

Location of property: 1615 Sloan Way, Lower Gwynedd, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christopher Wisniewski** at the suit of EverBank. Debt: \$464,095.42.

**Joseph F. Riga**, Attorney.

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

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

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13-34744

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 thereof made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania on September 27, 1954 and revised July 15, 1955, described, as follows, to wit:

BEGINNING at a point on the Northwest side of Johns Avenue (fifty feet wide) which point is measured North thirty-nine degrees, nineteen minutes East, four hundred thirty-seven and twenty-six one-hundredths feet from a point which point is measured on the arc of a circle curving to the left having a radius of ten feet the arc distance of fifteen and sixty-seven one-hundredths feet from a point on the Northeast side of Chancellor Avenue (fifty feet wide).

CONTAINING in front or breadth on said Johns Avenue sixty-three and eighty-nine one-hundredths feet and extending of that width in length or depth Northwest between parallel lines at right angles to said Johns Avenue one hundred ten feet.

TITLE TO SAID PREMISES IS VESTED IN Jason Martin and Nicole Martin by Deed from Jason Martin and Nicole Lyman now Nicole Martin dated April 14, 2005 and recorded August 12, 2005 in Deed Book 5566, Page 0857.

Parcel Number: 30-00-58072-00-2.

Location of property: 336 Rolling Hill Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jason Martin and Nicole Martin** at the suit of EverBank. Debt: \$302,801.03.

**Jacob M. Ottley**, Attorney.

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

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

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14-00380

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania and described according to a survey thereof made by Albright Mebus, dated the 25th day of May 1930, as follows, to wit:

SITUATE on the Northeast side of Cheltenham Avenue (to be legally opened and dedicated 61.50 feet wide) at the distance of 71.84 feet Southeastwardly from the intersection of the Northeast line of Cheltenham Avenue (50 feet wide) produced with the Southeast line of Penrose Avenue (50 feet wide) produced.

CONTAINING in front or breadth on the said Cheltenham Avenue 24 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Cheltenham Avenue 102 feet to the center line of the Oak Drive 12 feet wide which extends Southeastwardly from Penrose Avenue to Cedar Lane.

TITLE TO SAID PREMISES IS VESTED IN Lynnette Brown, by Deed from Svetlana Kagan, dated 05/09/2007, recorded 06/05/2007 in Book 5649, Page 2225.

Parcel Number: 31-00-05683-00-1.

Location of property: 1825 West Cheltenham Avenue a/k/a 1825 Cheltenham Avenue, Elkins Park, PA 19027-1049.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lynnette Brown** at the suit of JP Morgan Chase Bank, National Association. Debt: \$194,715.37.

**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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14-01317

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., Summerytown, PA dated 7/1/1989 and last revised 3/24/1998 said plan recorded in the Office of the Recording of Deeds at Norristown, Montgomery County, PA in Plan Book A-57, Page 466, as follows, to wit:

BEGINNING at a point of tangent on the Northeast side of Tennyson Lane (50 feet wide) said point being measured an arc of a circle curving to the right having a radius of 20 feet and the arc distance of 28.66 feet from a point of reverse curve on the Northwest side of Regency Lane; thence extending from said point of beginning and along the said side of Tennyson Lane the three following courses and distances: (1) North 36°, 24', 8" West, 16.41 feet to a point of curve; (2) on an arc of circle curving to the right having a radius of 125 feet and the arc distance of 79.42 feet to a point of tangent and (3) North 0°, 0', 1" East, 43.68 feet to a point of corner of Lot No. 152 as shown on said plan; thence along said Lot North 87°, 13', 45" East, 116.16 feet to a point a corner of Lot No. 164 as shown on said plan; thence along said Lot South 11°, 46', 33" East, 117.05 feet to a point of curve on the Northwest side of Regency Drive; thence along same the two following courses and distances: (1) on an arc of a circle curving to the left having a radius of 275 feet and the arc distance of 80.32 feet to a point of reverse curve; and (2) on an arc of a circle curving to the right having a radius of 20 feet and the arc distance of 28.66 feet to the first mentioned point and place of beginning.

CONTAINING in area 15,177 square feet.

BEING Lot No. 151 as shown on said plan.

Parcel Number: 46-00-03781-40-3.

Location of property: 209 Regency Drive, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Helene S. Warren-Cutler and Evan H. Cutler** at the suit of Citizens Bank of Pennsylvania. Debt: \$283,684.42.

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

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

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

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14-03591

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 and State of Pennsylvania, being Lot No. 75 on a certain plan of lots of 'Moreland Heights', recorded at Norristown, in Deed Book No. 887, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Woodlawn Avenue (38 feet wide) at the distance of 205.51 feet Southeastwardly from the Southeasterly side of Church Street (40 feet wide).

CONTAINING in front or breadth on said side of Woodlawn Avenue, 51.34 feet and extending of that width in length or depth between parallel lines at right angles to Woodlawn Avenue, 122.04 feet including on the rear, the bed of a certain 9 feet wide driveway extending Northwest and communicating, with a certain other 9 feet wide driveway extending southwest into Krewson Terrace.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway laid out across the rear of said premises leading into a certain 9 feet wide driveway which leads into Krewson Terrace.

TITLE TO SAID PREMISES IS VESTED IN Eric M. Gebhardt and Maria Rita Ianieri- Gebhardt, by Deed from Eric M. Gebhardt, dated 12/30/2002, recorded 01/31/2003 in Book 5444, Page 1551.

Parcel Number: 59-00-19027-00-3.

Location of property: 108 Woodlawn Avenue, Willow Grove, PA 19090-3306.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maria Rita Ianieri-Gebhardt a/k/a Maria Ianieri Gebhardt and Eric M. Gebhardt a/k/a Erin M. Gebhardt** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee, as Successor in Interest to JP Morgan Chase Bank, N.A. as Successor in Interest to Bank One, National Association for CSFB Mortgage-Backed Pass-Through Certificates, Series 2003-23. Debt: \$157,157.59.

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

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

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

14-03721

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Jenkintown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made April 23, 1919, by William T. Muldrew, Civil Engineer, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Washington Lane (36-1/2 feet) wide at the distance of 160 feet Southwestwardly from the Southwesterly side of Greenwood Avenue (37 feet wide); thence along the said Northwesterly side of Washington Lane South 44 degrees, 21 minutes West, 50 feet to a corner stone; thence North 45 degrees, 39 minutes West, 145.65 feet to a stone; thence South 86 degrees, 44 minutes West, 13.72 feet to a stone on the Easterly side of a certain 18 feet wide right-of-way in the rear of this lot; thence along the same North 03 degrees, 16 minutes West, 39.99 feet to a stone; thence North 86 degrees, 44 minutes East, 45.07 feet to a stone; thence South 45 degrees, 39 minutes East, 153.5 feet to a corner stone on the Northwesterly side of Washington Lane or the place of beginning.

BEING all of Lot No. 19 and part of Lot No. 18 on a certain plan of lots made for the Wilson Estate by Ruddach and McCracken, Civil Engineers.

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

BEGINNING at a point on the Northwesterly side of Washington Lane (36.5 feet wide) at the distance of 145 feet Southwest from the Southwesterly side of Greenwood Avenue (37 feet wide); thence extending along the Northwesterly side of Washington Lane South 44 degrees, 21 minutes West, 15 feet to a corner; thence extending North 45 degrees, 39 minutes West, 153.50 feet to a stone; thence North 44 degrees, 21 minutes East, 15 feet to a point; thence South 45 degrees, 39 minutes East, 153.50 feet to the first mentioned point and place of beginning.

EXCEPTING AND RESERVING THEREOUT:

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

BEGINNING at a point in the line dividing land of Margaret F. McIntyre and land of Joseph H. and Edna Mae Mayhew at the distance of 145.65 feet measured Northwestwardly along the said dividing line from a point in the Northwesterly side of Washington Lane (36.5 feet as widened 35 feet on the Northwesterly side from the original width 33 feet), the said last mentioned point being at the distance of 210 feet measured South 44 degrees, 21 minutes West from the intersection which the said side of Washington Lane makes with the Southwesterly side of Greenwood Avenue (37 feet wide); thence along land of Margaret F. McIntyre South 86 degrees, 44 minutes West, 13.72 feet to a point in the Easterly side of a right-of-way or land (18 feet wide extending from Washington Lane to Greenwood Avenue); thence along the said Easterly side of the right-of-way or lane North 03 degrees, 16 minutes West, 15.03 feet to a point; thence through land of Joseph E. and Edna Mae Mayhew of which this was part South 45 degrees, 39 minutes East, 20.35 feet to beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert L. Scolnick, by Deed from Daniel B. Sletten, a Single Man, dated 8/28/2003, recorded 11/25/2003, in Book 05483, Page 0192, Instrument #2003627821.

Parcel Number: 10-00-04652-00-9.

Location of property: 623 Washington Lane, Jenkintown, PA 19046-3212.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert L. Scolnick** at the suit of The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as Successor-in-Interest to JP Morgan Chase Bank, N.A. f/k/a JP Morgan Chase Bank, as Trustee for Mastr Adjustable Rate Mortgages Trust 2004-8, Mortgage Pass-Through Certificates, Series 2004-8. Debt: \$289,926.07.

**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.



14-04865

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to an as-built survey of Linfield Knoll, made for Linfield Knoll Partnership by Bursich Associates, Inc., Pottstown, PA dated 12/2/1999, bounded and described, as follows, to wit:

BEGINNING at an interior point which is measured from a point in the centerline of Red Rock Circle North 04 degrees, 15 minutes, 44 seconds West, 97.01 feet to the point of beginning; thence extending from said point of beginning North 57 degrees, 01 minutes, 54 seconds East, 42.96 feet to a point; thence extending South 32 degrees, 58 minutes, 06 seconds East, 12.50 feet to a point; thence extending North 57 degrees, 01 minutes, 54 seconds East, 4.0 feet to the point; thence extending South 32 degrees, 58 minutes, 06 seconds East, 11.50 feet to a point; thence extending South 57 degrees, 01 minutes, 54 seconds West, along Lot No. 28 on the above plan 46.36 feet to a point; thence extending North 32 degrees, 58 minutes, 06 seconds West, 24.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 27.

BEING the same premises which by Deed dated 11/6/2001 and recorded 11/27/2001 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5386, Page 1728 granted and conveyed unto Annamarie Genther. Parcel Number: 37-00-02409-66-8.

Location of property: 1109 Red Rock Circle, Royersford, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Annamarie Genther** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for The Registered Holders of Morgan Stanley ABS Capital I, Inc. Trust 2006-HE6, Mortgage Pass-Through Certificates, Series 2006-HE6. Debt: \$250,932.69.

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

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

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

14-05271

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

BEGINNING at an iron pin in the Perkiomen and Sumneytown Turnpike, set for a corner of this and lands now or late of John Hunsberger, in the Village of Gratersford; thence South twelve and one-half degrees East, four perches to an iron pin, a corner of this and land now or late of Wilmer C. Hunsicker; thence by the same North seventy-eight degrees, East ten perches to the middle of the Perkiomen Creek; thence along the same North twelve and one-half degrees, West four perches to land now or late of the said John Hunsberger; thence by the same seventy-eight degrees, West ten perches to an iron pin in the middle of the said Turnpike and place of beginning; ALSO

ALL THAT CERTAIN lot or piece of land, situate in Perkiomen Township, aforesaid, bounded and described, as follows, to wit:

BEGINNING in the middle of the Sumneytown Turnpike Road, at a corner of the said M. R. Meixell's land; thence along said Meixell's land North 80 degrees, East 99 feet to the middle of the Perkiomen Creek; thence up the same North 8 degrees, West 73 feet to a corner of land now or late of John B. Hunsberger; thence along the same South 80 degrees, West 99 feet to the middle of the aforesaid Turnpike Road; thence along the middle thereof South 12 (1/2) degrees, East 73 feet to the place of beginning; ALSO

ALL THAT CERTAIN lot of piece of land, situate in **Perkiomen Township**, aforesaid, bounded and described as follows, to wit:

BEGINNING at a corner of land now or late of the said M. W. Meixell in the middle of the Perkiomen and Sumneytown Turnpike Road; thence along land now late of the said M. W. Meixell North 78 degrees, East 165 feet to the middle of the Perkiomen Creek; thence down the same South 12 (1/2) degrees, East 37 feet to a corner of land now or late of J. G. Hunsicker; thence along the same South 78 degrees, West 165 feet to the middle of the aforesaid Turnpike Road; thence along the middle thereof North 12 (1/2) degrees, West 37 feet to the place of beginning.

BEING the same premises which David M. Parker and Diane L. Parker, Husband and wife by Deed dated 2/4/2011 and recorded 2/8/2011 in Montgomery County in Deed Book 5792, Page 02147 granted and conveyed unto Ashley Lomison.

Parcel Number: 48-00-00913-00-2.

Location of property: 574 Gravel Pike, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ashley Lomison** at the suit of Lakeview Loan Servicing, LLC. Debt: \$186,064.99.

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

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

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

14-05410

ALL THAT CERTAIN unit in the property known, named and identified as Providence View Condominium, located in **Upper Providence Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated November 4, 1996 and recorded on November 5, 1996 in Deed Book 5166, Page 1832, being and designated as Unit No. 38 together with a proportionate undivided interest in the common elements (as defined in such Declaration) of .125%.

TITLE TO SAID PREMISES IS VESTED IN Richard L. Yeager and Vicki Jean Yeager by Deed from Granor Price Homes at Providence View, L. P., dated November 26, 1996 and recorded November 27, 1996 in Deed Book 5168, Page 2436.

Parcel Number: 61-00-00896-11-4.

Location of property: 238 Cobblestone Court, Unit 38, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard L. Yeager and Vicki Jean Yeager** at the suit of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania. Debt: \$153,727.49.

**Joseph F. Riga**, Attorney.

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

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

14-05543

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a plan of subdivision made for Whitpain Downs Inc. by Miller, Reilley, Philip and Wampole Associates, dated June 25, 1987 and last revised January 28, 1988 and recorded in Plan Book A-49, Page 290 and 291, bounded and described, as follows, to wit:

BEGINNING at a point on the Westerly side of a cul-de-sac at the Westerly end of Horseshoe Drive (50 feet wide) a corner of this and Lot No. B on the above mentioned plan; thence extending from said point of beginning along Lot No. 13 the two following courses and distances: (1) North 31 degrees, 17 minutes, 43 seconds West, 121.93 feet to a point; (2) North 41 degrees, 49 minutes, 20 seconds West, 205.44 feet to a point in line of lands now or late of 202 Rent-All; thence extending along the same North 41 degrees, 09 minutes, 55 seconds East, 112.32 feet along the same North 41 degrees, 09 minutes, 55 seconds East, 112.32 feet to a point in the bed of Michaels Lane; thence extending along the same South 47 degrees, 51 minutes, 53 seconds East, 205.00 feet to a point a corner of Lot No. 15 on the above mentioned plan; thence extending along the same the two following courses and distances: (1) South 42 degrees, 08 minutes, 07 seconds West, 107.49 feet to a point; (2) South 31 degrees, 17 minutes, 43 seconds East, 137.31 feet to a point on the aforesaid side of the cul-de-sac of Horseshoe Drive; thence extending along the same along the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 26.18 feet to the first mentioned point and place of beginning.

BEING Lot No. 14.

BEING the same premises which Ladina Kwait granted and conveyed to Ladina Kwait and Kristie B. Kwait, by Deed dated July 20, 2006, and recorded in the Office of the Montgomery County Recorder of Deeds on July 28, 2006, in Deed Book Volume 5610, at Page 438.

Parcel Number: 66-00-02812-27-2.

Location of property: 1375 Horseshoe Drive, Blue Bell, PA 19422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ladina Kwait, Christie B. Kwait, Jeffrey Kwait and The United States of America** at the suit of Emigrant Residential, LLC. Debt: \$354,278.92.

**Scott A. Dietterick**, Attorney. I.D. #55650

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

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

14-06391

ALL THAT CERTAIN brick message and lot of land, situate on the West side of Charlotte Street, between King and Chestnut Streets, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin for a corner on the West side of said Charlotte Street and at a distance of seventy-three and nine inches South from the South side of Chestnut Street; thence along this and land formerly of Wilham B. Fryer, and parallel to said Chestnut Street in a Westwardly course sixty feet to land formerly of James W. Ward; thence Southwardly along the same and parallel to said Charlotte Street thirty feet to land, formerly of Milton Weand; thence Eastwardly along the same sixty feet to said Charlotte Street; thence Northwardly along the same thirty feet to the place of beginning.

UNDER AND SUBJECT to building restrictions and agreements of record.

BEING the same premises which Kristen K. Frey, now known as Kristen K. Sigourney, by Deed dated 4/16/2004 and recorded 5/7/2004 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5506 and Page 1027, granted and conveyed unto Robert L. Kane.

Parcel Number: 16-00-03772-00-1.

Location of property: 71 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: C - residential - commercial non-conform.

Seized and taken in execution as the property of **Robert L. Kane** at the suit of Bank of America, N.A. Debt: \$118,231.20.

**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.

14-06470

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania and described in accordance with a plan of George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania dated September 14, 1955, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Glenside Avenue (40 feet wide) said point being at the distance of 75 feet measured South 52 degrees, 57 minutes, 15 seconds East from the point of intersection which the aforementioned side of Glenside Avenue makes with the Southeasterly side of Keswick Avenue (70 feet wide); thence from said point of beginning South 52 degrees, 57 minutes, 15 seconds East crossing over a storm drain and right-of-way for sewer 50 feet to a point; and thence extending South 37 degrees, 03 minutes, 45 seconds West, 125 feet to a point; thence extending North 52 degrees, 57 minutes, 15 seconds West, 50 feet to a point; and thence extending North 37 degrees, 03 minutes, 45 seconds East, 125 feet to the first mentioned point or place of beginning.

BEING known and designated as Lots 165 and 166 on Plan of Dumont.

TITLE TO SAID PREMISES IS VESTED IN Marlene Matthews, by Deed from Iftikhar Uddin Doda and Samina I. Doda, h/w, dated 09/24/1998, recorded 11/24/1998 in Book 5249, Page 2020.

Parcel Number: 31-00-11776-00-1.

Location of property: 208 East Glenside Avenue, Glenside, PA 19038-4522.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marlene Matthews** at the suit of JP Morgan Chase Bank, N.A., as Successor in Interest to Washington Mutual Bank, formerly known as Washington Mutual Bank, F.A. s/b/m to Bank United. Debt: \$242,910.17.

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

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

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

14-07363

ALL THAT CERTAIN tract or land and improvements thereon erected, situate in **Royersford Borough**, (formerly Limerick Township) Montgomery County, State of Pennsylvania:

BEGINNING at a point in the centerline of Walnut Street at a distance of 303 and 15 hundredths feet from a point at the intersection of the centerline of said Walnut Street and Ninth Avenue; thence along said centerline of Walnut Street, North 49 degrees, East 25 and 35 hundredths feet to a point; thence South 41 degrees, East 200 feet along land now or late of Emma Buckwalter to a point marked by an iron pipe; thence South 49 degrees, West 25 and 35 hundredths feet to another point marked by an iron pipe; thence North 41 degrees, West 200 feet to the place of beginning, said course passing through the centerline of the party wall of the double house erected upon these premises and the premises adjacent thereto.

BEING the same premises which John W. Grosso, married and Barbara Ann Grosso, his wife by Deed dated August 20, 1999 and recorded August 26, 1999 in the Office of the Recorder of Deed in and for Montgomery County in Deed Book 5285, Page 1095, granted and conveyed unto Maryann Grisoff, as sole owner.

Parcel Number: 19-00-04484-00-6.

Location of property: 934 Walnut Street, Royersford, PA 19468.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Maryann C. Ceneviva a/k/a Maryann Grisoff** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-W10, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$142,203.18.

**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.

14-08748

ALL THAT CERTAIN property, situated in **Lower Merion Township**, in the County of Montgomery, Commonwealth of Pennsylvania, and being described as follows:

BEING more fully described in a Deed dated 09/25/04 and recorded 11/15/04, among the land records of the County and State set forth above, in Deed Volume 5532 and Page 2481.

TITLE TO SAID PREMISES IS VESTED IN John H. Kambouroglou and Panajiota Nestora, h/w, by Deed from John H. Kambouroglou, dated 09/25/2004, recorded 11/15/2004 in Book 5532, Page 2481.

John H. Kambouroglou departed this life 2/23/2013 vesting interest solely in Panajiota Nestora.

Parcel Number: 40-00-11153-26-4.

Location of property: 1001 City Line Avenue Unit EC309 a/k/a 1001 City Avenue Condominium E-309, Wynnewood, PA 19096-3906.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Panajiota Nestora** at the suit of PHH Mortgage Corporation. Debt: \$156,572.70.

**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.

14-08760

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements therein erected, situate in **Whitpain Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision of "Whitpain Downs", prepared for Whitpain Downs, Inc., by Miller, Reilly, Philip & Wambold Associates, dated June 25, 1987, last revised January 28, 1988, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, PA, in Plan Book A-49, Pages 290 and 291, as follows, to wit:

BEGINNING at point on the Southwesterly side of a certain cul-de-sac (of irregular width) located at the end of Horseshoe Drive (50 feet wide) at a corner of Lot No. 11 as shown on said plan and which point is measured the six (6) following courses and distances from a point of compound curve on the Northwesterly side of Lucy Drive (50 feet wide), viz: (1) leaving the said Northwesterly side of Lucy Drive on the arc of a curve curving to the left having a radius of 13.00 feet the arc distance of 21.58 feet to a point of tangent on the Southwesterly side of Horseshoe Drive, aforesaid; (2) thence extending North 52 degrees, 08 minutes, 50 seconds West along the said Southwesterly side of Horseshoe Drive the distance of 61.94 feet to a point of curve on the same; (3) thence extending Northwesterly along the said side of Horseshoe Drive on the arc of a curve curving to the right having a radius of 20520.00 feet the arc distance of 556.74 feet to a point of tangent on the same; (3) thence extending North 26 degrees, 23 minutes, 41 second West along the said Southwesterly side of Horseshoe Drive the distance of 18.03 feet to a point of curve on the same; (5) thence extending Northwestwardly leaving the said Southwesterly side of the aforesaid cul-de-sac on the arc of a curve curving to the left having a radius of 50 feet the arc distance of 36.147 feet to a point of reverse curve on the said side of the aforesaid cul-de-sac; and (6) thence continuing Northwestwardly along the aforesaid cul-de-sac on the arc of a curve curving to the right having a radius of 50 feet the arc distance of 27.84 feet to the point of beginning; thence extending from said point of beginning South 44 degrees, 05 minutes, 55 seconds West along Lot No. 11, aforesaid, the distance of 105.88 feet to a point, a corner of the Northeastly side of the Northeast Extension of the Pennsylvania Turnpike (of variable widths) as shown on said plan; thence extending North 31 degrees, 28 minutes, 30 seconds West along the said side of the aforesaid extension, the distance of 172.55 feet to a point, a corner Lot No. 13 as shown on said plan; thence extending along Lot No. 13, the two (2) following courses and distances, viz: (1) extending North 58 degrees, 31 minutes, 30 seconds East the distance of 126.51 feet to a point, a corner; and (2) thence extending South thence extending in a Southwestwardly to Southwardly to Southeastwardly direction along the Northwesterly arc of a curve curving to the left having a radius of 50 feet the arc distance of 65.11 feet to the first mentioned point on the said Southwesterly side of the cul-de-sac located at the end of Horseshoe Drive and the place of beginning.

BEING Lot No. 12 on the above mentioned plan.

BEING the same premises which Gary M. Gusoff and Miriam Pryor, as Joint Tenants With Right of Survivorship, by Deed dated 8/5/1999 and recorded 12/7/1999 in Montgomery County in Book 5299 on Page 932, granted and conveyed unto Miriam Pryor.

Parcel Number: 66-00-02812-41-6.

Location of property: 1360 Horseshoe Drive, Blue Bell, PA 19422.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Miriam Pryor** 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 Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2007-SD 1. Debt: \$673,596.84.

**William E. Miller**, Attorney.

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

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

14-09438

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey of properties for Francis F. McAdams By William W. Reeder, Registered Engineer, Upper Darby, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northwest side of Rosemont Avenue (fifty feet wide) at the distance of one hundred eighty-six and fifty-seven one-hundredths feet measured along the said side of Rosemont Avenue South forty-one degrees, four minutes West from its intersection with the Southwest side of Washington Street (sixty-six feet wide).

CONTAINING in front or breadth on the said Rosemont Avenue sixteen feet and extending of that width in length or depth North forty-eight degrees, fifty-six minutes West between parallel lines at right angles to the said Rosemont Avenue, the Northeast and Southwest lines thereof extending partly through the center of party walls to the Northeast and Southwest respectively sixty-seven and twenty-five one-hundredths feet to a certain twenty feet wide driveway which extends Northeastward and Southwestward from Washington Street to Jackson Street.

BEING the same premises which Philomena M. Melasecca, Executrix of the Estate of Rita G. Vernacchio, deceased, by Deed dated 9/21/2007 and recorded 9/25/2007 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5666, Page 554, granted and conveyed unto Mary Sue M. Vennera.

Parcel Number: 13-00-32700-00-2.

Location of property: 11 Rosemont Avenue, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Marysue M. Vennera a/k/a Mary Sue M. Vennera** at the suit of Bayview Loan Servicing, LLC, a Delaware Limited Liability Company. Debt: \$89,417.33.

**Michael McKeever**, Attorney. I.D. #56129

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

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

14-09615

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, and described according to a plan thereof known as Joro Farmel made by George B. Mebus. Registered Professional Engineer, dated March 13, 1953 and last revised August 31, 1954, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Wetherill Road (40 feet wide), said point being the four following courses and distances from a point of curve on the Southwesterly side of Hammond Road (40 feet wide): (1) on the arc of a circle curving to the left, having a radius of 40 feet, the arc distance of 81.32 feet to a point of reverse curve on the Southeasterly side of Wetherill Road; (2) Southwesterly and Northwestwardly partly along the Southeasterly and partly along the Southwesterly sides of Wetherill road on the arc of a circle curving to the right, having a radius of 190 feet, the arc distance of 229.17 feet to a point of tangent on the Southwesterly side of Wetherill Road; (3) North 67 degrees, 12 minutes, 6 seconds West, along the Southwesterly side of Wetherill Road 181.82 feet to a point of curve on the same; and (4) Northwestwardly along the Southwesterly side of Wetherill Road on the arc of a circle curving to the left, having a radius of 100 feet, the arc distance of 103.57 feet to the place of beginning; thence extending from said point of beginning South 9 degrees, 42 minutes, 30 seconds West, 156.94 feet to a point; thence extending Northwestwardly on the arc of a circle curving to the left, having a radius of 850 feet, the arc distance of 75.32 feet to a point; thence extending North 9 degrees, 42 minutes, 30 seconds East, 154.22 feet to a point on the Southwesterly side of Wetherill Road aforesaid; thence extending Southeastwardly along the Southwesterly side of Wetherill Road on the arc of a circle curving to the right having a radius of 800 feet, the arc distance of 75.13 feet to the first mentioned point and place of beginning.

Parcel Number: 31-00-28558-00-4.

Location of property: 122 Wetherill Road, Cheltenham, PA 19012-1215.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Johnathan H. Aistrop and Sue Aistrop** at the suit of Bank of America, N.A. Debt: \$378,855.96.

**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.

14-09650

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Long Lane Farms made by Kissane-Leddy Associates, Inc., Civil Engineers and Land Surveyors dated July 18, 1979 and recorded in Montgomery County in Plan Book A-38, Page 65, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Philip Road (50 feet wide), said point being measured the two following courses and distances from a point of compound curve of a circle curving on the Southeasterly side of Martin Road (50 feet wide): (1) leaving Martin Road on the arc of a circle curving to the left having a radius of 2.00 feet the arc distance of 31.42 feet to a point of tangent on the Northeasterly side of Phillip Road; and (2) South 48 degrees, 05 minutes, 45 seconds East, 122.47 feet to the point of beginning said point of beginning being a point, a corner of Lot No. 5 as shown on the above mentioned plan; thence along Lot No. 5 as shown on the above mentioned plan, North 41 degrees, 51 minutes, 15 seconds East, 150.00 feet to a point, a corner of land now or late of Albert and Gene A. Thomas; thence extending along the said lands now or late of Angelo and Josephine A Sacco, South 48 degrees, 05 minutes, 45 seconds East, 25.00 feet to a point, a common corner of the aforesaid lands of Sacco and a point, a corner of Lot No. 7 as shown on the above mentioned plan; thence extending along Lot No. 7 as shown on the above mentioned plan, South 41 degrees, 54 minutes, 15 seconds West, 150.00 feet to a point on the Northeasterly side of Phillip Road; thence along the same North 48 degrees, 05 minutes, 45 seconds West, 125 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Yury Goyzman and Galina Goyzman, h/w, by Deed from The Ukrainian Self-Reliance Federal Credit Union, dated 10/18/2001, recorded 10/19/2001 in Book 5381, Page 1497.

Parcel Number: 41-00-06765-08-8.

Location of property: 519 Philip Road, Huntingdon Valley, PA 19006-2938.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Yury Goyzman and Galina Goyzman** at the suit of JP Morgan Chase Bank, National Association. Debt: \$583,617.16.

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

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

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

14-09774

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a subdivision plan of Estates at Chestnut Lane - North made by Charles E. Shoemaker, Inc., Engineers and Surveyor Abington, PA dated 2/5/2001 and last revised 8/1/2003 and recorded in the Office of the Recorder of Deeds in Norristown, PA in Plan Book 22, Page 465, as follows, to wit:



BEGINNING at a point on the Southwesterly legal right-of way of County Line Road (100 feet wide) a corner of Lot 25 on said plan; thence extending along said Lot 25 and through the bed of riparian corridor zones one and two and the Neshaminy Water Resources Authority easement the two following courses and distances, viz: (1) South 38 degrees, 52 minutes, 26 seconds West crossing the waters of the United States 228.47 feet to a point; and (2) South 76 degrees, 47 minutes, 00 seconds West crossing a 30 feet wide water and sewer easement and a 30 feet wide temporary construction easement 564.24 feet to a point a corner of land n/l Charles W. and Patricia K. Kohler, Jr.; thence extending along said land and through the Neshaminy Water Resources Authority easement the three following courses and distances, viz: (1) North 04 degrees, 32 minutes, 21 seconds West, 187.85 feet to a point; (2) North 52 degrees, 05 minutes, 52 seconds East, 191.21 feet to a point and; and (3) North 76 degrees, 47 minutes, 00 seconds East crossing the riparian corridor zone two 438.60 feet to a point on the Southwesterly legal right-of-way of County Line Road, aforesaid; thence extending along said County Line Road the three following courses and distances, viz: (1) South 51 degrees, 07 minutes, 34 seconds East, 52.56 feet to a point; (2) South 72 degrees, 55 minutes, 39 seconds East crossing the waters of the United States 13.46 feet to a point; and (3) South 51 degrees, 07 minutes, 34 seconds East, 97.50 feet to a point a corner of Lot 25 on said plan; being the first mentioned point and place of beginning.

BEING Lot 26 on said plan.

BEING the same premises which The Cutler Group, Inc. by Deed dated February 3, 2006 and recorded February 27, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Book 05591, Page 2021, granted and conveyed unto Beatrice L. Roberts, as Sole Owner.

Parcel Number: 36-00-03034-14-3.

Location of property: 4 Chestnut Lot Lane, Unit #26, North Wales, PA 19454.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Beatrice L. Roberts** at the suit of Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc. Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS3, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$661,775.09.

**Andrew J. Marley**, Attorney.

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

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

14-10115

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

BEGINNING at a corner of this and other land of the aforesaid James H. Renninger, on the South side of Oak Street, at a distance of 62 feet 5 1/2 inches from the East side of Evans Street; thence Southwardly along the same 130 feet to a 10 feet wide alley; thence Eastwardly along the same 24 1/2 feet to other land of the said James H. Renninger; thence Northwardly along the same 130 feet to the aforesaid Oak Street; thence Westwardly by the same 24 1/2 feet to the place of beginning.

Parcel Number: 16-00-21840-00-5.

Location of property: 330 Oak Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Virginia L. Corum** at the suit of Green Tree Servicing, LLC. Debt: \$89,096.01.

**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.

14-10141

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, being Lots Nos. 437 and 438 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 said County of Montgomery in Deed Book No. 380, Page 500 and bounded and described, as follows:

BEGINNING at a point on the Northwesterly side of Highland Avenue at the distance of two hundred feet Northeastwardly from the Northeastly side of Lammott Avenue having a front on said Highland Avenue fifty feet and extending of that width in a Northwesterly direction one hundred ten and fifty eight one-hundredths feet.

TITLE TO SAID PREMISES IS VESTED IN Durwin Godwin, Jr. by Deed from Patrylak Homes Limited, dated 05/16/2008, recorded 05/23/2008 in Book 5693, Page 2167.

Parcel Number: 30-00-28532-00-4.

Location of property: 1636 High Avenue, Willow Grove, PA 19090-4533.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Durwin Godwin, Jr.** at the suit of Bayview Loan Servicing, LLC. Debt: \$211,552.75.

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

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

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

14-17646

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, Montgomery County, Pennsylvania, and described according to a plan made by Damon and Foster, Civil Engineers, dated 9/23/1957, revised 1/6/1958 and known as Plymouth Meeting Park, Section No. 5, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Kings Road (50 feet wide), said point being the 2 following courses and distances from a point of curve on the Northerly side of Blue Ridge Road (50 feet wide): (1) leaving Blue Ridge Road on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 41.37 feet to a point of compound curve on the Easterly side of Kings Road; and (2) Northwardly and Northeastwardly partly along the Easterly and partly along the Southeasterly side of Kings Road on the arc of a circle curving to the right having a radius of 620.00 feet the arc distance of 266.24 feet to the place of beginning, said point also being on the Northeasterly side of a certain 20 feet wide easement; thence extending from said point of beginning Northeastwardly along the Southeasterly side of Kings Road on the arc of a circle curving to the right having a radius of 620.00 feet the arc distance of 78.20 feet to a point; thence extending South 61 degrees, 27 minutes, 17 seconds East, 130.00 feet to a point; thence extending Southwestwardly on the arc of a circle curving to the left having a radius of 490.00 feet the arc distance of 61.80 feet to a point on the Northeasterly side of the aforesaid 20 feet wide easement; thence extending North 65 degrees, 40 minutes, 52 seconds West along the aforesaid easement 130.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 257 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Mario F. D'Elia, Jr. and Joan D. D'Elia, h/w, by Deed from Mario F. D'Elia, Jr. and Joan D. D'Elia, h/w, dated 02/11/1998, recorded 05/18/1998 in Book 5226, Page 46.

Parcel Number: 49-00-06304-00-1.

Location of property: 217 Kings Road, Plymouth Meeting, PA 19462-1818.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mario F. D'Elia, Jr. and Joan D. D'Elia** at the suit of HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-1 Trust, Home Equity Asset-Backed Certificates, Series 2005-1. Debt: \$151,132.85.

**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.

14-18184

ALL THAT CERTAIN two-story brick message and lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Stewart Street, at distance of 93.30 feet measured Northeastwardly from the Northeasterly side of the Gulph Road or Fourth Street, said point being in the middle of the partition wall between this house and the adjoining property of Frank Solkowski, et ux., thence through the middle of said partition wall South 24 degrees, 22 minutes East, 91.75 feet to the Northwesterly side of a certain alley laid out 4 feet wide for the use of the owners and occupiers of the houses fronting on Stewart Street; thence along the said alley Northeastwardly 13.50 feet to a corner; thence North 24 degrees, 22 minutes West, 91.75 feet, the line passing through the middle of the partition wall to the Southeasterly side of Stewart Street, aforesaid; thence along said side of said Stewart Street Southwestwardly 13.50 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Jennifer Sexton and Brian Sexton by Deed from Jeffrey L. Desimone and Suzanne M. Desimone dated 6/2/2006 and recorded on 6/23/2006 in the Montgomery County Recorder of Deeds in/at Deed Book 5605, Page 2183.

Parcel Number: 58-00-17956-00-4.

Location of property: 48 Stewart Street a/k/a 917 Stewart Street, Bridgeport, PA 19405.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jennifer Sexton and Brian Sexton** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Morgan Stanley ABS Capital I Trust 2006-HE8, Mortgage Pass-Through Certificates, Series 2006-HE8. Debt: \$192,680.68.

**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.

14-19236

ALL THAT CERTAIN lot or parcel of land, situate in **Conshohocken Borough**, in the County of Montgomery, Commonwealth of Pennsylvania, and being more particularly described, as follows:

ALL THAT CERTAIN lot or piece of land with buildings and improvements therein erected, being one-half of Lot #58, and three-fourths of Lot #59, plan of Spring Mill Improvement Company, recorded in Deed Book No. 634, Page 500, situate in **Conshohocken Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Tenth Avenue at the district of three hundred and fifty feet Southeast from the Southeasterly side of Jones Street, it being point in the middle of Lot #58; thence extending through the middle of said lot South forty-one degrees, West one hundred and forty feet to a point on the Northeasterly side of

a certain twenty feet wide alley; thence extending along said side of said alley South forty-nine degrees, East twenty-five feet to a point; thence extending through Lot #59, the line running through the middle of a partition wall separating the house on this with the house on the adjoining lot North forty-one degrees, East one hundred and forty feet of the Southwesterly side of Tenth Avenue aforesaid; thence extending along the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ralph A. Lebresco and Deborah L. Lebresco, h/w as Joint Tenants With Right of Survivorship and not as Tenants in Common, by Deed from Deborah L. Lebresco, f/k/a Deborah Peiffer and Lena T. Milito, deceased, dated 02/22/2006, recorded 05/26/2006 in Book 5602, Page 692.

Parcel Number: 05-00-10460-00-2.

Location of property: 433 East 10th Avenue, Conshohocken, PA 19428-1517.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ralph A. Lebresco and Deborah L. Lebresco** at the suit of Homebridge Financial Services, Inc. Debt: \$247,417.80.

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

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

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

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14-19464

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

BEGINNING at a point in the West line of Charlotte Street, at a stake a point a marking the middle of the partition or division wall of the hereby granted brick message and the other brick message of the said Grantors, adjoining on the North and at the distance of three hundred and eight feet and six inches (308' 6") more or less, North of Jefferson Avenue and at the distance of twenty feet (20') more or less South from the South line of Lot #30, late of Jacob S. Bahr; thence extending Westwardly and passing in part of said course and distance through the middle of the partition or division wall aforesaid, dividing the hereby granted brick message and the other brick message and land of the said Grantors adjoining on the North, one hundred and forty feet (140') feet more or less, to a twenty feet wide alley; thence extending along said alley, Southwardly twenty feet (20') feet more or less to Charlotte Street aforesaid; thence Northwardly along said Charlotte Street twenty feet (20') more or less to the point or place of beginning.

BEING the same premises which Eric J. Hepler and Amber M. Hepler, husband and wife, by Indenture dated January 4, 1991 and recorded January 9, 1991, at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery, Pennsylvania, in Deed Book 4966, Page 1890, granted and conveyed unto Harold Robert Beitz, Jr., in fee.

TITLE TO SAID PREMISES IS VESTED IN David L. Weber and Darlene O. Weber, as Joint Tenants With Right of Survivorship and not as Tenants in Common by Deed from Harold Robert Beitz, Jr. dated 03/31/2006 recorded 04/27/2006 in Deed Book 5598, Page 1803.

Parcel Number: 16-00-03868-00-4.

Location of property: 379 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Darlene O. Weber and David L. Weber** at the suit of PNC Bank, National Association. Debt: \$108,699.82.

**David Neeren**, Attorney. I.D. #204252

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

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

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14-19560

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania 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 11/4/2002 and last revised 1/14/2002 and recorded in Plan Book A-61, Pages 163, 164, 165 and 166, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Avondale Drive (50.00 feet wide) said point of beginning being a point a corner of Lot 15 as shown on above plan; thence from said point of beginning and along said lot North 45 degrees, 38 minutes, 00 seconds West and crossing a certain Deed Restricted Open Space a distance of 142.00 feet to a point on the Southeasterly side of North Wales Road; thence along same North 44 degrees, 22 minutes, 00 seconds East and crossing the Northeasterly side of a certain 20 feet wide sanitary sewer easement a distance of 100.00 feet to a point a corner of lands marked Open Space Area A; thence along same the two following courses and distances: (1) South 45 degrees, 38 minutes, 00 seconds East and re-crossing aforesaid Deed Restricted Open Space a distance of 140.47 feet to a point; and (2) South 02 degrees, 31 minutes, 48 seconds East, 33.25 feet to a point of curve on the Northwesterly side of a cul-de-sac of irregular width at the terminus of Avondale Drive; thence along same the two 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 52.12 feet to a point of tangent; and (2) South 44 degrees, 22 minutes, 00 seconds West and re-crossing the aforesaid easement a distance of 29.04 feet to the first mentioned point and place of beginning.

BEING Lot 16 as shown on above plan.

TITLE TO SAID PREMISES IS VESTED IN Abdul Hannan and Narzu Hannan, by Deed from The Cutler Group, Inc., dated 06/13/2005, recorded 06/09/2006 in Book 5603, Page 2458.

Parcel Number: 46-00-00470-31-2.

Location of property: 100 Avondale Drive, North Wales, PA 19454-3900.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Abdul Hannan and Narzu Hannan a/k/a Narzu Hannan Khan** at the suit of CV XXVII, LLC. Debt: \$615,227.96.

**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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14-20048

ALL THAT CERTAIN unit and piece of land, with the buildings and improvements to be erected thereon, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Record Plan prepared for "Mews at Valley Forge", drawn by Chambers Associates, Inc., Consulting Engineers and Surveyors, Center Square, Pennsylvania, Job No. 485-028, dated June 26, 1992, last revised 1/28/1993, recorded in Plan Book A-54, Pages 50 and 51, as follows, to wit:

BEGINNING at a point a corner of Unit No. 406 Truman Court as shown on said plan; thence extending from said point of beginning and extending along the line of said Unit No. 406 Truman Court, South 46 degrees, 19 minutes, 20 seconds West, 92.33 feet to a point; thence extending North 43 degrees, 40 minutes, 40 seconds West, 22.00 feet to a point a corner of Unit No. 404 Truman Court as shown on said plan; thence extending along the line of said Unit No. 404 Truman Court North 46 degrees, 19 minutes, 20 seconds East, 92.33 to a point; thence extending South 43 degrees, 40 minutes, 40 seconds East, 22.00 feet to a point a corner of Unit No. 406 Truman Court, aforesaid, being the first mentioned point and place of beginning.

BEING Unit No. 405 Truman Court, Building No. 4 on said plan.

UNDER AND SUBJECT to a Declaration of "The Mews at Valley Forge Homeowners Association", by Gambone Brothers Development Company, a Pennsylvania Corporation, dated 3/17/1993 and recorded 3/23/1993 in Deed Book 5036, Page 1749.

BEING the same premises which Daniel James Hanson and Karen A. Hanson, by Deed dated 10/4/2005 and recorded 10/13/2005 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5574, Page 2491, granted and conveyed unto Simon Kim.

Parcel Number: 63-00-08531-26-2.

Location of property: 405 Truman Court, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Simon Kim** at the suit of HSBC Bank USA National Association, as Trustee for The Holders of GSAA Home Equity Trust 2005-15. Debt: \$243,054.29.

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

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

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

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14-20215

ALL THAT CERTAIN lot or piece of ground, situate in **Red Hill Borough**, County of Montgomery and Commonwealth of Pennsylvania being bounded and described according to a Site Plan made for T. H. Properties by Langan Engineering and Environmental Services dated March 4, 2004 and last revised March 21, 2005 and recorded in the Office of the Recorder of Deeds at Norristown, PA in the Plan Book 24, Page 366-379.

BEING Unit No. 88.

BEING the same premises which Vincent A. Bevivino, agent for Stephen D. Sellers, by Deed dated 6/16/2006 and recorded 8/22/2006 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5613, Page 1510 granted and conveyed unto Stephen D. Sellers.

Parcel Number: 17-00-01502-14-6.

Location of property: 831 Carrington Drive, Red Hill, PA 18076.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Stephen D. Sellers** at the suit of The Bank of New York Mellon Trust Company, N.A., f/k/a The Bank of New York Trust Company, N.A., as Trustee, in Trust for Chaseflex Multi-Class Mortgage Pass-Through Certificates, Series 2007-1. Debt: \$226,764.87.

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

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

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

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14-22095

ALL THAT CERTAIN message and lot or piece of land, hereditaments and appurtenances, being composed of the greater part of Lot No. 309 and part of Lot No. 311 in Plan of Lots laid out by Kohn and Corson on the "Chain Farm," situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of George Street at the distance of 405 feet, 6 inches Northeasterly from Marshall Street, a corner of this and land now or late of Charles Wisner; thence by said Wisner's land parallel with Oak Street, Northwesterly 110 feet to the middle of a 20 feet wide alley; thence along the middle of said alley Southwesterly parallel with George Street 24 feet 6 inches to a corner of this and land now or late of John H. White; thence along the same Southeasterly parallel with the first line 110 feet to George Street aforesaid and along the Northwest side thereof Northeasterly 24 feet, 6 inches to the place of beginning.

BEING the same premises which Nancy Laura Myshko, by Deed dated July 26, 1997 and recorded August 6, 1997 in Montgomery County Record Book 5194, Page 2260, granted and conveyed unto Ethel M. Walker and Dorothy D. Snyder, Joint Tenants With the Right of Survivorship. Ethel M. Walker died on December 24, 2010 and upon her death, title to the subject premises vested in Dorothy D. Snyder by operation of law. By Agreement of Sale dated September 9, 2014 and recorded September 9, 2014 in Deed Book 5927, Page 00148, Dorothy D. Snyder agreed to convey the within property to GMADGE Holdings, LLC.

Parcel Number: 13-00-13436-00-6.

Location of property: 643 George Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Dorothy D. Snyder, Real Owner and GMADGE Holdings, LLC, Equitable Owner** at the suit of U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$57,446.89.

**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.

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14-22409

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for John E. Burt, by Chambers Associates, Consulting Engineers and Surveyors, dated May 18, 1988, last revised October 13, 1988 recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-50, Page 90, as follows, to wit:

BEGINNING at a point on the Northwesterly ultimate right-of-way line of DeKalb Pike a corner of this and Lot No. 2 as shown on the above mentioned plan; thence along DeKalb Pike South 37 degrees, 39 minutes, 0 seconds West, 193 feet to a point in line of lands of the PA Turnpike Commission Northeast Extension; thence along the same the 3 following courses and distances: (1) North 28 degrees, 12 minutes, 25 seconds West, 26.79 feet to a point; (2) North 32 degrees, 1 second, 15 minutes West, 150 feet to a point; (3) North 35 degrees, 50 minutes, 5 seconds West, 88.54 feet to a point in line of lands now or formerly of Quarryman's Supply; thence extending North 37 degrees, 39 minutes, 0 seconds East, 102.52 feet to a point a corner of Lot No. aforesaid; thence along the same South 52 degrees, 56 minutes, 0 seconds East, 250 feet to the first mentioned point and place of beginning.

BEING Lot No. 1.

EXCEPTING THEREOUT AND THEREFROM that portion of premises conveyed from Naser Cavasmi to The Commonwealth of Pennsylvania Department of Transportation by Deed dated 8/7/2006 and recorded 10/11/2006 in Deed Book 5619, Page 00651, as Instrument Number 2006126011.

Parcel Number: 66-00-01567-00-5.

Location of property: 1273 DeKalb Pike, Whitpain Township, PA.

The improvements thereon are: C-Repair Shop or Garages.

Seized and taken in execution as the property of **Asacar Group, L.L.C.** at the suit of Wissahickon School District. Debt: \$7,000.15.

**Jason J. Leininger**, Attorney.

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

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

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14-22557

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision made for Anthony M. Dilucia, Inc., entitled 'Grist Mill Run, section IV', drawn by Stout, Tacconelli & Associates, Inc., dated 5/1/1986, last revised 6/16/1987 and 2/2/1988, and recorded in Plan Book A-50, Pages 258, 259 and 260, as since later revised 10/12/1989 and recorded in Plan Book A-51, Pages 467 and 468, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Thresher Way, said point being at a point a corner of Lot No. 99 on said plan; thence extending from said point of beginning and extending along the said Northwesterly side of Thresher Way, South 49 degrees, 22 minutes, 56 seconds West, 61.00 feet to a point a corner of Lot No. 101 on said plan; thence extending along the line of said Lot No. 101, North 40 degrees, 37 minutes, 04 seconds West, 107.49 feet to a point in line of lands marked 'open space area' as shown on said plan; thence extending along the same, North 37 degrees, 32 minutes, 55 seconds East, 62.33 feet to a point a corner of Lot No. 99, aforesaid; thence extending along the line of said Lot No. 99, South 40 degrees, 37 minutes, 04 seconds East, 120.27 feet to a point on the Northwesterly side of Thresher Way, aforesaid being the first mentioned point and place of beginning.



TITLE TO SAID PREMISES IS VESTED IN Brandon Sternbach and Cara Sternbach, by Deed from Thomas O. Schaefer, dated 08/29/2008, recorded 09/05/2008 in Book 5706, Page 1664.

Parcel Number: 53-00-08495-22-7.

Location of property: 505 Thresher Way, Lansdale, PA 19446-4054.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brandon Sternbach and Cara Sternbach a/k/a Cara Palasciano** at the suit of Wells Fargo Bank, N.A. Debt: \$368,007.17.

**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.

14-22671

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Subdivision Plan made for Beth Shalom Congregation by Charles E. Shoemaker, Inc., dated 11/21/1983, last revised 2/27/1984 and recorded In Montgomery County in Plan Book A-45, Page 310, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Township Line Road (65.00 feet wide) said point being measured the four following courses and distances along the Southwesterly side of Township Line Road from a point of curve on the Southeasterly side of Township Line Road (40 feet wide): (1) on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.27 feet to a point of tangent; (2) South 40 degrees, 49 minutes, 45 seconds East, 127.06 feet to a point; (3) South 51 degrees, 41 minutes, 15 seconds West, 5.00 feet to a point; and (4) South 40 degrees, 49 minutes, 45 seconds, East 389.15 feet to the point of beginning, said point also being a corner of Lot 4 as shown on the above mentioned plan; thence extending from said point of beginning along the Southwesterly side of Township line Road South 40 degrees, 49 minutes, 45 seconds East, 70.64 feet to a corner of lands now or late of Nathan S. Schlezinger and Schlezinger; thence extending along the same South 41 degrees, 28 minutes, 45 seconds West, 388.00 feet to a point, a corner of Lot 6 as shown on the above mentioned plan; thence extending along the same North 18 degrees, 39 minutes, 28 seconds West, 80.74 feet to a point, a corner of Lot 4 as shown on the above mentioned plan; thence extending along the same North 41 degrees, 26 minutes, 45 seconds East, 357.25 feet to the first mentioned point and place of beginning.

BEING Lot Number 5 as shown on the above mentioned plan.

BEING the same premises which John R. Cogswell and Silvana Cogswell, husband and wife by Deed dated 9/3/2004 and recorded 10/12/2004 in Montgomery County in Deed Book 5528, Page 1736 did grant and convey unto Barbara Jean Woods.

Parcel Number: 31-00-26583-00-8.

Location of property: 1024 Township Line Road, Elkins Park, PA 19027.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Barbara Jean Woods** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Long Beach Mortgage Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1. Debt: \$417,661.24.

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

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

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

14-24137

ALL THAT CERTAIN dwelling and lot or piece or parcel of land, situate in and known as No. 205 West Street in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described according to a survey made by George F. Shaner, C.E., August 12, 1948 as follows, to wit:

BEGINNING at a point, said point being the Northeasterly property line intersection of West Street (50 feet wide) and Hanover Avenue (50 feet wide); thence by a course along the Easterly side of Hanover Avenue North 39 degrees, 19 minutes East, 43 feet 11 1/2 inches to a corner of other land of grantors; thence along the same on a course passing through the middle of a joint passageway leading to the basement South 50 degrees, 41 minutes East, 36 feet to a point, 6 inches clear of a double frame building, thence by a course: parallel to the aforesaid building or South 39 degrees, 19 minutes West, 4 feet 2 inches to a point; thence by a course passing through the middle of a joint frame partition wall of a double frame dwelling 6 inches wide or South 50 degrees, 41 minutes East, 14 feet to a corner of other lands of the grantors; thence by a course parallel to Hanover Avenue or South 39 degrees, 19 minutes West, 39 feet 11 1/2 inches to a point or corner of the Northerly side of aforesaid West Street; thence along the same North 50 degrees, 29 minutes West, 50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Timothy Landes a/k/a Timothy C. Landes and Stacey L. Landes a/k/a Stacy L. Landes by Deed from Stacy L. Landes, formerly Stacy DeStefano and Timothy Landes dated May 18, 2010 and recorded May 24, 2010 in Deed Book 5767, Page 02361.

Parcel Number: 16-00-32680-00-1.

Location of property: 205 West Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Timothy Landes a/k/a Timothy C. Landes and Stacey L. Landes a/k/a Stacy L. Landes** at the suit of Fulton Bank, N.A. Debt: \$75,050.94.

**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.

14-25583

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Subdivision Plan of Land of Walter J. Rash (deceased) and Lillian L. Rash by Ralph E. Shaner & Son Engineering Company, dated 7/30/1979 and last revised 3/26/1981 and recorded in Montgomery County in Plan Book B-40, Page 14, as follows, to wit:

BEGINNING at the point of intersection of the title line in the bed of Linfield Road (originally 33 feet wide but since widened to 41.50 feet by the addition of 8.50 feet on the Southwesterly side thereof) with the title line in the bed of Limerick Road (originally 33 feet wide but since widened to 41.50 feet by the addition of 8.50 feet: on the Southwesterly side thereof; thence extending from said point of beginning South 51 degrees, 00 minutes East, along the title line in the bed of Linfield Road 319.70 feet to a point a corner of land now or late of William Miller; thence extending along the same the three following courses and distances, viz: (1) South 39 degrees, 00 minutes, West crossing the Southwesterly Legal Right-of-Way line of Linfield Road, 125 feet to a point; (2) South 51 degrees, 00 minutes East, 100 feet to a point; and (3) North 39 degrees, 00 minutes East, 125 feet to a point in line of land now or late of Nathaniel Gotshall; thence extending along the same, South 51 degrees, 00 minutes East, 212.30 feet to a point a corner of land now or late of Peter Riga; thence extending along the same, the three courses and distances, viz: (1) South 63 degrees, 00 minutes West, 14.59 feet to a point; and (2) South 60 degrees, 15 minutes West, crossing a stream and also partly through the bed of a certain flood plain, 184.80 feet (more or less) to a point; and (3) South 50 degrees, 15 minutes West, 14.59 feet to a point, a corner of Lot #1 as shown on said plan; thence extending along the same and also partly along Lots #2 and #2 on said plan, North 22 degrees, 15 minutes West, partly through said flood plain, 277 feet to a point; thence extending partly along Lots #3 and #4, North 48 degrees, 30 minutes West crossing the Southeasterly Ultimate Right-of-Way line of Limerick Road, 226.15 feet to a point on the title line in the bed thereof; thence extending along said title line in the bed of Limerick Road, the three following courses and distances, viz: (1) North 41 degrees, 30 minutes East, 64.37 feet to a point; (2) North 78 degrees, 00 minutes East, 99.00 feet to a point; and (3) North 23 degrees, 00 minutes East, 165.00 feet to the first mentioned point of intersection and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Walter J. Rash and Lillian I. Rash by Deed from William P. Melang, Jr. and Marguerite G. Melang, dated October 27, 1964 and recorded October 28, 1964 in Deed Book 3357, Page 448. The said Walter J. Rash died in January of 1981 thereby vesting title in Lillian I. Rash. The said Lillian I. Rash died on March 13, 2014 thereby vesting title in Robert K. Lark, Administrator, of the Estate of Lillian I. Rash, Deceased Mortgagor and Real Owner.

Parcel Number: 37-00-02167-00-1.

Location of property: 94 South Limerick Road, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert K. Lark, Administrator of the Estate of Lillian I. Rash, Deceased Mortgagor and Real Owner** at the suit of One West Bank N.A. Debt: \$265,127.56.

**Joseph F. Riga**, Attorney.

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

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

14-26622

ALL THAT CERTAIN unit in the property known, named and identified in the declaration plan referred to below as 'Beaver Hill', located in **Jenkintown Borough**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, act of July 3, 1963, P. L. 196, by the recording in the Office of the Recorder of Deeds of Montgomery County of a Declaration dated February 11, 1980 and recorded February 11, 1980, in Deed Book 4500, Page 332, as amended by a First Amendment thereto dated October 28, 1980 and recorded October 30, 1980 in Deed Book 6575, Page 390, a Second Amendment thereto dated October 28, 1980 and recorded October 30, 1980 in Deed Book 4575, Page 435 and a Third Amendment thereto dated January 19, 1981 and recorded January 20, 1981 in Deed Book 4597, Page 507 and a Declaration Plan dated January 31, 1980 and recorded February 11, 1980 in Condominium Plan Book 7, Page 53 as amended by a First Amendment thereto dated January 31, 1980 revised October 21, 1980 and recorded January 16, 1981 in Condominium Plan Book 8, Page 61 and a Code of Regulations dated February 11, 1980 and recorded February 11, 1980 in Deed Book 4500, Page 385 as amended by a First Amendment thereto dated October 28, 1980 and recorded October 30, 1980 in Deed Book 4575, Page 429 and as amended by a Second Amendment thereto dated March 22, 1988 and recorded April 21, 1988 in Deed Book 4870, Page 1588, being and designated on the Declaration Plan As Unit 524-S as more fully described in the Declaration Plan and declaration, together with the proportionate undivided interest in the common elements (as defined in such declaration) and any amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Eileen Friedman, by Deed from Fred Ulitsky, dated 05/30/2006, recorded 06/05/2006 in Book 5603, Page 169.

Parcel Number: 10-00-04691-56-4.

Location of property: 100 West Avenue, Apartment 524-S a/k/a E-24, Jenkintown, PA 19046-2656.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eileen Friedman** at the suit of Wells Fargo Bank, N.A. Debt: \$116,536.52.

**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.

14-26765

ALL THAT CERTAIN lot or piece of ground, situate in **Salford Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a record plan prepared for ReMax Worcester of Voudy Property dated 5/24/1996 and last revised 1/20/1998 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Plan Book A-57, Page 358, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Voudy Road (50.00 feet Ult. R.O.W.) said point being a corner of this and Lot #7; thence extending from said point and place of beginning and extending along Lot #7 South 01 degrees, 10 minutes, 49 seconds East, 354.85 feet to a point a corner in line of lands now or late of Ludwig E. and Laura H. Schlippert; thence extending along the same South 56 degrees, 21 minutes, 31 seconds West, 405.89 feet to a point a corner in line of PA Turnpike Northeast Extension; thence extending along the same the (2) following courses and distances as follows, to wit: thence (1) North 23 degrees, 13 minutes, 29 seconds West, 349.50 feet to a point; thence (2) North 17 degrees, 30 minutes, 51 seconds West, 105.57 feet to a point, a corner of Lot #5; thence extending along the same North 63 degrees, 01 minute, 52 seconds East and crossing 33 feet extending Voudy Road RIW to be vacated 407.71 feet to a point of curve on the Southwesterly side of Voudy Road; thence extending along the same and also along the Southerly and Southeasterly sides of Voudy Road on the arc of circle curving to the left having a radius of 325.00 feet the arc distance of 140.57 feet to the point and place of beginning.

BEING Lot #6 as shown on said plan.

BEING the same premises which Duff L. George and Beverly K. George by Deed dated 8/30/2005 and recorded 9/15/2005 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5571, Page 0274 granted and conveyed unto Kevin Danner and Michele Danner.

Parcel Number: 44-00-01732-92-4.

Location of property: 32 Voudy Road, Telford, PA 18969.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kevin Danner and Michele Danner** at the suit of U.S. Bank, N.A. Successor Trustee to Bank of America, N.A., Successor in Interest to LaSalle Bank, N.A., as Trustee, on Behalf of the Holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2005-10. Debt: \$449,900.24.

**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.

14-27516

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, described in accordance with a Subdivision Plan No. 3 of Penn Square Village made by Donald H. Schurr, R. L. S. on January 21, 1953 and recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Plan Book A-1, as follows, to wit:

BEGINNING at a point on the Southerly side of Orchard Lane (50 feet wide) at the distance of 1,224.97 feet as measured along Orchard Lane Westwardly from a point of curve formed by the intersection of the Southeasterly side of Orchard Lane with the Southwesterly side of Brookside Road (50 feet wide).

CONTAINING in front or breadth on Orchard Lane 70 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Orchard Lane 120 feet to the center line of a 15 feet wide drainage easement.

BEING Lot 207 on the said plan.

TITLE TO SAID PREMISES IS VESTED IN Thomas Johnson by Deed from Robert K. Jost and Joyce Lean Jost dated September 12, 2006 and recorded September 22, 2006 in Deed Book 05617, Page 1309.

Parcel Number: 33-00-06628-00-8.

Location of property: 236 Orchard Lane, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas Johnson** at the suit of Wells Fargo Bank, N.A. Debt: \$275,082.23.

**Joseph F. Riga**, Attorney.

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

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

14-27535

Premises "A" - 456 North Hanover Street, Pottstown.

ALL THAT CERTAIN brick message or tenement and lot of land, situate in the Eighth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania on the Northeast corner of Oak and Hanover Avenue, being known as No. 456 Hanover Avenue, bounded and described, as follows, to wit:

BEGINNING at a point, the Northeast corner of Oak and Hanover Avenue; thence along the East side of Hanover Avenue, Northwardly 24 feet, 08 inches to land late of the Estate of Mary I. Reigner; thence by the same eastwardly 140 feet, 1 inch to the West side of a 20 feet wide alley, passing in part of said course and distance thru the middle of the brick division or partition wall of this and hours 458 Hanover Avenue; thence by the West side of said 20 feet wide alley Southwardly 25 feet, 2 inches to the North side of Oak Street aforesaid; thence by the same Westwardly 140 feet to the place of beginning.

BEING the same premises which Patsy R. Smale, by Indenture dated July 26, 2001 and recorded in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5369 and Page 1209 &c, granted and conveyed unto Doug Campbell and Debra Lacava Campbell, husband and wife, in fee.

BEING Parcel No. 16-00-12736-00-1.

Premises "B" - 315 West Fomance Street, Norristown.

ALL THAT CERTAIN lot or piece of land with the message thereon erected being Lot No. 22 Section M on Plan of the Scott Farm, in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Northeasterly side of Fomance Street at the distance of 162 feet Northwestwardly from the Northwestly side of Markley Street.

CONTAINING in front of breadth in a Northwesterly direction on Fomance Street, 35 feet and extending of that width in length or depth between parallel lines at right angles to said Fomance Street in a Northeasterly direction 126.75 feet (erroneously set forth in previous deeds at 325.75 feet).

BEING Parcel No. 13-00-12248-00-6.

Premises "C" - 1009 West Main Street, Norristown.

BEING the same premises which William H. Myers and Myrtice D. Myers, by Indenture dated October 12, 2001 and recorded in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Book 5384, Page 2119 &c, granted and conveyed unto Douglas Campbell and Debra Lacava Campbell, husband and wife, in fee.

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

BEGINNING at a point on the Northeast side of Egypt of Main Street at the distance of 220 feet Southeasterly from Buttonwood Street, a corner of this and Lot No. 51 on a Plan of Lots laid out by Hartranft, Boyer and Evans on the "Knox Farm" now or late of Ellen Knox Fomance; thence by the same parallel with the said Buttonwood Street Northeasterly 150 feet, more or less, to a 20 feet wide alley; thence along the Southwest side thereof Southeasterly 30 feet to a point, a corner of this and other land now or late Lydia Sheive; thence or by the same parallel with the first adjoining house on said now or late Lydia Sheive's other land, Southwesterly 150 feet, more or less, to Egypt of Main Street, aforesaid; thence along the Northeast side thereof Northwesterly 30 feet to the place of beginning.

ALSO BEGINNING at a point on the Northeasterly side of Main Street at the distance of 190 feet from the Easterly corner of Main and Buttonwood Streets, said point of being also 171.39 feet Northwesterly from the Northerly corner of Main and Noble Streets; thence from said point of beginning by land of Elias D. Gotwals and Deith G. Gotwals, his wife, Northeasterly 150 feet to a point on the Southwesterly side of Butts Alley (laid out 20 feet wide); thence by said side of said alley Southeasterly 30 feet to a point, a corner of land of J. Raymond Christy, Jr. and Victoria M. Christy; thence by the same Southwesterly 150 feet to a point on the aforesaid side of Main Street; thence along the same Northwesterly 30 feet lot the first mentioned point and place of beginning.

BEING the same premises which William H. Myers and Myrtice D. Myers, by Indenture dated October 12, 2001 and recorded in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5384, Page 2115 &c, granted and conveyed unto Doug Campbell and Debra LaCava Campbell, in fee.

BEING Parcel No. 13-00-23152-00-1.

Parcel Numbers: Premises "A" - 16-00-12736-00-1; Premises "B" - 13-00-12248-00-6; Premises "C" - 13-00-23152-00-1. Location of property: Premises "A" - 456 North Hanover Street, Pottstown, PA; Premises "B" - 315 West Fomance Street, Norristown, PA; Premises "C" - 1009 West Main Street, Norristown, PA.

The improvements thereon are: Premises "A" - C - Rooming house - tourist home; Premises "B" - C - Residential conversion 5 or more apartments; Premises "C" - C - Residential conversion 5 or more apartments.

Seized and taken in execution as the property of **Douglas J. Campbell and Debra Lacava Campbell** at the suit of Hayden Asset X, LLC c/o TriMont Real Estate Advisors. Debt: \$435,522.67.

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

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

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

14-27588

ALL THAT CERTAIN unit designated as Unit 608 in the property known, named and identified as Dresher Woods Condominiums, located in **Upper Dublin Township**, Montgomery County, Commonwealth of PA, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated 12/17/1997 and recorded on 12/19/1997 in Deed Book 5210, Page 2080 and First Amendment thereto dated 1/7/1998 and recorded 1/7/1998 in Deed Book 5212, Page 1569 and Second Amendment thereto recorded in Deed Book 5214, Page 1343, a Third Amendment thereto recorded in Deed Book 5226, Page 1774, a Fourth Amendment thereto recorded in Deed Book 5232, Page 1256, Corrective Amendment to Fourth Amendment as in Deed Book 5244, Page 2262, a Fifth Amendment thereto recorded in Deed Book 5246, Page 1938, a Sixth Amendment thereto recorded in Deed Book 5256, Page 1798, a Seventh Amendment thereto recorded in Deed Book 5270, Page 13, and an Eighth Amendment thereto recorded in Deed Book 5278, Page 800, a Ninth Amendment thereto recorded in Deed Book 5295, Page 2388.

BEING designated as Unit No. 608 together with a proportionate undivided 1.25% interest in the Common Elements (as defined in such Declaration).

BEING the same premises which Patricia A. Gustie, by Deed dated 9/17/2007 and recorded 9/26/2007 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5666, Page 1331 granted and conveyed unto Soonhye DeWitt, as Sole Owner.

Parcel Number: 54-00-05411-14-2.

Location of property: 608 Dresher Woods Drive, Dresher, PA 19025.



The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Soonhye Dewitt** at the suit of Bank of America, N.A. Debt: \$210,662.96.

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

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

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

14-27880

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Elkins Park House, located at the Northeast corner of Old York Road and Spring Avenue, **Cheltenham Township**, Montgomery County, Pennsylvania which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963 P.L. 196 by the recording in the Office for the Recording of Deeds at Montgomery County, a Declaration of Condominium dated 6/29/1973 and recorded in Deed Book 3874, Page 161; First Amendment thereto dated 10/23/1973 and recorded in Deed Book 3911 Page 123; Second Amendment thereto dated 7/25/1978 and recorded in Deed Book 4405, Page 461; Fourth Amendment thereto dated 4/2/1982 and recorded in Deed Book 4638, Page 709; Fifth Amendment dated 8/6/1986 and recorded in Deed Book 4809, Page 330; Sixth Amendment thereto dated 12/8/1987 and recoded in Deed Book 4857, Page 1838; the Declaration Plan dated 2/2/1973 and recorded in Condominium Plan Book 2, Page 1 and revised 12/12/1973 and recorded in Condominium Plan Book 2, Page 44 and Page 45 revised 7/25/1978 and recoded in Condominium Plan Book 6 Page 49; Code of Regulations dated 6/29/1973 and recorded in Deed Book 3874, Page 190, First Amendment thereto dated 12/19/1973 and recoded in Deed Book 3911, Page 151, Second Amendment thereto dated 12/19/1973 recoded in Deed Book 3915, Page 4, Third Amendment thereto dated 4/2/1982 and recoded in Deed Book 4683, Page 705 Fourth Amendment dated 8/12/1986 and recoded in Deed Book 4809, Page 324; Fifth Amendment thereto dated 7/27/1987 and recoded in Deed Book 4843, Page 506; Sixth Amendment thereto dated 12/8/1987 and recoded in Deed Book 487, Page 1838; Seventh Amendment thereto dated 10/11/1988 and recorded in Deed Book 4902, Page 292, being designated as Unit 702-B as more fully described in such Declaration Plan and declaration together with a proportionate undivided interest in the common elements (as defined in such declaration) of .5071 %.

BEING the premises which Elkins Park Associates, a PA, Limited Partnership by Deed dated April 14, 1981 and recorded April 16, 1981, in Montgomery County Deed Book 4617, Page 547, granted and conveyed unto Edward Forman and Regina Forman, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Edward Forman and Regina Forman, his wife, as Tenants by Entireties by Deed from Elkins Park Associates, a PA Limited Partnership dated 04/14/1981 recorded 04/16/1981 in Deed Book 4617, Page 547.

Parcel Number: 31-00-30006-98-6.

Location of property: 7900 Old York Road, 702B, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bertram Forman, Co-Personal Representative of the Estate of Regina Forman and Known Heir of Edward Forman, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Edward Forman, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Regina Forman and Kenneth Forman, Co-Personal Representative of the Estate of Regina Forman and Known Heir of Edward Forman, Estate of Regina Forman, Edward Forman, Last Record Owner** at the suit of PNC Bank, National Association. Debt: \$174,782.39.

**David Neeren**, Attorney. I.D. #204252

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

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

14-28960

ALL THAT CERTAIN lot of land with the brick dwelling house thereon erected, situate in the Second Ward of **Pottstown Borough**, Montgomery County, Pennsylvania on the West side of Evans Street between Walnut and Beech Streets, bounded and described, as follows, to wit:

BEGINNING at a point on the West-side of Evans Street at a distance of 84 feet South from the South line of Beech Street; thence by land now or late of William Mintzer and Abner Evans, Westwardly and parallel with Beech Street 120 feet to a point; thence Southwardly 28 feet to a point; thence by land now or late of Daniel P. Stubbleline, 120 feet Eastwardly to Evans Street, aforesaid; thence by the same Northwardly 28 feet to the place of beginning.

BEING the same premises which John T. Lettiere and Ellen J. Lettiere, husband and wife, by Deed dated February 28, 2007 and recorded June 6, 2007 in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania, as Instrument No. 2007068885, granted and conveyed unto E. James Zettlemoyer, in fee.

Parcel Number: 16-00-08052-00-5.

Location of property: 171 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **E. James Zettlemoyer a/k/a Eugene James Zettlemoyer a/k/a James Zettlemoyer** 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 the CWABS, Inc., Asset-Backed Certificates, Series 2007-5. Debt: \$212,868.51.

**Stephen M. Hladik**, Attorney. I.D. #66287

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

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



14-30059

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania bounded and described according to an easement plan of Birchwood Terrace Homes made by Bursich Associates, Inc., dated August 25, 1986 and recorded in Plan Book A-48, Page 117, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Mapleleaf Lane (50 feet wide), said point being measured the 2 following courses and distances from a point of curve on the Northwesterly side of Mimosa Lane: (1) leaving Mimosa Lane on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 46.98 feet to a point of tangent on the Southwesterly side of Mapleleaf Lane; and (2) North 35 degrees, 50 minutes, 00 seconds West, 551.60 feet to the point of beginning, said point also being a corner of Lot 123 as shown on the above mentioned plan; thence extending from said beginning point along Lot No. 123 South 54 degrees, 10 minutes, 00 seconds West, 178.26 feet to a point; thence extending North 30 degrees, 58 minutes, 42 seconds West, 106.31 feet to a point; thence extending North 84 degrees, 03 minutes, 58 seconds West, 21.40 feet to a point; thence extending North 84 degrees, 03 minutes, 58 seconds West, 21.40 feet to a point; thence extending North 54 degrees, 10 minutes, 00 seconds East, 185.24 feet to a point on the Southwesterly side of Mapleleaf Lane; thence extending along the same South 35 degrees, 50 minutes, 00 seconds East, 120.00 feet to the first mentioned point and place of beginning.

BEING Lot 124 as shown on the above mentioned plan.

BEING the same premises which Bradley Kuder and Sharon Kuder, husband and wife, by Deed dated 8/25/2006 and recorded 9/20/2006 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5617 page 537 granted and conveyed unto Tyrone S. Mason and Maureen A. Mason, husband and wife.

Parcel Number: 60-00-01814-06-1.

Location of property: 88 Mapleleaf Lane a/k/a 88 Maple Leaf Lane, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Tyrone S. Mason and Maureen A. Mason a/k/a Maureen Mason** at the suit of HSBC Bank USA, National Association, as Trustee, in Trust for The Registered Holders of Ace Securities Corporation, Home Equity Loan Trust, Series 2006-NC3, Asset Backed Pass-Through Certificates. Debt: \$243,729.65.

**Crystal T. Espanol**, Attorney. ID. # 315477

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

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

14-30361

ALL THAT CERTAIN lot or piece or ground, hereditaments and appurtenances, situate in **Towamencin Township**, County of Montgomery and State of Pennsylvania, being Lot #50 on a Subdivision Plan of "Green Valley" made by Herbert H. Metz, Inc., dated September 7, 1971 and revised June 26, 1972 and being more fully described, as follows, to wit:

BEGINNING at a point on the Southeast side Vodka Way (50 feet wide), said point of beginning being located the following courses and distances from a point of curvature on the Southeast side of Morgan Way (50 feet wide), leaving said point of curvature and extending in a Northeast direction along the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 27.72 feet to a point of tangent on the Southeast side of said Yeakel Way; thence extending along said side of Yeakel Way the following 3 courses and distances: (1) North 82 degrees, 21 minutes, no seconds East, 11.49 feet to a point of curvature; (2) extending in a Northeast direction along the arc of a circle curving to the left, having a radius of 175 feet, the arc distance of 125.23 feet to a point of tangent; (3) North 41 degrees, 21 minutes, no seconds East, 187.60 feet to the point of beginning; thence from said point of beginning and extending along Lot No. 51 on said plan, South 48 degrees, 39 minutes East, the line passing for a portion of the distance through a partition wall dividing this premises from the adjoining premises on Lot No. 51 and being in line of lands now or late of William D. Moyer, Jr. and Florence Moyer; thence along the same North 41 degrees, 21 minutes East, 67.50 feet to a point, a corner of this and Lot No. 48; thence along the same North 48 degrees, 30 minutes West, 100 feet to a point on the side Southeast side of Yeakel Way; thence along said side of Yeakel Way, South 41 degrees, 21 minutes, no seconds West, 67.50 feet to the point of beginning.

UNDER AND SUBJECT restrictions as of record.

BEING the same premises which Bruce W. Bergey and Sandra L. Bergey, husband and wife, by Deed dated 9/29/2000 and recorded 10/26/2000 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 336, Page 1556 granted and conveyed unto Thomas J. Mack, Alyssa G. Mack, Raymond J. O'Donnell and Doris O'Donnell.

Parcel Number: 53-00-10224-00-1.

Location of property: 1567 Yeakel Way, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Alyssa G. Mack, Thomas J. Mack, Doris O'Donnell and Raymond J. O'Donnell** at the suit of Midfirst Bank. Debt: \$102,684.39.

**Alyk L. Ofazian**, Attorney. I.D. #312912

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

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

14-30663

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 on of a Plan of Lots laid out for James J. McGinn by Will D. Hiltner, Registered Engineer, dated 4/9/1942 said plan recorded in Montgomery County in Deed Book 1427, Page 601, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwestern side of Clearfield Avenue, at the distance of 84.45 feet Northwestwardly from the Northeastly side of Fairview Avenue (40 feet wide); thence along land of J. Russell Zern, North 52 degrees, 46 minutes West, 208 feet to a point in line of other land of James J. McGinn; thence along the same, North 37 degrees, 18 minutes East, 60 feet to a point a corner on the Northwestern side of Clearfield Avenue aforesaid; and thence along the said side of Clearfield Avenue, South 37 degrees, 18 minutes West, 60 feet to the place of beginning.

BEING the same premises which Joseph A. Rossi, Surviving Trustee of the Joseph A. and Elizabeth A. Rossi Family Trust, dated 9/2/1999, by Indenture dated 1/19/2007 and recorded 1/23/2007 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 562, Page 1664, granted and conveyed unto Nancy Kelly Thomas, in fee.

TITLE TO SAID PREMISES IS VESTED IN Nancy Kelly Thomas by Deed from Joseph A. Rossi, Surviving Trustee of The Joseph A. and Elizabeth A. Rossi Family Trust, dated 9/2/1999 dated 01/19/2007 and recorded on 01232007 in the Montgomery County Recorder of Deeds in/at Deed Book 5632, Page 1664.

Parcel Number: 43-00-02542-00-7.

Location of property: 123 Clearfield Avenue, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Nancy Kelly Thomas** at the suit of Federal National Mortgage Association. Debt: \$236,310.31.

**Robert W. Williams**, Attorney.

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

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

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14-31268

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania bounded and described according to a survey and plan thereof prepared by Martin and Martin Engineers, dated March 10, 1941 and revised June 26, 1941, as follows, to wit:

BEGINNING at a point on the center line of Spring Avenue (fifty feet wide) at the distance of two hundred eighty-two and thirty-five one-hundredths feet measured along the center line of said Spring Avenue Northwestwardly from the center line of Rydal Road (formerly Valley Road as opened of the width of thirty-three feet); thence extending South fifty-seven degrees, twenty-seven minutes West, two hundred thirty-five and eighty-one hundredths feet to a point; thence extending nineteen degrees, thirty-seven minutes West, fifty-six and sixty one-hundredths feet to a point; thence extending North fifty-seven degrees, twenty-seven minutes East, two hundred twenty-two and fifty-one hundredths feet to a point in the center line of the aforesaid Spring Avenue; thence extending along the center line of Spring Avenue South thirty-two degrees, thirty-three minutes East, fifty-five and seventeen one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Kathleen M. Kelley by Deed dated May 31, 2012 and recorded July 3, 2012 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5840, Page 01238, granted and conveyed unto Krysten P. Laib, in fee.

Parcel Number: 30-00-62904-00-3.

Location of property: 1522 Spring Avenue, Jenkintown, PA 19046.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Krysten P. Laib and Kathleen M. Kelly** at the suit of Wells Fargo Bank, N.A. as Trustee for Harborview Mortgage Loan Trust 2006-10, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$297,618.21.

**M. Troy Freedman**, Attorney.

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

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

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14-32137

ALL THAT CERTAIN lot or parcel of land known as Unit 951 - Maple Glen Circle, Maple Glen Village, situated in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania as Shown on an "As Built Plan of House #951, Maple Glen Circle" prepared by Bursich Associates, Inc. of Pottstown, Pennsylvania, Drawing No. 061334-951, dated July 14, 1988, said lot being more fully bounded and described, as follows:

BEGINNING at a point the Northeastly property corner of Unit 951, said point being situated the five following courses and distances from the intersection of the centerline of Maple Glen Circle with the centerline of Oaktree Court: (1) along a curve concave Northwestly having a radius of 100.00 feet and an arc distance of 166.958 feet; (2) North 88 degrees, 53 minutes, 26 seconds West, 25.87 feet; (3) South 01 degree, 06 minutes, 34 seconds West, 52.34 feet; (4) North 88 degrees, 55 minutes, 48 seconds West, 20.00 feet; (5) South 01 degree, 04 minutes, 12 seconds West, 2.00 feet; thence from said point of beginning arid extending through the party wall between Units 952 and 951 South 01 degree, 04 minutes, 12 seconds West, 33.33 feet; thence along lands Maple Glen Village North 88 degrees, 55 minutes, 48 seconds West, 18.00 feet; thence through the party wall between Units 951 and 950 North 01 degree, 04 minutes, 12 seconds East, 33.33 feet; thence along lands Maple Glen Village South 88 degrees, 55 minutes, 48 seconds East, 18.00 feet to the first mentioned point and place of beginning.

CONTAINING 600 square feet of land.

BEING the same premises which Philip E. Russell and Priscilla J. Russell by Deed dated 7/30/2009 and recorded 8/4/2009 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5739, Page 478 granted and conveyed unto Matthew Dipiero. And the said Philip E. Russell departed this life on 9/2/2011, vesting title solely in Priscilla J. Russell as Surviving Tenant by the Entireties as of the date of his death. And the said Priscilla J. Russell departed this life on 5/15/2014, vesting title solely in The Unknown Heirs of Priscilla J. Russell, Deceased, Cynthia Russell, Solely in Her Capacity as Heir of Priscilla J. Russell, Deceased, Jeffery Russell, Solely in His Capacity as Heir of Priscilla J. Russell, Deceased and Scott Russell, Solely in His Capacity as Heir of Priscilla J. Russell, Deceased as of the date of her death.

Parcel Number: 42-00-03042-32-7.

Location of property: 951 Maple Glen Circle, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **The Unknown Heirs of Priscilla J. Russell, Deceased, Cynthia Russell, Solely in Her Capacity as Heir of Priscilla J. Russell, Deceased and Jeffery Russell, Solely in His Capacity as Heir of Priscilla J. Russell, Deceased and Scott Russell, Solely in His Capacity as Heir of Priscilla J. Russell, Deceased** at the suit of PNC Bank, National Association, s/b/m National City Bank. Debt: \$127,243.31.

**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.

14-32252

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County and Commonwealth of Pennsylvania bounded and described in accordance with a plan of property made of Esther G. Slade by George B. Mebus, Inc., Registered Engineers dated 4/12/1977 and last revised 6/8/1977 and recorded in Plan Book B-32, Page 59, as follows, to wit:

BEGINNING at a point on the center lines of Keenan Street (30 feet wide) said point is at the distance of 213.39 feet measured South 41 degrees, 21 minutes West from its point of intersection with the center line of Willow Avenue (50 feet wide); thence extending from said beginning point South 48 degrees, 39 minutes East, 104.40 feet to a point; thence extending South 41 degrees, 21 minutes West, 40 feet to a point; thence extending North 48 degrees, 39 minutes West, 104.40 feet to a point on the center line of Keenan Street; thence extending along the same North 41 degrees, 21 minutes East, 40 feet to the first mentioned point and place of beginning.

BEING the same premises which Esther D. Slade, by Deed dated July 25, 2002 and recorded October 1, 2002 in and for Montgomery County, Pennsylvania in Deed Book 5427, Page 1012, granted and conveyed unto Pearlina Valentine.

Parcel Number: 31-00-15952-00-1.

Location of property: 7323 Keenan Street, Elkins Park, PA 19027.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Pearline Valentine** at the suit of U.S. Bank National Association, as Trustee, in Trust for Registered Holders of Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-AB2. Debt: \$171,693.51.

**Scott A. Dietterick**, Attorney.

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

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

14-33006

#### PREMISES A

ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot #27, Section B, in Plan of Lots of Barry Heights Development Company, recorded in the Recorder's Office of said County in Deed Book 980, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Glenwood Avenue, at the distance of 569.07 feet in a Southwesterly direction from a stone on the Southwest side of Park Avenue, at the intersection of said Glenwood Avenue; thence extending South 41 degrees, 50 minutes West along the Northwest side of said Glenwood Avenue a distance of 60 feet to a point at the intersection of Glenwood Avenue and Arcadia Avenue; thence at right angles along the Northwest side of said Arcadia Avenue, North 46 degrees, 10 minutes West a distance of 200 feet to a point; thence North 41 degrees, 50 minutes East a distance of 60 feet to a point; thence South 48 degrees, 10 minutes East a distance of 200 feet to the place of beginning.

#### PREMISES B

ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 26, Section B in a Plan of Lots of Barry Heights Development Company, recorded in the Recorder's Office in said County, in Deed Book 980, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Glenwood Avenue at the distance of 519.07 feet in a Southwesterly direction from a stone on the Southwest side of Park Avenue, at the intersection of said Glenwood Avenue; thence extending South 41 degrees, 50 minutes West along the Northwest side of said Glenwood Avenue at a distance of 50 feet to a point; thence at right angles North 48 degrees, 10 minutes West a distance of 200 feet to a point; thence North 41 degrees, 50 minutes East a distance of 50 feet to a point; thence South 48 degrees, 10 minutes East, a distance of 200 feet to the place of beginning.

AND ALSO ALL THAT CERTAIN piece of land, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, being the Northwesterly half of a dedicated but unaccepted street called Arcadia Avenue (33 feet wide) as shown on a plan entitled 'Section B, Plan of Lots of Barry Heights Development Company, recorded in the Montgomery County Recorder of Deeds Office in Deed Book 980, Page 660, bounded and described, as follows:

BEGINNING at a point at the intersection of the Northeasterly side of Arcadia Avenue (33 feet wide) and the Northwesterly side of Glenwood Avenue (33 feet wide) said point being the Southeasterly corner of lands reputedly owned by John Bodek and Jennifer Bodek; thence along the extension of the Northwesterly line of Glenwood Avenue through Arcadia Avenue South 41 degrees, 50 minutes, 00 seconds West, a distance of 16.50 feet to a point in the center line of Arcadia Avenue; thence through the centerline of Arcadia Avenue North 48 degrees, 10 minutes, 00 seconds West, a distance of 200.00 feet to a point; thence through Arcadia Avenue North 41 degrees, 50 minutes, 00 seconds East, a distance of 16.50 feet to a point, said point being the Southwesterly corner of lands owned by the aforementioned Bodek; thence along the Southwesterly line of Bodek South 48 degrees, 10 minutes, 00 seconds East, a distance of 200.00 feet to the point of beginning.

SUBJECT TO the purely private rights of easement of individual property owners to the dedicated but unaccepted street.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate in **Lower Providence Township** and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Glenwood Avenue 33 feet wide at the distance of 100 feet Northeastwardly from the Northeasterly side of Arcadia Avenue, 33 feet wide.

CONTAINING in front or breadth on the said side of Glenwood Avenue 10 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Glenwood Avenue 200 feet (the Northeasterly line thereof extending along Lot No. 25) being land of said John R. Fehr and Nancy, his wife.

BEING the Northeasterly 10 feet of Lot No. 26 Section B on a certain Plan of Barry Heights, recorded at Norristown, in the Office for the Recording of Deeds in Deed Book 980, Page 600.

TITLE TO SAID PREMISES IS VESTED IN Jason A. Wilkinsky and Katyann P. Wilkinsky, by Deed from John Bodek and Jennifer Bodek, h/w, dated 07/13/2007, recorded 08/06/2007 in Book 5658, Page 2665.

Parcel Number: 43-00-05608-00-1.

Location of property: 26 Glenwood Avenue, Eagleville, PA 19403-1616.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason A. Wilkinsky a/k/a Jason Wilkinsky and Katyann P. Wilkinsky** at the suit of Santander Bank, N.A. Debt: \$255,467.99.

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

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

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

15-00102

ALL THAT CERTAIN tract of land, with the improvements thereon erected, more particularly bounded and described, as follows, to wit:

SITUATE in **East Norriton Township**, County of Montgomery and State of Pennsylvania, being Lot No. 93 on plan of lots entitled Valley View Manor which said plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Plan Book A-2, Page 7 and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Pinecrest Road (50 feet wide) at the distance of 95 feet Southeastwardly from the Southeasterly terminus or its radial intersection with the Southeasterly side of Kenwood Road (50 feet wide): thence extending South 43 degrees, 45 minutes, 50 seconds East along said side of Pinecrest Road 80 feet to a point; thence extending South 46 degrees, 14 minutes, 10 seconds West along the Northwesterly side of Lot No. 73 on said plan 102.03 feet to a point; thence extending South 85 degrees, 47 minutes West along the Northwesterly line of Lot No. 74 on said plan 58.42 feet to a point; thence extending North 5 degrees, 9 minutes East along the Southeasterly line of Lot No. 91 on said plan 65.14 feet to a point; thence extending North 46 degrees, 14 minutes, 10 seconds East along the Southeasterly line of Lot No. 92 on said plan 97.99 feet to a point of the Southwesterly side of Pinecrest Road being the first mentioned point and place of beginning.

BEING the same premises which Sibyl Jean Diccico, a single woman, by Deed dated 10/21/2006 and recorded 11/16/2006 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5624, Page 1225 granted and conveyed unto Sibyl Jean Diccico, a single woman, and John Andrew Diccico, a single man, as Joint Tenants With Right of Survivorship and not as Tenants in Common.

Parcel Number: 33-00-06940-00-2.

Location of property: 414 Pinecrest Road, Norristown, PA 19403 a/k/a 414 Pinecrest Road, East Norriton, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John Andrew Diccico and Sibyl Jean Diccico** at the suit of Nationstar Mortgage LLC. Debt: \$219,081.89.

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

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

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



15-00121

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania bounded and described according to a recent plan and survey made thereof by Albright and Mebus, Civil Engineers of Glenside, Pennsylvania on June 9, 1926, as follows, to wit:

BEGINNING at a point in the Northwestern side of Jenkintown Road 45.5 feet wide (as widened 12.5 feet on the Southwesterly side from the original 33 feet width) at the distance of 130.80 feet Southeastwardly from the Southeasterly side of Hamel Avenue 50 feet wide; thence along the said side of Jenkintown Road South 50 degrees, 28 minutes, 30 seconds East, 24.97 feet to a point; thence by a line at right angles to Jenkintown Road and by Lot No. 22 South 39 degrees, 31 minutes, 30 seconds West, 111.16 feet to a point in the Northeasterly side of Lot No. 8; thence by the same North 51 degrees, 59 minutes, 20 seconds West, 24.98 feet to a point; thence by another line at right angles to Jenkintown Road and by revised Lot No. 20 North 39 degrees, 31 minutes, 30 seconds East, 111.82 feet passing through the party wall of a twin house to the place of beginning.

BEING the same premises which Bernard P. Koch and Linda Laskowski by Deed dated 2/25/2000 and 3/7/2000 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5309, Page 1199 granted and conveyed unto Lori A. Sweeney. And the said Lori A. Sweeney departed this life on 03/27/2014, vesting title solely in Janet Kennedy solely in her capacity as heir of Lori A. Sweeney, deceased; Maureen Plagge solely in her capacity as heir of Lori A. Sweeney, deceased and Patrice Dorfman solely in her capacity as heir of Lori A. Sweeney, deceased.

Parcel Number: 30-00-33496-00-8.

Location of property: 2758 Jenkintown Road, Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Janet Kennedy Solely in Her Capacity as Heir of Lori A. Sweeney, Deceased, Maureen Plagge Solely in Her Capacity as Heir of Lori A. Sweeney, Deceased and Patrice Dorfman Solely in Her Capacity as Heir of Lori A. Sweeney, Deceased** at the suit of Bayview Loan Servicing, LLC. Debt: \$213,699.55.

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

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

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

15-00212

ALL THAT CERTAIN unit designated as Unit No. 304, being a unit in Montgomery Brook, a Condominium, situate in **Limerick Township**, County of Montgomery, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.C.S., 3101, et seq., which unit is the same as designated in the Declaration of Condominium for Montgomery Brook dated December 10, 1987 as recorded in the Recorder's Office of Montgomery County, Pennsylvania in Deed Book Volume 4860, Page 1162, as the Declaration Plats as Plans attached thereto as made a part thereof.

TOGETHER with an undivided .314 % interest or, in as to the Common Elements as set forth in the Declaration.

UNDER as SUBJECT to the terms as conditions, restrictions, reservations as easements as set forth in the Declaration of Condominium for Montgomery Brook dated December 10, 1987 as recorded in the Recorder's Office of Montgomery County, Pennsylvania, which has heretofore been submitted to in Deed Book Volume 4860, Page 1162, with an amendment thereto dated January 15, 1988 as recorded January 20, 1988 in Deed Book Volume 4863, Page 651, an Amendment thereto dated April 28, 1988 as recorded May 6, 1988 in Deed Book Volume 4372, Page 792, an Amendment thereto dated July 27, 1983 as recorded August 1, 1988 in Deed Book 4881, Page 1409, an Amendment thereto dated October 6, 1988, as recorded October 25, 1988 in Deed Book Volume 2891, Page 1218, an Amendment thereto dated November 30, 1988 as recorded December 7, 1988 in Deed Book Volume 4895, Page 2463, an Amendment thereto dated March 8, 1989, as recorded March 22, 1989 in Deed Book Volume 2905, Page 1362, an Amendment thereto dated May 5, 1989, as recorded May 25, 1989 in Deed Book Volume 4912, Page 3, as Amendment therein dated July 21, 1989 as recorded August 1, 1989 in Deed Book Volume 4918, Page 1836, as Amendment thereto dated September 7, 1989, as recorded October 20, 1989 in Deed Book Volume 4927, Page 206 as Amendment thereto dated December 5, 1989, as recorded December 12, 1989 in Deed Book Volume 4932, Page 982 as Amendment thereto dated May 11, 1990, as recorded May 22, 1990 in Deed Book Volume 4946, Page 2006, as Amendment thereto dated June 27, 1990 as recorded September 11, 1990 in Deed Book 4957, Page 1481, as Amendment thereto dated May 6, 1991, as recorded June 4, 1991 in Deed Book Volume 4977, Page 170, ad Amendment therein dated June 24, 1991, as recorded September 5, 1991 in Deed Book 4985, Page 2371, as Amendment thereto dated April 10, 1992, as recorded April 15, 1992 In Deed Book Volume 5003, Page 2317, as Amendment thereto dated March 6, 1992 as recorded June 29, 1992 in Deed Book 5011, Page 289, as Amendment thereto dated August 14, 1992, as recorded September 24, 1992 in Deed Book 5019, Page 2148, as Amendment thereto dated November 30, 1992, as recorded February 5, 1993 in Deed Book Volume 5032, Page 2438.

Parcel Number: 37-00-00743-03-9.

Location of property: 304 Foxcroft Circle a/k/a 304 Foxmeadow Drive, Royersford, PA 19468.

The improvements thereon are: Residential - Condominium garden style-private entrance, 1-3S 304 Foxmeadow Drive, Building 3, Condominium 304.

Seized and taken in execution as the property of **Mark C. Campos a/k/a Mark Chris Campos** at the suit of Corning Credit Union. Debt: \$106,012.56.

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

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

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



15-00374

ALL THAT CERTAIN unit in the property known named and identified in the Declaration Plan referred to below as Woodside Village, located in **Upper Dublin Township**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated April 14, 1977 and recorded on April 18, 1977 in Deed Book 4193, Page 87 and Declaration Plan dated February 23, 1977 and revised April 6, 1977 and recorded on April 18, 1977 in Condominium Plan Book 5, Page 5 and a Code of Regulations dated April 14, 1977 and recorded on April 18, 1977 in Deed Book 4193, Page 119, being and designated on Declaration Plan as Unit No. 15, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 2.9%.

Parcel Number: 54-00-17436-14-1.

Location of property: 204 Woodside Circle, Dresher, PA 19025.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cha Bang Yoo and Mi Jung Park** at the suit of Citizens Bank of Pennsylvania. Debt: \$200,315.86.

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

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

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

15-00871

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, Montgomery County, Commonwealth of Pennsylvania, and described according to a plan thereof made by Edward A. Cardwell, Registered Surveyor, dated the 1st day of December, A.D., 1949, and revised the 101th day of December, A.D., 1949, as follows, to wit:

BEGINNING at an iron pipe on the Southeasterly side of Bethayres and Huntingdon Road said point of beginning being at the distance of 115 feet measured on a bearing of North 79°, 22' East along the said side of Bethayres and Huntingdon Road from a concrete monument in line of land now or late of Norman A. McClain; thence extending North 79°, 22' East along the said side of Bethayres and Huntingdon Road 85 feet to a concrete monument; thence extending South 10°, 38' East, 282.12 feet to a concrete monument in line of land of the said McClain; thence extending North 45°, 58' West along the said McClain's land 146.97 feet to an iron pipe; thence extending North 10°, 38' West along land now or late of Charles H. Halloweall 162.21 feet to the first mentioned iron pipe and place of beginning.

Parcel Number: 41-00-07099-00-6.

Location of property: 3391 Philmont Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tom Heslin a/k/a Thomas Heslin, Personal Representative of the Estate of Michael L. Buckman a/k/a Michael Buckman** at the suit of Wells Fargo Bank, N.A., as Trustee on Behalf of Bear Stearns Structured Products Trust 2007-EMX1. Debt: \$246,339.98.

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

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

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

15-00902

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan Phase 2 Cranberry Pro, prepared for Greenview Estates, Inc. by Pennoni Associates, Inc. dated 7/11/1989 last revised 5/5/1992 and recorded in Plan Book B-41, Page 263, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Brandywine Road (40 feet wide) which point is measured along the arc of a circle curving to the right having a radius of 42.00 feet the arc distance of 67.80 feet from a point of curve on the Northwesterly side of Cranberry Road (no width given); thence extending from said point of beginning and along the Northeasterly side of Brandywine Road aforesaid North 42 degrees, 20 minutes, 33 seconds West, 43.27 feet to a point a corner of Lot No. 199 on said plan; thence extending along the same North 47 degrees, 39 minutes 31 seconds East, 140.50 feet to a point on the Southwesterly side of Kagey Road (33 feet wide existing right-of-way) (40 feet wide proposed right-of-way); thence extending along the same South 42 degrees, 20 minutes, 20 seconds East, 42.43 feet to a point of curve therein; thence extending along the arc of a circle curving to the right having a radius of 42.00 feet the arc distance of 65.97 feet to a point of tangent on the Northwesterly side of Cranberry Road, aforesaid; thence extending along the same the two following courses and distances, viz: (1) South 47 degrees, 39 minutes, 31 seconds West, 26.13 feet to a point of curve therein; and (2) along the arc of a circle curving to the left having a radius of 510.00 feet the arc distance of 28.56 feet to a point of reverse curve therein; thence extending along the arc of a circle curving to the right having a radius of 42.00 feet the arc distance of 67.80 feet to the first mentioned point and place of beginning.

BEING Lot No. 200 on said plan.

BEING the same premises which Scott S. Logan and Joann Logan, f/k/a Joann M. Gulotta, his wife, by Deed dated 9/24/2002 and recorded 10/7/2002 in Montgomery County in Deed Book 5428, Page 1479 granted and conveyed unto James M. Law and Cindy Law.

Parcel Number: 48-00-00226-31-1.

Location of property: 218 Brandywine Road, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Cindy Law and James M. Law** at the suit of JP Morgan Chase Bank, National Association. Debt: \$248,680.79.

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

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

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

15-01488

ALL THAT CERTAIN property, situated in **Montgomery Township**, in the County of Montgomery, Commonwealth of Pennsylvania, and being described as follows:

BEING more fully described in a Deed dated August 21, 1963 and recorded August 22, 1963, among the land records of the County and State set forth above, in Deed Volume 3279 and Page 85.

TITLE TO SAID PREMISES IS VESTED IN Stanley A. Wisniewski and Theresa M. Wisniewski, his wife, as Tenants by the Entireties by Deed from Le Roy Kratz and Florence E. Kratz, his wife dated 08/21/1963 recorded 08/22/1963 in Deed Book 3299, Page 85.

Parcel Number: 46-00-03907-00-7.

Location of property: 1409 Upper State Road, Montgomeryville, PA 18936.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Theresa M. Wisniewski, Last Record Owner, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Theresa M. Wisniewski, Last Record Owner** at the suit of KeyBank, National Association. Debt: \$14,387.01.

**Nicole LaBletta**, Attorney. I.D. #202194

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

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

15-01494

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Herbert H. Metz, Jr., Registered Engineer on 5-20-1961, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Main Street (51 feet wide) at the distance of 371.34 feet Southeastwardly from the Southeastly side of Lakeview Drive (50 feet wide); thence extending along Lot 'A', North 45 degrees, 30 minutes East, 130.13 feet to a point, a corner; thence extending South 62 degrees, 32 minutes East, 44.86 feet to a point an iron pin; thence extending South 44 degrees, 30 minutes East, 24.67 feet to a point, a corner of Lot 'C'; thence extending along Lot 'C', South 45 degrees, 30 minutes West, 144 feet to the point, a corner on the Northeasterly side of Main Street aforesaid; thence extending along the said side of Main Street, North 44 degrees, 30 minutes West, 67.33 feet to the first mentioned point and place of beginning.

BEING Lot 'B' on said plan.

BEING the same premises which Christine A. Kobetic, by Deed dated 3-17-2003 and recorded 6-6-2003 at Norristown; Pennsylvania in Deed Book 5458, Page 2086, granted and conveyed unto Christine A. Kobetic, a life estate, and Dolores A. Drozd, and Frances J. Bass, as Tenants in Common.

TITLE TO SAID PREMISES IS VESTED IN John L. Dickinson, III, by Deed from Christine A. Kobetic, life tenant, by Dolores A. Drozd, Agent, duly constituted by Power of Attorney dated June 9, 1997 and recorded in Power of Attorney Book Page and Dolores A. Drozd and Frances J. Bass, real owners, dated 03/11/2005, recorded 03/28/2005 in Book 5547, Page 2821.

Parcel Number: 11-00-10228-00-3, Map #11032056.

Location of property: 1005 East Main Street, Lansdale PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John L. Dickinson, III** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$184,213.13 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.

15-01685

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in **Bridgeport Borough**, County of Montgomery and State of Pennsylvania, being Lot #4 on Plan of Property of Differ Building Company, surveyed by Donald H. Schurr, Registered Surveyor, Norristown, Pennsylvania on September 2, 1954 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southeast side of DeKalb Street 66 feet wide, at the distance of 55.33 feet Southwestwardly from the Southwest side of Sixth Street 50 feet wide, a corner of Lot #3 on said plan; thence along Lot #3 the line for a part of the distance extending through the center of the partition wall dividing the house erected, hereon and the adjoining premises, South 56 degrees, 10 minutes East, 75.33 feet to a point, a corner of Lot #19; thence along Lot #19 South 33 degrees, 50 minutes East, 16 feet to a point a corner of Lot #5; thence along Lot #5, the line for a part of the distance extending through the center of the partition wall dividing the house erected hereon and the house on the adjoining premises, North 56 degrees, 10 minutes West, 75.33 feet to a point on the Southeast side of DeKalb Street, aforesaid; thence along the Southeast side of DeKalb Street, North 33 degrees, 50 minutes East, 16 feet to the place of beginning.

RESERVING into Charles A. Differ, Thomas Differ and Peter J. Differ the right to lay a four foot concrete walk two feet may be laid at the rear of the herein above described premises.

AND RESERVING unto the owners of other properties abutting on said 4.

BEING the same premises which Secretary Housing and Urban Development of Washington, D. C. by Deed dated 10/10/01 and recorded 10/26/01 in Montgomery County in Deed Book 5388, Page 47 granted and conveyed unto Charles A. Tassoni, Christian McGinnity, Brian Flannery, and Dennis Pinkerton, in fee.

TITLE TO SAID PREMISES VESTED IN Joseph D. Sheehan by Deed from Charles A. Tassoni and Christian McGinnity, Brian Flannery and Dennis Pinkerton dated 03/29/2002 and recorded on 04/29/2002 in the Montgomery County Recorder of Deeds in/at Instrument No. 008811.

Parcel Number: 02-00-01164-00-4.

Location of property: 607 DeKalb Street, Bridgeport, PA 19405.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joseph D. Sheehan** at the suit of Federal National Mortgage Association. Debt: \$72,546.61.

**Robert W. Williams**, Attorney.

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

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

15-01693

ALL THAT CERTAIN piece or parcel of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan of Lots, Numbers 226, 228, 230 and 232 on Revised Plan of "Bungalow Sites" of the Melrose Land Company, made for Marvin Shore by George B. Mebus, Inc., Engineers, dated March 12, 1969 and revised March 17, 1969, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Clarion Avenue (40 feet wide) said point at the distance of 283.67 feet measured North 35 degrees, 40 minutes West along the Northeasterly side of Clarion Avenue from its point of intersection with the Northwesterly side of New Secon Street (33 feet wide); thence extending from said point of beginning, North 35 degrees, 40 minutes West along the Northeasterly side of Clarion Avenue 100.00 feet to a point; thence extending North 54 degrees, 20 minutes East, 115.43 feet to a point; thence extending South 23 degrees, 53 minutes, 06 seconds East, 51.08 feet to a point; thence extending South 54 degrees, 20 minutes West, 105.00 feet to the first mentioned point and place of beginning.

BEING part of Lots Numbers 228 and 230 as shown on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN Anthony Odey by Deed from Beverly Jaffe dated 07/08/2004 and recorded 07/26/2004 in the Montgomery County Recorder of Deeds in Book 5518, Page 1815.

Parcel Number: 31-00-06916-00-1.

Location of property: 209 Clarion Avenue, Elkins Park, PA 19027.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Talatu Odey-Ogbogu, Administrator for the Estate of Anthony Odey a/k/a Anthony E. Odey a/k/a Anthony Ekpo Odey, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$302,366.41.

**Robert W. Williams**, Attorney.

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

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

15-01712

ALL THAT CERTAIN lot or piece of ground, situate in **Salford Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Wayne and Anne Marie Thomas by Stout, Tacconelli & Associates, Inc., dated 2/20/1989 and recorded in Plan Book A-51, Page 43, as follow, to wit:

BEGINNING at a point on the Southeasterly side ultimate right-of-way line of Barndt Road (to be widened to 41.50 feet), said point being measured the (2) following courses and distances from a point of intersection in the bed of Barndt Road and the center line of Schultz Road (no width given) thence: (1) along the bed of Barndt Road in a Southwestwardly direction 629.95 feet (more or less) to a point; thence (2) South 23 degrees, 33 minutes, 06 seconds East, 25.00 feet to the point and place of beginning; thence extending from said point of beginning and along lands now or formerly of Glen E. Jr. and Kelly C. Harris South 23 degrees, 33 minutes, 06 seconds East and crossing a certain 150 feet wide Pennsylvania Power and Light Company Right-of-Way 1444.57 feet to a point a corner in line of lands now or formerly of A. Harris and Marjorie S. Mosher; thence extending along the same South 44 degrees, 33 minutes, 10 seconds West, 8.10. feet to a point, a corner in line of lands now or formerly of Robert Lynch and Barbara Walter; thence extending partly along the same and partly along lands now or formerly of Edward F. and Lign Keng Knechtel and recrossing the aforesaid 150 feet wide Pennsylvania Power and Light Company Right-of-Way North 45 degrees, 42 minutes, 31 seconds (erroneously referred to in prior deed as 45 degrees, 42 decrees, 31 minutes) West 660.61 feet to a point, a corner in line of Lot No. 2; thence extending along the same North 23 degrees, 33 minutes, 06 seconds West, 835.77 feet to a point, a corner on the Southeasterly side ultimate right-of-way line of Barndt Road; thence extending along the same North 68 degrees, 26 minutes, 54 seconds East, 256.66 feet to the first mentioned point and place of beginning.

BEING the same premises which Patricia A. Duffy known as Patricia A. Desimone, by Deed dated 7/14/2003 and recorded 10/20/2004 in the recorder's office of montin Montgomery County, Pennsylvania, Deed Book 5529, Page 2487 granted and conveyed unto John M. Duffy and Patricia A. Duffy, husband and wife.

Parcel Number: 44-00-00314-40-7.

Location of property: 316 Barndt Road, Telford, PA 18969.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Patricia A. Duffy and John M. Duffy** at the suit of JP Morgan Chase Bank, National Association. Debt: \$286,930.81.

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

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

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

15-01811

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **North Wales Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made for Joseph J. Pauline and Katherine L. Pauline, his wife, by Herbert H. Metz, Jr., Registered Engineer, dated August 14, 1969 and recorded in Plan Book C-9, Page 776, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Shearer Street (fifty feet wide) at the distance of sixty-nine feet and twenty-seven one-hundredths of a foot measured South twenty-eight degrees, West from a point of intersection with the Southwesterly side of Swartley Street (forty feet wide); thence extending from said beginning point South sixty-two degrees, East eighty-six feet and eighty-seven one-hundredths of a foot to an iron pin; thence extending North twenty-eight degrees, East twenty-nine feet and fifty one-hundredths of a foot to an iron pin; thence extending South sixty-two degrees, East forty-nine feet and sixty-three one-hundredths of a foot to an iron pin on the Northwesterly side of a fourteen foot wide alley; thence extending along the same South twenty-eight degrees, West one hundred twenty-five feet and ten one-hundredths of a foot to an iron pin, a corner of lands now or late of Robert J. McMains, Jr.; thence extending along the same North sixty-two degrees, West one hundred thirty-six feet and fifty one-hundredths of a foot to an iron pin on the Southeasterly side of Shearer Street; thence extending along the same North twenty-nine degrees, East ninety-five feet and sixty one-hundredths of a foot to an iron pin, the first mentioned point and place of beginning.

UNDER AND SUBJECT to Restrictions of Record.

BEING the same premises which Alan Scalene and Michelle Scalene, husband and wife, by Deed dated May 20, 1985, and recorded June 4, 1985 in Montgomery County in Deed Book Volume 4768 at Page 611, granted and conveyed unto Daryll G. Beltz and Patricia E. Beltz, husband and wife.

TITLE TO SAID PREMISES VESTED IN Patricia E. Beltz, a married woman by Deed from Daryll G. Beltz and Patricia E. Beltz, husband and wife dated 01/16/07 and recorded on 03/02/07 in the Montgomery County Recorder of Deeds in/at Deed Book 2637, Page 1416.

Parcel Number: 14-00-03100-00-9.

Location of property: 307 Shearer Street, North Wales, PA 19454.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Patricia E. Beltz** at the suit of Bank of New York Mellon, f/k/a Bank of New York, as Trustee, on Behalf of the Registered Holders of Alternative Loan Trust 2007-OA4, Mortgage Pass-Through Certificates Series 2007-OA4. Debt: \$325,273.93.

**Robert W. Williams**, Attorney.

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

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

15-01867

ALL THAT CERTAIN brick message or tenement and lot or piece of land, situate in **Pottstown Borough**, on the Southeast corner of Franklin and Cherry Streets, bounded, limited and described, as follows, to wit:

BEGINNING at the Southeast corner of Franklin and Cherry Streets; thence Southerly along Franklin Street, one hundred feet to a stake, a corner of this and land now or late of William I. Grub; thence Easterly parallel with Cherry Street, fifteen feet to a stake, a corner of this and land of said Grubb, now of Mary P. Bach; thence Northerly along the same and through the middle of the division wall of the two brick buildings, one hundred feet to the South side of Cherry Street aforesaid; thence Westerly along Cherry Street fifteen feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Zachary T. Mento, by Deed from Donald Mark Zeleznick and Donna Jean Zeleznick, dated 06/29/2007, recorded 07/25/2007 in Book 5657, Page 117.

Parcel Number: 16-00-04836-00-8.

Location of property: 402 Cherry Street, Pottstown, PA 19464-5936.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Zachary T. Mento** at the suit of PHH Mortgage Corporation. Debt: \$132,602.51.

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

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

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

15-01883

ALL THAT CERTAIN unit, situate in **Hatfield Borough**, County of Montgomery and Commonwealth of Pennsylvania, known designated and described as Unit Number 11A of Girard Terrace Condominium as shown and described in the Declaration of Condominium of Girard Terrace Condominium and the Plats and Plans thereto attached, dated August 26, 1983 and recorded in the Office of the Recorder of Deeds in Montgomery County, Pennsylvania in Deed Book 4716, Page 301, together with the unit's undivided percentage interest in the common elements, limited common elements as set forth more fully in said Declaration and any amendments thereto.

BEING the same premises which David Gussie and Joyce D. Kilborn husband and wife by Deed dated 5/3/2013 and recorded 5/17/2013 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5873, Page 1821 granted and conveyed unto David Gussie. And the said David Gussie departed this life on 3/10/2014, vesting title solely in Joyce D. Kilborn, Individually and in Her Capacity as Heir of David V. Gussie a/k/a David V. Gusy, Deceased as of the date of his death.

Parcel Number: 09-00-00748-00-8.

Location of property: 120 South Girard Terrace, Unit 11A, Hatfield, PA 19440.

The improvements thereon are: A single family - residential condominium garden style, private entrance 1-3S.

Seized and taken in execution as the property of **Joyce D. Kilborn Individually and in Her Capacity as Heir of David V. Gussie a/k/a David V. Gusy Deceased and The Unknown Heirs of David V. Gussie a/k/a David V. Gusy, Deceased** at the suit of Green Tree Servicing, LLC. Debt: \$100,264.49.

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

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

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

15-01886

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

BEGINNING at a point on the North side of Chestnut Street, at a corner of this and lot now or late of Daniel McConick; thence by the same Northwardly one hundred fifty feet to a point; thence Westwardly thirty feet to a corner of this and land now or late of William Rudy; thence by the same Southwardly one hundred fifty feet to Chestnut Street, aforesaid; thence by the same Eastwardly thirty feet to the point and place of beginning.

BEING the same premises which Blaine K. Jacobs, by Deed dated November 19, 2004 and recorded January 7, 2005, in Book 5539, Page 2006, granted and conveyed unto Patricia A. McGovern, in fee.

Parcel Number: 16-00-05972-00-6.

Location of property: 123 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Patricia A. McGovern** at the suit of Green Tree Servicing, LLC. Debt: \$167,212.47.

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

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

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

15-02625

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, on June 11, 1954, as follows, to wit:

BEGINNING at a point on the Northwest side of North Hills Avenue (45 feet wide) which point is measured South 16 degrees, 11 minutes, 30 seconds West, 520.00 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 10.00 feet, the arc distance of 15.71 feet from a point on the Southwest side of Eastview Drive (50 feet wide).

CONTAINING in front or breadth on said North Hills Avenue 71.00 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said North Hills Avenue 150.00 feet.

BEING the same premises which Jon D. Chick and Kimberly Peiffer a/k/a Kimberly Chick, husband and wife, by Deed dated April 30, 2001 and recorded May 11, 2001 in and for Montgomery County, Pennsylvania in Deed Book 5360, Page 202, granted and conveyed unto Philip M. Plano and Frances A. Plano, husband and wife.

Parcel Number: 54-00-12430-00-8.

Location of property: 770 North Hills Avenue, Glenside, PA 19038.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Philip M. Plano a/k/a Philip Plano and Frances A. Plano, husband and wife** at the suit of Nationstar Mortgage LLC. Debt: \$229,833.29.

**Scott A. Dieterick**, Attorney.

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

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



15-02681

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

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements erected thereon, situate in **Montgomery Township**, Montgomery County, Pennsylvania, and more particularly described according to a Site Improvement Plan known as Livingstone Court Phase IV made by Urwiler & Walter, Inc., Registered Professional Engineers dated November 25, 1977, last revised February 1, 1978 and recorded in the Office for the Recording of Deeds in and for Montgomery County in Plan Book A-33, Page 18, as follows, to wit:

BEGINNING at a point in the division line between Lots 401 and 400 on the above mentioned plan, said beginning point also being in the Northwestern corner of Lot 401 and running thence: (1) North 47 degrees, 00 minutes West the distance of 37.00 feet to a point; thence (2) North 43 degrees, 00 minutes East the distance of 56.00 feet to a point; thence (3) South 47 degrees, 00 minutes East the distance of 37.00 feet to the said dividing line between Lots 400 and 401; thence (4) South 13 degrees, 00 minutes West the distance of 56.00 feet to the point and place of beginning.

BEING Lot No. 400 Livingstone Court, Phase IV.

TOGETHER with the free and common use, right, liberty and privilege of a 50 feet wide right-of-way extending Northwestwardly to Doylestown Pike (Route 202) as and for a right-of-way, passageway and watercourse at all times hereafter forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereof and entitled to the use thereof.

TOGETHER with the benefits as in grant of easement, given by Montgomery Glen Associates to Girard Bank dated April 6, 1978.

BEING the same premises which Bruce H. Russell and Sherry Russell by indenture dated 05/29/2001 and recorded 02/27/2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5397, Page 1651 granted and conveyed unto James D. Koshney, in fee.

TITLE TO SAID PREMISES VESTED IN James D. Koshney by Deed from Bruce H. Russell and Sherry Russell dated 05/29/2001 and recorded on 02/27/2002 in the Montgomery County Recorder of Deeds in/at Deed Book 5074, Page 1651.

Parcel Number: 46-00-02516-64-2.

Location of property: 400 Livingston Court, North Wales, PA 19454.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **James D. Koshney** at the suit of Citimortgage, Inc. Debt: \$99,791.03.

**Robert W. Williams**, Attorney.

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

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

15-02724

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, PA being Lots No. 87 and No. 88 Section K on Plan of Roslyn Terrace, said plan being recorded at Norristown, in Deed Book No. 464, Page 500 described according to description thereof prepared by George B. Mebus, Registered Professional Engineer, Glenside, PA on June 10, 1943, as follows, to wit:

BEGINNING at a point in the Northeastly side of Mt. Carmel Avenue (50 feet wide) at the distance of 98 feet measured South 63 degrees, 36 minute East from the intersection which the said side of Mt. Carmel Avenue makes with the Northeastly side of Oakdale Avenue (50 feet wide) thence along the Southeastly side of Lot No. 86, North 26 degrees, 23 minutes, 30 seconds East, 135.16 feet to a point; thence along land known as the Ferguson and Johnson Glenside Tract, South 42 degrees, 55 minutes, 44 seconds East, 53.44 feet to a point; thence along the rear line of Lots No. 93, No. 92, No. 91, No. 90 and No. 89, South 26 degrees, 23 minutes, 30 seconds West, 116.28 feet to a point in the aforesaid Northeastly side of Mt. Carmel Avenue; thence along the same North 63 degrees, 36 minutes, 30 second West, 50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey Nuneviller and Elizabeth A. Stasen, as Joint Tenants With Rights of Survivorship, by Deed from Brian J. Clark and Stacie M. Stasen, n/k/a Stacie M. Clark, h/w, dated 09/29/2005, recorded 10/13/2005 in Book 5574, Page 2881, Instrument Number 2005148703.

Parcel Number: 30-00-45444-00-3.

Location of property: 2011 Mount Carmel Avenue, Glenside, PA 19038-4707.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey Nuneviller and Elizabeth A. Stasen** at the suit of Ocwen Loan Servicing, LLC. Debt: \$229,928.07.

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

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

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

15-02726

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, State of Pennsylvania and described according to a survey and plan of Cedarbrook Park, made by Albright and Friel, Incorporated, Civil Engineer of Philadelphia, on 8/24/1939 and amended by plan dated 12/4/1939, as follows, to wit:

BEGINNING at a point on the Northwest side of Evergreen Avenue (45 feet wide) at the distance of 47.32 feet Northeastward from its radial intersection with the Northeast side of Summit Road (40 feet wide) said point being in the center line of certain 08 feet wide driveway, laid out one-half on these premises and one-half on the premises adjoining

to the Southwest and extending Northwestward from Evergreen Avenue for a depth of 60 feet; thence extending North 08 degrees, 04 minutes, 30 seconds West and partly along the center line of said driveway 80.47 feet to a point; thence extending North 72 degrees, 20 minutes, 14 seconds East, 60.85 feet to a point; thence extending South 08 degrees, 04 minutes, 30 seconds East 113.11 feet to a point in the center line of said Evergreen Avenue; thence extending along center line of same South 81 degrees, 55 minutes, 30 seconds West, 72.19 feet to a point; thence extending North 42 degrees, 14 minutes, 50 seconds East, 35.24 feet to a point on the Northwest side of Evergreen Avenue; thence extending along same South 81 degrees, 55 minutes, 30 seconds West, 14.93 feet to the point and place of beginning.

UNDER AND SUBJECT to certain restrictions as of record.

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

SUBJECT, however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair. BEING Lot #24, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN David S. Johnson by Deed from David S. Johnson and Brenda Lindsey-Johnson a/k/a Brenda Johnson dated January 30, 1997 and recorded March 7, 1997 in Deed Book 5179, Page 0679.

Parcel Number: 31-00-09676-00-4.

Location of property: 25 Evergreen Avenue, Wyncote, PA 19095-2911.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David S. Johnson and Cheryl Johnson** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$174,624.03.

**Joseph F. Riga**, Attorney.

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

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

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15-02887

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate **Souderton Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Pennsylvania Dutch Products Realty Company, Inc., drawn by Urwiler & Walter Inc., Telford, PA, Job No. 94069-T, dated 9-12-1994, last revised 11-11-1994 and recorded in Plan Book A-55, Page 232, as follows, to wit:

BEGINNING at a point on the Northwesterly ultimate right-of-way line of Reliance Road (44 feet wide), said point of beginning being at a point a corner of Lot No. 1 as shown on said plan; thence extending from said point of beginning and extending along the said Northwesterly ultimate right-of-way line of Reliance Road, South 40 degrees, 22 minutes, 30 seconds West, 72.41 feet to a point a corner of lands now or late of Floyd C. Greaser as shown on said plan; thence extending along the line of said lands of Greaser, North 48 degrees, 33 minutes, 00 seconds West, 150.08 feet to a point in line of lands now or late of James C. Gallagher, Jr. and Joann M. Gallagher, his wife, as shown on said plan; thence extending along the line of said lands of Gallagher the 3 following courses and distances, viz: (1) North 40 degrees, 23 minutes, 45 seconds East, 37.07 feet to a point; (2) South 48 degrees, 39 minutes, 00 seconds East, 20.00 feet to a point; and (3) North 40 degrees, 23 minutes, 45 seconds East, 32.87 feet to a point a corner of Lot No. 1, aforesaid; thence extending along the line of said Lot No. 1, South 49 degrees, 37 minutes, 30 seconds East, 130.03 feet to a point on the Northwesterly ultimate right-of-way line of Reliance Road, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Dennis W. Neely and Kathleen M. Neely, as Tenants in the Entirety, by Deed from Frank Rosanelli, dated 10/03/1996, recorded 10/07/1996, in Book 5163, Page 1279, Instrument #016370.

Parcel Number: 21-00-06124-01-1.

Location of property: 111 West Reliance Road, Souderton, PA 18964-1639.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis W. Neely and Kathleen M. Neely** at the suit of Volt 2012-RP11 Asset Holdings Trust. Debt: \$121,223.18.

**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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15-03186

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a subdivision plan of Aronimick made for Fay Development Company, made by Bursich Associates, Inc., dated 3/4/1998 and last revised 5/26/1989 said plan being recorded in Plan Book A-51, Page 74, as follows, to wit:

BEGINNING at a point on the Southeasterly side of a cul-de-sac (of irregular width) at the terminus of Apache Lane, said point of beginning being a corner of Lot #7 as shown on the above mentioned plan; thence extending Northeastwardly and Northwardly along the Southeasterly and Easterly sides of said cul-de-sac along the arc of a circle curving to the left having a radius of 60 feet the arc distance of 24.93 feet to a point a corner of Lot #5; thence extending

along the same North 82 degrees, 56 minutes, 37 seconds East, 101.31 feet to a point in line of Open Space; thence extending along the same South 17 degrees, 3 minutes, 28 seconds East, 42.10 feet to a point; thence extending South 41 degrees, 10 minutes, 26 seconds West, 34.75 feet to a point, a corner of Lot #7; thence extending along the same North 70 degrees, 29 minutes, 34 seconds West, 93.06 feet to the first mentioned point and place of beginning.

BEING Lot #6 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Bruce Smith, Jr. and Jennifer Mihalcik by Deed from Kenneth R. Hakun, Executor of the Estate of Irene T. Hakun a/k/a Irene Theresa Hakun, deceased dated July 30, 2010 and recorded August 2, 2010 in Deed Book 5775, Page 01146.

Parcel Number: 37-00-00067-45-4.

Location of property: 107 Apache Lane, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bruce Smith, Jr. and Jennifer Mihalcik** 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: \$223,318.17.

**Joseph F. Riga**, Attorney.

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

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

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15-03466

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

BEGINNING on the South side of Chestnut Street a corner of land formerly of Albert Stoll now Allen Yohn; thence by the same Southwardly 36 feet more or less to a corner in line of formerly Jacob Klink's land now Albert R. Link Estate; thence by the same Easterly 52 feet more or less to an alley; thence by the same Northerly 36 feet more or less to Chestnut Street, aforesaid; thence by the same Westerly 52 feet more or less to the place of beginning.

BEING the same premises which Noel H. Lojeski and Katherine W. Lojeski, husband and wife, by Deed dated 1/23/2013 and recorded 1/29/2013 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book 5862, Page 1559, granted and conveyed unto Travis Beveridge.

Parcel Number: 16-00-05424-00-5.

Location of property: 110 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Travis Beveridge** at the suit of Homebridge Financial Services, Inc. Debt: \$84,562.82.

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

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

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

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15-03472

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, described according to a survey and plan thereof made by Charles D. Conklin, Civil Engineer, on October 14, 1919, as follows, in **Cheltenham Township**, Montgomery County.

SITUATE on the Northwest side of Ryers Avenue (50 feet wide) at the distance of 100 feet Northeast from the Northeast side of Franklin Avenue (50 feet wide), at Cheltenham, Montgomery County, Pennsylvania; thence extending North 51 degrees, 02 minutes West along a line parallel with said Franklin Avenue 150 feet; thence extending North 39 degrees, 31 minutes East along a line parallel with the said Ryers Avenue 25 feet to a point; thence extending Southeast along a line parallel with Franklin Avenue 76 feet; thence extending through the center of the brick party wall between this and the adjoining messuage 74 feet to the Northwest side of the said Ryers Avenue; thence extending along the said Northwest side of Ryers Avenue South 39 degrees, 31 minutes West, 24.66 feet to the first mentioned point and place of beginning.

BEING the same premises which Kurt C. Grabfelder and Barbara Grabfelder, by Deed dated 9/17/1999 and recorded 10/8/1999 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5291, Page 2044 granted and conveyed unto Robert Powell and Sabrina Powell, husband and wife, in fee.

Parcel Number: 31-00-24067-00-4.

Location of property: 214 Ryers Avenue, Cheltenham, PA 19012.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Robert Powell and Sabrina Powell** at the suit of Midfirst Bank. Debt: \$90,210.29.

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

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

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

15-03522

ALL THAT CERTAIN tract of parcel of ground, with the buildings and improvements erected thereon, situate in **Bridgeport Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to an As Built Survey and Subdivision made for John Gambone by Donald H. Schurr, Civil Engineer and Surveyor on November 18, 1970 as follows, to wit:

BEGINNING at a point on the Northwestern side of Prospect Avenue (60 feet wide) which point is three hundred and seventy-two one-hundredths feet measured Northeast along said side of Prospect Avenue from its point of intersection with the Northeastly side of Union Avenue (no width given); thence from said point of beginning North 26 degrees, 41 minutes West along Parcel "B" as shown on said survey for a portion of the distance through the party wall between this and the house erected on Parcel "B" one hundred twenty feet to a point a corner; thence North 63 degrees, 19 minutes East through an existing fence, nineteen and twenty-eight one-hundredths feet to a point a corner of land of Theresa Wikan as shown on said survey; thence along said land South 26 degrees, 41 minutes East, one hundred twenty feet to a point a corner on the aforesaid Northwestern side of Prospect Avenue; thence along said side thereof South 63 degrees, 19 minutes West, nineteen and twenty-eight one-hundredths feet to a point a corner of Parcel "B" as shown on said survey, the point and place of beginning.

BEING the same premises which John P. Dougherty, by Deed dated 07/25/07 and recorded 08/15/07 in Montgomery County Deed Book 5660, Page 2079, granted and conveyed unto James E. Corliss, Sr. and Patricia A. Corliss.

Parcel Number: 02-00-04752-00-7.

Location of property: 525 Prospect Street, Bridgeport, PA 19405.

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

Seized and taken in execution as the property of **Patricia A. Corliss and James E. Corliss, Sr.** at the suit of U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency. Debt: \$195,415.35 (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.

15-03633

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Map of Property of Francis J. Smith made by Yerkes Engineering Company, dated 8/30/1968 and recorded in Plan Book B-5, Page 31, as follows, to wit:

BEGINNING at the point of intersection of the Northerly side of Schuylkill Avenue (33 feet wide) and the Easterly side of a proposed road (not open, 36 feet wide); thence from said point of beginning, extending along the Easterly side of said proposed road North 19 degrees, 02 minutes East, 523.1 feet to a point, a corner; thence extending South 69 degrees, 24 minutes East, 202.33 feet to a point, a corner; thence extending South 19 degrees, 02 minutes West, 283.44 feet to a point; thence extending South 25 degrees, 19 minutes West, 81.17 feet to a point; thence extending South 13 degrees, 55 minutes, 20 seconds West, 99.72 feet to a point on the Northerly side of Schuylkill Avenue aforesaid; thence extending along the same North 81 degrees, 41 minutes West, 198.10 feet to the first mentioned point and place of beginning.

TOGETHER with the privilege of the use of a right-of-way 16 feet in width to the Schuylkill River from the Port Indian Road and also river front privileges for a width of approximately 40 feet on the Schuylkill River extending Westward from land formerly of John Fulmer's line, and now or late of Augustus Solomon's land, as granted in Deed from Jacob M. Detwiler and wife, to Prank A. Detwiler, et al., dated December 30, 1927 and recorded in Deed Book 1037, Page 419.

BEING the same premises which Peter I. Bentivegna by Deed dated 4/16/1990 and recorded on 1/10/2003 in the Office for the Recorder of Deeds in and for the County of Montgomery at Book 5442, Page 00174, granted and conveyed unto Peter I. Bentivegna and Louise C. Bentivegna.

Parcel Number: 63-00-07765-00-2.

Location of property: 541 Schuylkill Avenue, Jeffersonville, PA

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Peter I. Bentivegna and Louise C. Bentivegna** at the suit of Firsttrust Bank. Debt: \$198,170.61.

**Sarah A. Elia**, Attorney.

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

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

15-04635

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected, situate in **Hatfield Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan prepared for Streeper Karr by James H. Strothers Associates, Land Surveyors, Sellersville, PA, dated 6-4-1979 and last revised 1-28-1980 and recorded 2-13-1980 in Plan Book A-2B. Page 97.

BEGINNING at a point on the Northwesterly side of Heritage Drive (50 feet wide) said point of beginning being a corner of Lot #6 on said plan; thence extending from said point of beginning and along Lot #6 North 46 degrees, 00 minutes, 00 seconds West, 150.00 feet to a point in line of lands now or late of Hilger; thence extending along the same North 44 degrees, 00 minutes, 00 seconds East, 56.00 feet to a point a corner of Lot #8 on said plan; thence extending along the same South 46 degrees, 00 minutes, 00 seconds East 150.00 feet to a point on the northwesterly side of Hertford Drive, aforesaid; thence extending along the same South 44 degrees, 00 minutes, 00 seconds East, 56.00 feet to the point and place of beginning.

BEING Lot #7 on said plan.

TITLE TO SAID PREMISES IS VESTED IN John Smith, a/k/a John B. Smith and Kimberly Smith by Deed from Mary W. Christman, John Smith and Kimberly Smith, husband and wife as Tenants by the Entirety dated March 23, 2007 and recorded March 29, 2007 in Deed Book 5641, Page 00100.

Parcel Number: 35-00-04757-56-3.

Location of property: 774 Hertford Drive, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John Smith a/k/a John B. Smith and Kimberly Smith** at the suit of Bank of America, N.A. Debt: \$224,967.14.

**Joseph F. Riga**, Attorney.

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

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

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15-04684

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Valley Forge Tower South Condominium, 1000 Valley Forge Circle, King of Prussia, Pennsylvania, in **Upper Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the Recording in the Office for the Recording of Deeds, in and for Montgomery County, Pennsylvania, the Declaration of Valley Forge Tower South Condominium April 10, 1974 and recorded April 10, 1974 in Deed Book 3933, Page 465 as amended by Amendment dated July 10, 1974 and recorded July 11, 1974 in Deed Book 3959, Page 132 and further amended by First Amendment dated August 22, 1979 and recorded October 5, 1979 in Deed Book 4461, Page 29 and Second Amendment dated March 19, 1980 and recorded March 28, 1980 in Deed Book 4513, Page 407 and as in Code of Regulations of said Condominium dated April 10, 1974 and recorded April 10, 1974 in Deed Book 3933, Page 510 as amended by First Amendment dated March 11, 1977 and recorded July 22, 1977 in Deed Book 4221, Page 142 and Second Amendment dated March 19, 1980 and recorded March 28, 1980 in Deed Book 4513, Page 411 and Third Amendment dated May 22, 1985 and recorded June 19, 1985 in Deed Book 4769, Page 1105 and Fifth Amendment dated February 6, 1998 and recorded April 16, 1998 in Deed Book 5222, Page 1530 and Sixth Amendment dated May 4, 1998 and recorded May 4, 1998 in Deed Book 5224, Page 757, as shown on Declaration Plan "Valley Forge Tower South Condominium" dated April 10, 1974 and recorded April 10, 1974 in Condominium Plan Book 2, Page 93 as amended by Declaration Plan dated July 10, 1974 and recorded July 11, 1974 in Condominium Plan Book 3, Page 50, designated on the Declaration Plan as the hereinafter listed unit 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) as hereinafter listed Unit No. 604 Proportionate Undivided Interest in the Common Elements.

BEING the same premises which Krikor Igidbashian and Rozaline Igidbashian, husband and wife, by Deed dated April 15, 2011 and recorded April 20, 2011 in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania in Deed Book 5798, Page 2469 conveyed unto Ricky L. Carr, in fee.

Parcel Number: 58-00-19300-99-1.

Location of property: 10604 Valley Forge Circle, Condominium #604, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ricky L. Carr** at the suit of Krikor Igidbashian and Rozaline Igidbashian. Debt: \$116,800.00.

**Stephen M. Hladik**, Attorney. I.D. #66287

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

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

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15-04834

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

BEGINNING at a point on the North side of Chestnut Street, of this and land now or late of Solomon Stetler; thence by the same Northwardly 140 feet to a 20 feet wide alley; thence Eastwardly by the same 25 feet to a point; thence Southwardly and parallel with the first described line along land now or late of Levan Heist, 140 feet to the North line of Chestnut Street 25 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cobrysh, Inc., a Pennsylvania Corporation, by Deed from Warren H. Prince and Janice L. Prince, h/w, dated 11/14/2003, recorded 01/28/2004 in Book 5492, Page 1070.

Parcel Number: 16-00-05908-00-7.

Location of property: 37 Chestnut Street, Pottstown, PA 19464-5405.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian T. O'Reilly and Cobrysh, Inc.** at the suit of JP Morgan Chase Bank, National Association. Debt: \$73,259.71.

**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.

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15-04907

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Wyncote, in **Cheltenham Township**, County of Montgomery and State of Pennsylvania and described according to a survey thereof made on August 8, 1910, by Walter Ruddach, Civil Engineer, as follows:

BEGINNING at a corner in line of land of H.M. Van Court, formerly Charles S. Onderdonk's land, said beginning point being also the middle line of a forty feet wide road called Accomac Road; thence along the middle of said road North three degrees, twenty-six minutes West, one hundred two and fifty-six one-hundredths feet to the point of intersection of the middle line of Accomac Road with the middle line of Bent Road (forty feet wide); thence along the middle line of Bent Road on a line curving to the right with a radius of two hundred fifteen and sixty-two one-hundredths feet a distance of one hundred seventy-one and fourteen one-hundredths feet; thence along land of Mrs. Charles L. Hubbard, crossing a stone on the side of Bent Road, South fifty degrees, four minutes East, two hundred eighty-four and forty-eight one-hundredths feet to a stone in line of land of H.M. Van Court's; and thence along the same the following three courses and distances: South seventy-four degrees, one minute West, sixty-nine minutes and ninety-three one-hundredths feet; thence South sixteen degrees, fifty-nine minutes East, four and thirty-eight one-hundredths feet to a stone, and South seventy-five degrees, five minutes West, two hundred seven and eighty-nine one-hundredths feet crossing a stone on the side of Accomac Road to the middle line of Accomac Road, the place of beginning.

CONTAINING .881 of an acre.

BEING the same premises which Linda M. Saulino, now by marriage, Linda M. Lowe, by Deed dated April 21, 2006 and recorded May 12, 2006 in and for Montgomery County, Pennsylvania in Deed Book 5600, Page 2117, granted and conveyed unto Linda M. Lowe and George Lowe, wife and husband.

Parcel Number: 31-00-02185-00-7.

Location of property: 318 Bent Road, Wyncote, PA 19095.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Linda M. Lowe and George Lowe, wife and husband** at the suit of U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-12N. Debt: \$404,174.12.

**Scott A. Dietterick**, Attorney.

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

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

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15-05321

ALL THOSE TWO CERTAIN building lots or pieces of land, with the buildings and improvements thereon erected, situate in **East Greenville Borough**, being Lot Numbers 29 and 30 on a plan of lots as laid out by the George Seisholtz Estate, bounded on the North by Lot Number 31 on the East by Cherry Street, on the South by Lot Number 28 and on the West by Long Alley.

CONTAINING in front along said Cherry Street, eighty feet and extending on parallel lines at right angles with the said Cherry Street to Long Alley, a distance of 170 feet.

TITLE TO SAID PREMISES IS VESTED IN Kurt A. Westcott, by Deed from Kurt A. Westcott and Diane L. Westcott, dated 08/04/2005, recorded 08/18/2005 in Book 5567, Page 949.

Parcel Number: 06-00-00772-00-5.

Location of property: 116 Cherry Street, East Greenville, PA 18041-1615.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kurt A. Westcott** at the suit of Wells Fargo Bank, N.A. Debt: \$152,436.34.

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

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

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

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15-05354

ALL THAT CERTAIN brick 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 of the Southeasterly side of Cherry Street at the distance of 144.8 feet more or less Northeastwardly from the Northeastly side of Marshall Street, a corner of land now or late of Norristown Trust Company, Trustee Under the Will of Solomon Kurtz, deceased; thence along said land, the line extending through the middle of the partition wall dividing the house the house hereon erected from the house on said adjoining premises 116 feet to the Northwest side of Maple Alley; thence along said side of Maple Alley, Northeastwardly 13 feet, 11 inches

to a point in line of land now or late of Joseph Harry Maniscalco and wife; thence along said land, Northwestwardly the line extending through the center line of the partition wall dividing the house hereon erected from the house on said adjoining lot, 116 feet to a point on the Southeasterly side of Cherry Street, aforesaid; thence along the said side of Cherry Street Southwestwardly 13 feet, 11 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Anthony Seligson, by Deed from John P. Crouse, dated 06/21/2005, recorded 08/08/2005 in Book 5565, Page 1460.

Parcel Number: 13-00-07712-00-6.

Location of property: 618 Cherry Street, Norristown, PA 19401-3922.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony Seligson** at the suit of U.S. Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2007-WF2. Debt: \$135,118.70.

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

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

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

15-05726

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as the Village Condominium, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, which has a heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act 07/03/1963, P.L. #196, by the recording in the Office of the Recorder of Deeds at Norristown, Pennsylvania, a Declaration dated 5/08/1978 and recorded 7/19/1978 in Deed Book 4321, Page 512, a Declaration Plan dated 12/02/1977 and recorded in Condominium Plan Book 6 Page 18, a Code of Regulations dated 05/08/1978 and recorded in Deed Book 4321 Page 530, and a First Amendment thereto dated 01/28/1992 and recorded in Deed Book 5000, Page 453, and a Second Amendment thereto dated 03/31/1992 and recorded in Deed Book 5003, Page 1716 and a Third Amendment thereto dated 9/07/1993 and recorded in Deed Book 6065 Page, 511, and being designated on Declaration Plan as Unit Number 632 as more fully described in Declaration Plan and Declaration together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 1.408%.

TITLE TO SAID PREMISES VESTED IN Lorraine M. Snyder (deceased) by Deed from Stephen M. Bancroft dated 09/19/06 and recorded on 10/02/06 in the Montgomery County Recorder of Deeds in/at Deed Book 5617, Page 2551.

Parcel Number: 42-00-04529-37-9.

Location of property: 632 Sanatoga Village Lane a/k/a 632 Village Lane, Building 6, Pottstown, PA 19464.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Lois A. Kennedy, Executrix for The Estate of Loraine M. Snyder, Deceased and Justin J. Snyder, Heir of Loraine M. Snyder** at the suit of Wells Fargo Bank, N.A. Debt: \$57,137.96.

**Robert W. Williams**, Attorney.

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

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

15-05731

ALL THAT CERTAIN lot or piece of land, and structure thereon, situate in **West Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to Total Engineering, Inc. Property Survey Plan GHI-C-8060-2 of February, 1970 by Richard Gibbons, P.E. and recorded in Recorder of Deeds Office in and for Montgomery County in Plan Book B-18, Page 44, as follows, to wit:

BEGINNING at a point, said point being North sixty-one degrees, fifty-eight minutes West a distance of three hundred fifteen feet from a P.K spike set as the centerline of Grosstown Road (State Highway LR #46188) and the intersection of the extension of the Northerly right-of-way of the now or later to be ordained Morello Drive, fifty feet wide; thence continuing along the right-of-way line of the aforesaid Morello Drive North sixty-one degrees, fifty-eight minutes West for a distance of forty-seven and forty-four one-hundredths feet to a point of curvature on an arc of a circle curving to the right having a radius of five hundred twenty and forty-seven one-hundredths feet, the arc distance of fifty-four and sixty-six one-hundredths feet, the chord bearing North fifty-eight degrees fifty-seven minutes, twenty-eight seconds West for a distance of fifty-four and sixty-four one-hundredths feet to a point; thence extending to the right, along this and Lot #5, North twenty-eight degrees, two minutes East for a distance of two hundred eighty-nine and fourteen one-hundredths feet to a point; thence extending to the right South thirty-one degrees, forty-four minutes, thirty seconds East for a distance of forty-two and sixty-two one-hundredths feet to a point, the face of a barn; thence extending through a partition of the loft of the barn South thirty-one degrees, forty-nine minutes, twenty-one seconds East for a distance of forty and eleven one-hundredths feet to a point; thence extending to the left South thirty-seven degrees, fifty-seven minutes, sixteen seconds East a distance of thirty-three and thirty-eight one-hundredths feet to a point; thence extending to the right South twenty-eight degrees, two minutes West for a distance of two hundred thirty-six and eighty-three one-hundredths feet to the point and place of the beginning.

BEING Lot #4 as shown on aforesaid plan.

CONTAINING an area of 26,769 555 square feet.

BEING the same premises which Angelo Palladino and Mary M. Palladino, his wife, by Deed dated June 29, 1977, and recorded July 6, 1977, at Norristown, in the Recorder of Deeds Office, in and for Montgomery County, Pennsylvania, in Deed Book 4215, Page 313, granted and conveyed unto Edward C. Freese and Ann Freese, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Joseph G. Hennessey and Angela S. Hennessey, his wife, by Deed from Edward C. Freese and Ann Freese, his wife, dated 01/30/2006, recorded 02/10/2006 in Book 5590, Page 589.

Parcel Number: 64-00-03712-26-5, Map #64007A035.

Location of property: 635 Morello Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph G. Hennessey and Angela S. Hennessey** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$139,264.46 plus interest to sale date.

**Heather Riloff**, Attorney.

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

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

15-06099

ALL THAT CERTAIN lot or piece of land, with the brick message thereon erected, known as No. 455 Old Elm Street, in **Conshohocken Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Elm Street, at the distance of two hundred and thirty-four feet and five inches, more or less, Southeasterly from Light Street said point being opposite the middle of the partition wall separating the dwelling on this from the one on the adjoining premises; thence Northeasterly at right angles to said Elm Street, one hundred feet to a point; thence Southeasterly, parallel with said Elm Street twenty feet to a point; thence Southwesterly, parallel with said Light Street, one hundred feet to the Elm Street aforesaid, and along the Northeasterly side thereof Northwesterly twenty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mary Ann Turek and Bernice Siner, by Deed from Maryann Turek and Gerard N. Stingle and Gerard N. Stingle and Donald E. Stingle and Richard Stingle and Benjamin Stingle, heirs of Eleanor Stingle and Bernice Siner, dated 11/30/2000, recorded 01/12/2001 in Book 5346, Page 810.

AS THE PROPERTY is owned by defendants Mary Ann Turek a/k/a Maryann Turek and Bernice Siner as Joint Tenants With Right of Survivorship, upon the death of Mary Ann Turek a/k/a Maryann Turek, Bernice Siner became sole owner of the mortgaged premises as Surviving Tenant With Right of survivorship.

Parcel Number: 05-00-07508-00-2.

Location of property: 455 Old Elm Street, Conshohocken, PA 19428-1831.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bernice Siner** at the suit of Wells Fargo Bank, N.A. Debt: \$175,407.28.

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

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

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

15-06337

ALL THAT CERTAIN message and two lots or pieces of land, situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

TRACT NO. 1

BEGINNING at an iron pin, a corner in the middle of a public road leading from Spring Mount to Salford Station; thence along land now or late of Elmer Fulmer, North 35 degrees, 14 minutes East, 150.00 feet to a stake, a corner in other land of Matthias Wittrock; thence along said Matthias Wittrock's land North 44 degrees, 31 minutes West, 50.00 feet to a stake, a corner of Lot No. 2; thence along Lot No. 2 South 35 degrees, 14 minutes West, 150.00 feet to an iron pin in the middle of the said public road leading from Spring Mount of Salford Station; thence along the middle of the said public road South 44 degrees, 31 minutes East, 50.00 feet to the place of beginning.

TRACT NO. 2

BEGINNING at an iron pin in the public road leading from Spring Mount of Salford Station, a corner of this and other land now or late of George A. Beyer, formerly Matthias K. Wittrock; thence by said Beyer's land and land now or late of Samuel McKnight North 35 degrees, 14 minutes East, 193.00 feet to a stake, a corner of land now or late of the Volunteer of America Camp, formerly Elwood W. Fulmer's; thence by said land South 45 degrees, 30 minutes East, 90.6 feet (erroneously written 150.00 feet in Deed from Elwood W. Fulmer to George A. Beyer, dated November 18, 1920, recorded in Deed Book No. 826 Page 357) to a hole in a rock, a corner of now or late George Voring's land; thence by the same South 49 degrees, West 191.00 feet to an iron pin in the aforesaid public road; thence by said road North 45 degrees, 30 minutes West, 34.5 feet to the place of beginning.

BEING the same premises which Toby Pickersgill, by Deed dated 4/9/2007 and recorded 05/02/2007 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5645, Page 1413 granted and conveyed unto Toby Pickersgill and Megan Maloney.

Parcel Number: 38-00-00325-00-6.

Location of property: 231 Fulmer Road, Perkiomenville, PA 18074.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Megan Maloney and Toby Pickersgill a/k/a Toby Pickersgill** at the suit of Citibank, N.A., as Trustee, in Trust for Registered Holders of WAMU Asset-Backed Certificates WAMU Series 2007-HE4 Trust. Debt: \$328,541.53.

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

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

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

15-06372

ALL THAT CERTAIN message, tract or piece of ground, situate in **Upper Hanover Township** and partly in Red Hill Borough, bounded and described according to a survey made in September, 1966, by Albert G. Newbold, Registered Engineer, as follows, to wit:

BEGINNING at an iron pipe on the Northwestern side of Gravel Pike (Traffic Route No. 29) said pipe marking a corner with lands of Thomas Leister; thence by the same North 84 degrees, 48 minutes, 40 seconds West, 212.62 feet to an iron pipe, a corner in line of lands of Hounds Bark Development Company; thence by the same North 41 degrees, 23 minutes West, 12.60 feet to an iron pipe in a line of land of National Factors, Inc.; thence by the same and National Factors, Inc. North 47 degrees, 15 minutes, 20 seconds East, 48.53 feet to an iron pipe; thence North 5 degrees, 29 minutes East, 51.89 feet to an iron pipe in a corner of other lands of now or late Ralph Mack, Jr.; thence by the same and passing through an iron pipe at a distance of 10 feet from the line terminus South 85 degrees, 53 minutes East, 193.43 feet to a point on the Westerly side of Route No. 29; thence by the same South 7 degrees, 42 minutes, 30 seconds West, 100.29 feet to the place of beginning.

BEING the same premises which Robert Lutz, by Deed dated January 25, 2008 and recorded February 25, 2008 in Montgomery County in Deed Book 5683, Page 1079 granted and conveyed unto Shannon Lutz and Sue Lutz, in fee. Parcel Number: 57-00-01480-00-2.

Location of property: 83 Gravel Pike, Red Hill, Upper Hanover Township, Montgomery County, PA 18076.

The improvements thereon are: Residential - mobile home - owner's lot.

Seized and taken in execution as the property of **Shannon Lutz and Sue Lutz** at the suit of First Savings Bank of Perkasie. Debt: \$83,679.02.

**Jeffrey G. Trauger**, Attorney.

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

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

15-06788

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

BEGINNING at a point on the Eastern side of Charlotte Street extended distant in a Northerly direction 110 feet from the Northeast corner of Charlotte and West Streets; thence Northerly along the East side of said Charlotte Street 15 feet to a point; thence easterly at right angles to Charlotte Street 140 feet to a point in the West side of a 20 feet wide private alley; thence Southerly along the West side of said alley 15 feet to a point, the division line of tills and the adjoining property; thence Westwardly 140 feet, through the center of a brick partition or division wall, dividing tills and the adjoining property to Charlotte Street to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Michelle L. Krok, married, party by Deed from Deena M. Corbo, single, party dated 10/29/2004 and recorded on 11/18/2004 in the Montgomery County Recorder of Deeds in/at Deed Book 5533, Page 1385.

Parcel Number: 16-00-03496-00-7.

Location of property: 512 1/2 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michelle L. Krok** at the suit of Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass-Through Certificates. Debt: \$135,442.88.

**Robert W. Williams**, Attorney.

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

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

15-07478

ALL THAT CERTAIN lot or piece of ground, together with the dwelling house thereon erected, situate on the Northern side of Cherry Lane, West of Rose Court, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, being further known as Lot No. 43 as shown on Plan of 'Rosemont', said plan being recorded in the Recorder's Office for Montgomery County, at Norristown, PA, in Deed Book Volume 1437, Page 601 more particularly bounded and described, as follows:

BEGINNING at a point in the Northwest line of Cherry Lane at a corner of Lot No. 42; thence along Lot No. 42, North 46 degrees, West 98.83 feet to a corner of Lot No. 59; thence along Lot No. 59, South 89 degrees, West 23.57 feet to a corner of Lot No. 44; thence along Lot No. 44, South 18 degrees, 9 minutes, 58 seconds East, 105.52 feet to a point in the Northwest line of Cherry Lane; thence along the same by a line curving to the left, having a radius of 170 feet for a distance along the curve of 70 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jack Cooper, Jr. and Stephanie M. Cooper, by Deed from Daniel J. Kaufman and Kathleen Kaufman, dated 07/25/2005, recorded 09/06/2005 in Book 5569, Page 2563.

Parcel Number: 16-00-04624-00-4.

Location of property: 1439 Cherry Lane, Pottstown, PA 19464-5001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jack C. Cooper, Jr. a/k/a Jack Cooper, Jr. and Stephanie M. Cooper** at the suit of JP Morgan Chase Bank, N.A. Debt: \$177,469.00.

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

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

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

15-07572

ALL THAT CERTAIN message and lot or piece of land, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of James C. Cresson, Civil Engineer, in March, 1927, as follows, to wit:

BEGINNING at a point on the Northeast side of Borough Line Road at the distance of 520.00 feet Northwesterly from the Northwest side of Third Street; thence extending along the said side of Borough Line Road North 43 degrees, West 40.00 feet to a point a corner of other land of Horace P. Coles; thence extending along the same North 47 degrees, East the line for a portion of the distance passing through the middle of a partition wall dividing the house on this lot from the one on the adjoining lot 15000 feet to a point a corner of land of the Marvel-Coles Company; thence extending along the same South 43 degrees, East 40.00 feet to a point a corner of other land of the said Horace P. Coles, and by and along the same South 47 degrees, West 15000 feet to the Northeast side of Borough Line Road, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Frank Galloway and Victoria Galloway, h/w, as Tenants by the Entireties, by Deed from Norristown Realty Holding Company, a Pennsylvania General Partnership, dated 01/09/2004, recorded 02/26/2004 in Book 5497, Page 1714.

Parcel Number: 33-00-04642-00-5.

Location of property: 320 Johnson Highway a/k/a 357 West Johnson Highway, East Norriton, PA 19403-1928.

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

Seized and taken in execution as the property of **Frank Galloway and Victoria Galloway a/k/a Victoria Chatman Galloway** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$170,663.46.

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

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

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

15-07574

ALL THAT CERTAIN unit, designated as Unit Number 18-P (erroneously cited as 14-P in prior deed of correction) being a unit in Chatham Village of Towamencin Condominium, situate in **Towamencin Township**, County of Montgomery and State of Pennsylvania, as designated in Declaration of Condominium of Chatham Village of Towamencin Condominium, including the plans attached thereto as an exhibit, being dated the 15th day of June 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 22nd day of June A.D. 1981 in Deed Book 4634, Page 170.

TOGETHER with a 286 percent undivided interest, of in and to the common elements as set forth in the aforesaid Declaration of Condominium.

BEING the same premises which Rui M. Conceicao by Deed dated 7/27/2004 and recorded 8/3/2004 at Montgomery County in Deed Book 5520, Page 203 granted and conveyed unto Suzanne Strenk and Keith Collier, in fee.

TITLE TO SAID PREMISES IS VESTED IN Daniel J. Rose, by Deed from Suzanne Collier, a/k/a, Suzanne Strenk and Keith Collier, dated 07/28/2006, recorded 08/08/2006 in Book 5611, Page 1491.

Parcel Number: 53-00-05754-93-4.

Location of property: 187 Oberlin Terrace a/k/a 187 Oberlin Terrace Condominium 18-P, Lansdale, PA 19446-4938.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Daniel J. Rose** at the suit of Santander Bank, N.A. Debt: \$118,886.39.

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

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

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

15-07673

ALL THAT CERTAIN lot or piece of ground, with the one-half of a twin dwelling erected thereon, situate at the Southeast corner of Washington Street and West Street, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, being known as 472 Washington Street, being Lot No. 14 on a plan of lots laid out for Hillside Homes, Inc., by David Meixner, Registered Professional Engineer on plan dated 6/23/1967, more fully bounded and described, as follows, to wit:

BEGINNING at a point of tangency on the Southwesterly side of West Street (50 feet wide) said point of beginning being measured along the arc of a circle curving toward the right having a radius of 15 feet the arc distance of 23.70 feet from a point of curvature on the Southeasterly side of Washington Street (45 feet wide); thence from said point of beginning along said side of West Street (50 feet wide), South 47 degrees, 12 minutes East, 84.87 feet to a point, a corner of Lot No. 13 on the above mentioned plan; thence extending along Lot No. 15 South 42 degrees, 17 minutes 30 seconds West, 36.35 feet to a point, a corner of Lot No. 13 on the above mentioned plan; thence extending along Lot No. 13 and passing through the party wall dividing the twin dwelling erected on Lot No. 13 and on the herein described premises, North 47 degrees, 42 minutes, 30 seconds West, 100 feet to a point on the Southeasterly side of Washington Street (45 feet wide); thence extending along said side of Washington Street, North 42 degrees, 17 minutes, 30 seconds East, 22.12 feet to a point of curve; thence extending along the arc of a circle curving toward the right having a radius of 15 feet, the arc distance of 28.70 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Eugene Murray by Deed from Alphonso Jackson, Secretary of Housing and Urban Development of Washington, D.C., by Shameeka Harris, its Authorized Delegate dated December 8, 2006 and recorded January 4, 2007 in Deed Book 5630, Page 00134.

Parcel Number: 16-00-32080-00-7.

Location of property: 472 North Washington Street, Pottstown, PA 19464.



The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eugene Murray** at the suit of Green Tree Servicing, LLC. Debt: \$121,220.58.

**Jacob M. Ottley**, Attorney.

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

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

15-07896

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

BEGINNING at a point of curve on the Northeasterly side of Fallbrooke Lane (50 feet wide) said point of beginning being a point a corner of Lot 20 as shown on above plan; thence from said point of beginning and along said side of Fallbrooke Lane on an arc of a circle curving to the left having a radius of 175.00 feet and the arc distance of 54.65 feet to a point a corner of Lot 18 as shown on above plan; thence along said lot North 36 degrees, 03 minutes, 55 seconds East and crossing a certain 20 feet wide drainage easement a distance of 341.93 feet to a point on the Southwesterly side of Route 100 (Southbound); thence along same the two following courses: (1) South 03 degrees, 02 minutes, 34 seconds East recrossing aforesaid easement 104.74 feet to a point; and (2) South 02 degrees, 40 minutes, 04 seconds East, 90.95 feet to a point a corner of Lot 20 as shown on said plan; thence along same South 53 degrees, 57 minutes, 27 seconds West, 203.00 feet to the first mentioned point of curve and place of beginning.

CONTAINING in area 25,708 square feet.

TITLE TO SAID PREMISES IS VESTED IN Arlene Pasternak, by Deed from Jeffrey J. Pasternak and Arlene Pasternak, h/w, dated 10/22/2012, recorded 12/10/2012 in Book 5857, Page 941.

Parcel Number: 60-00-00387-18-3.

Location of property: 1036 Fallbrook Lane, Pottstown, PA 19464-1745.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Arlene Pasternak a/k/a Arlene L. Pasternak and Jeffrey J. Pasternak** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$385,603.86.

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

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

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

15-08397

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a plan thereof known as Regent Manor Subdivision prepared for Regent Valley Builders, Inc. by Eckert and Malone, Inc., Civil Engineers and Land Surveyors dated 3/2/1977 and last revised 7/18/1977 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Plan Book A-29, Page 55, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Rampart Lane (50 feet wide) at a point common to Lots 1 and 4 on said plan; thence extending from said point of beginning alone said Northwesterly side of Rampart Lane the two following courses and distances, viz: (1) Southwestwardly on the arc of a circle curving to the right having a radius of 500 feet the arc distance of 48.62 feet to a point of tangent; and (2) South 46 degrees, 19 minutes, 19 seconds West, 75.12 feet to a point, a corner of Lot No. 1; thence extending a long the same, North 43 degrees, 40 minutes, 41 seconds West, 248.39 feet to a point; thence extending North 43 degrees, 18 minutes, 00 seconds east, 98.00 feet to a point, a corner of Lot No. 3; thence extending along the same South 49 degrees, 32 minutes, 34 seconds East, 252.39 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said plan.

BEING the same premises which Vicky M. Vaughn and Scott J. Garpiel, by Deed dated 7/25/2003 and recorded 8/25/2003 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5470, Page 1287 granted and conveyed unto Vicky M. Vaughn.

Parcel Number: 53-00-07056-42-4.

Location of property: 1841 Rampart Lane, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Vicky M. Vaughn** at the suit of Bank of America, N.A. Debt: \$302,575.38.

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

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

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

15-08685

ALL THAT CERTAIN message, being No. 350 Jefferson Street, and tract or piece of land, situate on the Southwesterly side of Jefferson Street in **East Greenville Borough**, Montgomery County and State of Pennsylvania, at the distance of forty feet Southeasterly from the Southwesterly side of an alley, containing in front and breadth on said Jefferson Street twenty feet and five inches of that width extending in length of depth between parallel lines with said alley, Southwesterly two hundred feet to the Northeasterly side of Green Alley.

TOGETHER with the rights and privileges of parties of the first part, their heirs and assigns to a certain drain extending from the premises herein before described, over and across the premises late of Randall F. Keller, now or late Owesin Derr, and Jeremiah F. Hoffman, and upon premises now or late of Milton Pfelger, as set forth in a certain indenture recorded in and for the County of Montgomery in Deed Book 811, Page 392.

TITLE TO SAID PREMISES VESTED IN Pamela S. Laessig and Jose F. Ormeno, Jr. by Deed from Coul Properties, LLC, a Pennsylvania Limited Liability Company dated 4/21/2011 and recorded on 05/11/2011 in the Montgomery County Recorder of Deeds in/at in Deed Book 5800, Page 01629.

Parcel Number: 06-00-01932-00-6.

Location of property: 350 Jefferson Street, East Greenville, PA 18041.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Pamela S. Ormeno a/k/a Pamela S. Laessig and Jose F. Ormeno** at the suit of Federal National Mortgage Association. Debt: \$148,729.02.

**Robert W. Williams**, Attorney.

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

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

15-08948

ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, designated as Lot No. 4 as shown on Plan of Subdivision made for Zohrab Katchadourian by Urwiler and Walter, Inc. dated 10/28/1977 and revised 1/9/1978 bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Perkiomenville Road as widened to 30 feet from its center line, said point being the intersection of said Southeasterly side of Perkiomenville Road with the center line of Goetz Road, extended; thence leaving the Southeasterly side of Perkiomenville Road and extending along lands of Arpad Goetz, South 42 degrees, 9 minutes, 42 seconds East, 304.50 feet to a point in line of Lot 5; thence extending along same, South 76 degrees, 0 minutes, 15 seconds West, 267.58 feet to a point on the Northeasterly side of a proposed 50 feet, 3 inches wide road; thence extending along same, the three following courses and distances: (1) along the arc of a circle curving to the left, having a radius of 300 feet, the arc distance of 72.28 feet to a point; (2) North 27 degrees, 48 minutes, 8 seconds West, 91.65 feet to a point; (3) along the arc of a circle curving to the right, having a radius of 20 feet, the arc distance of 29.98 feet to a point on the Southeasterly side of Perkiomenville Road; thence extending along same, the two following courses and distances: (1) along the arc of a circle curving to the left having a radius of 350 feet, the arc distance of 79.78 feet to a point; (2) North 42 degrees, 9 minutes, 15 seconds East, 85.86 feet to a point and place of beginning.

AND the said map being recorded in Plan Book B-33, Page 95.

TITLE TO SAID PREMISES IS VESTED IN Christine Hughes-Haber, by Deed from Michael J. Haber, deceased and Christine Hughes Haber, a/k/a, Christine Hughes-Haber, his wife, dated 10/27/2003, recorded 11/10/2003 in Book 5480, Page 2340.

Parcel Number: 55-00-01276-10-9.

Location of property: 3205 Rock Hill Road, Perkiomenville, PA 18074-9767.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christine Hughes-Haber** at the suit of HSBC Bank USA, National Association as Trustee for Nomura Asset Acceptance Corporation, Mortgage Pass-Through Certificates, Series 2006-AP1. Debt: \$140,468.90.

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

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

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

15-08960

ALL THOSE FOUR CERTAIN lots or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan of 'Ardley' Division #2 dated June 19, 1905 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Deed Book 527, Page 500 as one lot, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Tyson Avenue (70 feet wide) a corner of Lot No. 708 on said plan, said point being at the distance of 50.00 feet measured Southwestwardly along the Southeasterly side of Tyson Avenue from its point of intersection with the Southwesterly side of Bruce Avenue (formerly known as 5th Avenue) (40 feet wide); thence extending from said point of beginning along Lot No. 708 Southeastwardly 125.00 feet to a point in line of Lot No. 739 on said plan; thence extending along Lot No. 739 Southwestwardly 100.00 feet to a point a corner of Lot No. 713 on said plan; thence extending along Lot No. 713 Northwestwardly 125.00 feet to a point on the Southeasterly side of Tyson Avenue aforesaid; thence Northeastwardly along the Southeasterly side of Tyson Avenue 100.00 feet to the first mentioned point and place of beginning.

BEING Lots Nos. 709 to 712 inclusive as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Martin Kelly, Jr. and Tara Conkey, by Deed from Darren E. Slaughter and Deborah A. Slaughter, h/w, as Tenants by the Entirety, dated 07/31/2012, recorded 08/09/2012 in Book 5844, Page 1986. Parcel Number: 30-00-68576-00-1.

Location of property: 683 North Tyson Avenue, Glenside, PA 19038-3839.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Martin Kelly, Jr. and Tara Conkey** at the suit of Wells Fargo Bank, N.A. Debt: \$219,607.29.

**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.

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15-09353

ALL THAT CERTAIN lot or piece of ground, situate in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania described according to a plan of subdivision of East Greenville Colonial Village - Phase I-A made by John A. Berger Associates, Inc. dated 2/11/1971 and recorded in Plan Book A-18, Page 80, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of State Street, a corner of this and Lot No. 15 on the above plan; thence extending along Lot No. 15, South 65 degrees, 53 minutes, 50 seconds West, 104 feet to a point a corner of Lot No. 29; thence extending along Lot No. 29, North 24 degrees, 06 minutes, 10 seconds West, 20 feet to a point a corner of Lot No. 13 on the above plan; thence extending Lot No. 13, North 65 degrees, 53 minutes, 50 seconds East, 104 feet to street; thence extending along the same, South 24 degrees, 06 minutes, 10 seconds East, 20 feet to a point a corner of Lot No. 15 aforesaid, the first mentioned point and place of beginning.

BEING Lot No. 14.

BEING the same premises which Blaker Construction Company, Inc., by Indenture dated 10/15/2013 and recorded 10/17/2013 at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 5892, Page 2919, granted and conveyed unto Jose Daniel Torres Lopez and Tina Marie Torres, husband and wife.

Parcel Number: 06-00-03404-00-1.

Location of property: 316 State Street, East Greenville, PA 18041.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Tina Marie Torres and Jose Daniel Torres Lopez** at the suit of JP Morgan Chase Bank, National Association. Debt: \$117,136.54.

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

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

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

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15-09404

ALL THAT CERTAIN tract or piece of land, with message, situate in **Lower Frederick Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a survey made by David Meixner, of 'Spring Mountain Meadows Plan', of Collegeville, Pennsylvania, R.D. #2, as follows, to wit:

BEGINNING at a point on the Easterly side of a 50 feet wide road which point is located from a bend in said road on the five (5) following courses and distances, viz: (1) North 56°, 5' East, 403.95 feet along the Northwesterly side of said road on a curve to the left with a radius of 25 feet an arc distance of 29.29 feet; thence North 11°, 2' West, 60.98 feet along the Westerly side of said road; thence North 78°, 58' East, 50 feet (crossing said road); thence North 11°, 2' West, 100 feet along the Easterly side of said road; thence along the Easterly side of said road North 11°, 2' West, 100 feet to a point; thence along Lot No. 17 North 78°, 58' East, 309.55 feet to a point in the bed of the Perkiomen Creek; thence in the bed of the Perkiomen Creek South 3°, 30' East, 100.88 feet to a point; thence along Lot No. 15 South 78°, 58' West, 296.34 feet to a point on the Easterly side of said 50 feet wide road and the place of beginning.

BEING Lot No. 16 on said plan.

Parcel Number: 38-00-00010-00-6.

Location of property: 121 Bavington Road, Perkiomenville, PA 18074.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John F. DeMedio a/k/a John F. DeMedio, Jr. and Elaine DeMedio** at the suit of Citizens Bank of Pennsylvania. Debt: \$171,371.92.

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

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

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

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15-09475

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

BEGINNING at a point on the Southerly side of Airy Street, at the distance of 175 feet Westerly from the Westerly corner of Airy and Hamilton Streets a corner of this and land now or late of Harold S. Swan; thence extending along said line now or late of Harold S. Swan, the line passing through the middle of the partition wall between the house on this and the adjoining lot, now or late of Harold S. Swan, 95 feet to the Northerly side of an alley (10 feet wide) laid out for the use of this and other properties abutting thereon; thence along the said side of said alley Westerly 25 feet to a point in line of land now or late of Frank P. Witman; thence extending along said land now or late of Frank P. Witman, Northerly 95 feet to the Southerly side of Airy Street aforesaid; thence extending along said side of Airy Street Easterly 25 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tolulope Fakiyesi, by Deed from Otto Pfeiffer, dated 06/12/2001, recorded 07/31/2001 in Book 5369, Page 1425.

Parcel Number: 13-00-01048-00-1.

Location of property: 1220 West Airy Street, Norristown, PA 19401-4304.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tolulope Fakiyesi** at the suit of JP Morgan Chase Bank, National Association. Debt: \$77,352.98.

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

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

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

15-09623

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Lots of Oakland Gardens Section 2 made on October 28, 1963 by Herbert H. Metz, Inc., Registered Engineer, Lansdale, Pennsylvania for Lansdale Builders, Inc., as follows, to wit:

BEGINNING at a point on the Northeast side of Oakland Avenue (50 feet wide) which point is North 39 degrees, 57 minutes, 30 seconds West, 330.85 feet from a point of curve which point is measured on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.53 feet from a point on the Northwest side of Laurel Lane (50 feet wide); thence extending from said point of beginning along the Northeast side of Oakland Avenue North 39 degrees, 57 minutes, 30 seconds West, 37.50 feet to a point a corner of Lot 43 on said plan; thence extending along the same North 50 degrees, 2 minutes, 30 seconds East crossing over a 20 feet wide right-of-way for ingress and egress 145 feet to a point being the Southwest side of a 20 feet wide proposed drainage easement; thence extending along the same South 39 degrees, 57 minutes, 30 seconds East, 37.50 feet to a point in line of Lot No. 41; thence extending along the same re-crossing said 20 feet wide right-of-way for ingress and egress South 50 degrees, 2 minutes, 30 seconds West, 145 feet to a point on the Northeast side of Oakland Avenue, the first mentioned point and place of beginning.

BEING Lot No. 128 Oakland Avenue on the aforementioned plan.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid 20 feet wide right-of-way for ingress and egress as and for a passageway, watercourse and driveway at all times hereafter forever in common with the owners, tenants and occupiers of other premises bounding thereon and entitled to the use thereof.

SUBJECT to the proportionate part of the expense of keeping the same in good order and repair.

BEING the same premises which Yunshik Park and Soon Ja Park by Deed dated 9/10/2003 and recorded 11/12/2003 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5480, Page 2423 granted and conveyed unto Sung H. Kang and Young S. Kang.

Parcel Number: 11-00-11968-00-9.

Location of property: 128 Oakland Avenue, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sung H. Kang and Young S. Kang** at the suit of Nationstar Mortgage, LLC. Debt: \$123,622.14.

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

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

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

15-10035

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a revised subdivision plan made for Anthony Marcella by Donald H. Schurr, Norristown, Pennsylvania, dated May 17, 1958, as follows, to wit:

BEGINNING at a point on the Southeast side of Dartmouth Drive (50 feet wide) at the distance of 24 feet measured, South 51 degrees, 20 minutes West along said side of Dartmouth Drive from another point, which last mentioned point is at the distance of fifty and sixty-six one-hundredths feet measured, South 47 degrees, 58 minutes, 45 seconds East from a point on the Northwest side of Dartmouth Drive, which last mentioned point is at the distance of seventy-seven and seventy-nine one-hundredths feet measured, South 51 degrees, 20 minutes West along the said Northwest side of Dartmouth Drive from the point of tangent of a curve which last mentioned point is at the distance of thirty-four and sixty-seven one-hundredths feet measured on a line curving to the right having a radius of 20 feet from a point on the Southwest side of Logan Street (50 feet wide); thence from said point of beginning along the Southeast side of

Dartmouth Drive, South 51 degrees, 20 minutes West twenty-five and five one-tenths feet to a point; thence extending South 38 degrees, 40 minutes East, one hundred twenty-nine and fifty-six one-hundredths feet to a point; thence extending North 41 degrees, no minutes, 30 seconds East, twenty-five and ninety-one one-hundredths feet to a point; thence extending North 38 degrees, 40 minutes West the line for a portion of the distance passing through the centerline of the partition wall dividing the house on this lot from the house on the adjoining lot one hundred twenty-four and eighty-seven one-hundredths feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Nicholas J. Sailer, by Deed from Mary L. Ciaccio, dated 03/24/2005, recorded 04/25/2005 in Book 5651, Page 1138.

Parcel Number: 13-00-09208-00-4.

Location of property: 1726 Dartmouth Drive, Norristown, PA 19401-5413.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nicholas J. Sailer** at the suit of Wells Fargo Bank, N.A. Debt: \$158,012.96.

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

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

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

15-10107

ALL THAT CERTAIN lot or piece of ground, situate **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan of subdivision made for "Caprio" by John Smirga, Wayne PA, dated 9/27/1988 and last revised 12/30/1988 and recorded in Plan Book A-50, Page 354, bounded and described, as follows, to wit:

BEGINNING at a point on the Southerly side of Marshall Street (50 feet wide) a corner of this and Lot No. 1 on the above mentioned plan; thence extending along Lot No. 1, South 13 degrees, 30 minutes West, 100.00 feet to a point in line of Lot No. 6 and also along Lot No. 5, North 78 degrees, 30 minutes West, 26.50 feet to a point a corner of Lot No. 3 on the above mentioned plan; thence extending along Lot No. 3, North 13 degrees, 30 minutes East, 100.00 feet to a point on the aforesaid side of Marshall Street aforesaid; thence extending along the same, South 76 degrees, 30 minutes East, 26.50 feet to a point a corner of Lot No. 1 aforesaid the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Erik Batipps and Sarah Batipps by Deed from, Christopher M. Phipps dated 10/20/05 and recorded on 11/03/06 in the Montgomery County Recorder of Deeds in/at Deed Book 05578, Page 0632.

Parcel Number: 13-00-24455-10-2.

Location of property: 722 East Marshall Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Erik Batipps and Sarah Batipps** at the suit of Deutsche Bank National Trust Company, as Indenture Trustee, on Behalf of the Holders of the Accredited Mortgage Loan Trust 2005-4 Asset Backed Notes. Debt: \$264,608.70.

**Robert W. Williams**, Attorney.

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

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

15-10144

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, with the two-story brick and stone messuage or tenement thereon erected, and described according to a survey and plan thereof made by Chester E. Albright, Civil Engineer, on the 11th day of May 1937, as follows, to wit:

SITUATE on the Northeasterly side of Erlen Road (50 feet wide) at the distance of 287.88 feet Northwestwardly from a concrete monument marking the intersection of the produced Northeasterly side of Erlen Road and the produced Northwesterly side of Cedar Lane (40.14 feet wide) in Cheltenham Township, County of Montgomery and State of Pennsylvania.

CONTAINING in front or breadth on the rear along the Southwesterly side of Willow Avenue 24 feet.

UNDER AND SUBJECT to certain conditions and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Eugene Graham, Jr. and Linda J. Graham by Deed from Lawyers Title Insurance Corporation, a Virginia Corporation dated April 25, 1978 and recorded June 5, 1978 in Deed Book 4305, Page 528. The said Linda J. Graham died on December 18, 2009 thereby vesting title in Eugene Graham, Jr. The said Eugene Graham, Jr. died on November 20, 2014 thereby vesting title in Tamica D. Graham, Janeen D. McCowin, and Unknown Surviving Heirs.

Parcel Number: 31-00-09514-00-4.

Location of property: 1825 Erlen Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Surviving Heirs of Eugene Graham, Jr., Tamica D. Graham, Known Surviving Heir of Eugene Graham, Jr. and Janeen D. McCowin, Known Surviving Heir of Eugene Graham, Jr.** at the suit of Urban Financial of America, LLC, formerly known as Urban Financial Group, Inc. Debt: \$183,776.99.

**Joseph F. Riga**, Attorney.

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

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



15-10268

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 9th 1959, as follows, to wit:

BEGINNING at point on the Northwestern side of Birchwood Avenue formerly Hawthorne Avenue (fifty feet wide) which point is measured North forty-four degrees, no minutes, East, one hundred ninety-eight and thirty-four one-hundredths feet from a point, which point is measured on the arc of circle curving to the left having a radius of ten feet the arc distance of fifteen and seventy-one one-hundredths feet from a point on the Northeastly side of Pershing Avenue (fifty feet wide).

CONTAINING in front or breadth on said Birchwood Avenue forty-one and sixty-six one-hundredths feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Birchwood Avenue one hundred twenty feet, the Southwest line thereof partly passing through the party wall between this premises and the premises adjoining on the Southwest.

BEING the same premises which Victor DiCenzo and Patricia M. DiCenzo, husband and wife by indenture dated 09/29/1995 and recorded 10/04/1995 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5127, Page 1300 granted and conveyed unto Stacey L. Dowling and Michele L. Dowling, husband and wife, in fee.

TITLE TO SAID PREMISES VESTED IN Stacey L. Dowling and Michele L. Dowling by Deed from Victor DiCenzo and Patricia M. DiCenzo, husband and wife dated 09/29/95 and recorded on 10/04/95 in the Montgomery County Recorder of Deeds in/at Deed Book 5127, page 1300.

Parcel Number: 30-00-04296-00-3.

Location of property: 1416 Birchwood Avenue, Roslyn, PA 19001.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michele L. Dowling and Stacey L. Dowling** at the suit of Citifinancial Servicing, LLC, a Delaware Limited Liability Company. Debt: \$209,038.56.

**Robert W. Williams**, Attorney.

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

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

15-10372

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements about to be erected thereon, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan-Phase 3 Cranberry PRD, by Pennoni Associates, Inc., dated 3/20/1991 and recorded in 'Plan Book A-53, Page 14, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Countryside Court (40 feet wide), a corner of Lot No. 388 on said plan, which point is measured along the said Southwesterly side of Countryside Court, along the arc of a circle curving to the right having a radius of 170.00 feet the arc distance of 26.53 feet from a point of curve therein, which point is measured along the same, North 47 degrees, 48 minutes, 48 seconds West, 33.64 feet from a point of tangent therein, which point is measured along the same along the arc of a circle curving to the left, having a radius of 130.00 feet the arc distance of 109.86 feet from a point of curve therein, which point is measured along the same North 00 degrees, 36 minutes, 28 seconds East, 87.82 feet from a point of tangent therein which point is measured along the arc of a circle curving to the left having a radius of 42.00 feet the arc distance of 74.93 feet from a point of curve on the Northwestern side of Cranberry Boulevard (60 feet wide); thence extending from said point of beginning and along Lot No. 388 aforesaid, South 42 degrees, 11 minutes, 12 seconds West, 128.06 feet to a point in line of remaining lands of Greenview Estates, Inc.; thence extending along the same the (2) following courses and distances, viz: (1) North 47 degrees, 48 minutes, 48 seconds West, 78.06 feet to a point; and (2) North 08 degrees, 52 minutes, 14 seconds West, 108.82 feet to a point in line of Lot No. 386 on said plan; thence extending along the same and through the bed of a 10 feet wide drainage easement, North 63 degrees, 29 minutes, 59 seconds East, 140.43 feet to a point on the Southwesterly side of Countryside Court, aforesaid; thence extending along the same along the arc of a circle curving to the left having a radius of 170.00 feet the arc distance of 36.78 feet to the first mentioned point and place of beginning.

BEING Lot No. 387 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Muhammad Z. Khan, as Sole Owner by Deed from Patrick T. Horne and Dawn M. Hughes n/k/a Dawn Marie Horne dated 07/29/2009 and recorded on 07/27/2009 in the Montgomery County Recorder of Deeds in/at Deed Book 5738, Page 826.

Parcel Number: 48-00-00578-84-1.

Location of property: 307 Countryside Court, Collegeville, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Muhammad Z. Khan** at the suit of Wells Fargo Bank, N.A. Debt: \$209,905.03.

**Robert W. Williams**, Attorney.

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

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

15-10429

ALL THOSE CERTAIN lots or pieces of ground, situate in **Upper Merion Township**, Montgomery County, Pennsylvania known and designated as Lots Nos. Ninety-One, Ninety-Two, Ninety-Three, Ninety-Four and Ninety-Five as shown and laid out on the plan of lots of West Conshohocken Heights recorded at Norristown, Pennsylvania in Deed Book No. 1565, Page 601 commonly known as 260 Kentucky Avenue, West Conshohocken, Montgomery County, Pennsylvania.

UNDER AND SUBJECT nevertheless, to the following covenants, conditions and restrictions.

ALL SUCH STRUCTURES shall be built, erected or placed no less than 20 feet from the building line and any garage necessary to the said structure no nearer than 50 feet from the building line or any street upon which the same fronts.

No Noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or becomes an annoyance or nuisance to the neighborhood no trailer, basement, tent, shack, garage, barn or other outbuilding erected in this development shall at any time be used as a residence, temporarily or permanently nor shall any structure of a temporary character be used as a residence no sign or advertising device more than three feet square shall be placed erected on anyone lot, nor shall more than one sign or advertising device be erected upon anyone lot.

BY ACCEPTANCE of this Deed, all of the aforementioned conditions, covenants and restrictions shall be binding upon the grantee, her successors and assigns and all persons claiming hereunder, and the grantee further by so accepting covenants and agrees to keep and perform all the aforementioned conditions, restrictions and covenants, the grantee further agrees by acceptance of this binding upon the grantee, her successors and assigns and all persons claiming hereunder.

THAT NO STRUCTURES other than residence or home shall be erected, altered, placed or permitted to remain on the said lots hereby conveyed unless the same shall cost \$2,500.00 or more.

BEING the same premises which James T. Smith by Deed dated September 20, 2001 and recorded October 11, 2001 in the Recorder of Deeds Office in and for Montgomery County, PA, in Deed Book 5380, Page 465 granted and conveyed unto James J. Ramsey, in fee.

Parcel Number: 58-00-10570-00-1.

Location of property: 1215 Hillside Avenue, West Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James J. Ramsey** at the suit of IWO, Inc., Defined Benefit Pension Plan. Debt: \$15,227.50.

**Stephen Hladik**, Attorney.

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

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

15-10460

ALL THAT CERTAIN parcel of land, situate **Upper Providence Township**, County of Montgomery, and Commonwealth of Pennsylvania, being known and designated, as follows:

DESCRIBED according to a plan thereof made by David Meixner, Registered Surveyor, R.D. #2 Collegeville, Pennsylvania, dated November 13, 1961 and revised August 10, 1962, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Montgomery Avenue (forty feet wide) which point is at the distance of ninety-one and fifty-four one-hundredths feet measured South 40°, 35' East, along the said side of Montgomery Avenue, from its intersection with the Southeasterly side of Malmar Road (fifty feet wide); thence extending from said beginning point along the Southwesterly side of Montgomery Avenue South 40°, 35' East, 81 feet to a point; thence extending South 49°, 25' West, one hundred thirty-six and twenty-five one-hundredths feet to a point; thence extending North 40°, 35' West, eighty-one feet to a point; thence extending North 49°, 25' East, one hundred thirty-six and twenty-five one-hundredths feet to the first mentioned point and place of beginning.

BEING the same property as conveyed from Theresa D. Hendrickson and Nellie A. Nagode to Barbara L. Ward, as described in Deed Book 5207, Page 343, dated 11/14/1997, Recorded 11/19/1997 in Montgomery County Records.

Parcel Number: 61-00-03784-00-7.

Location of property: 416 Montgomery Avenue, Phoenixville, PA 19460.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Barbara L. Ward** at the suit of JP Morgan Chase Bank, National Association. Debt: \$187,414.85.

**Kristen D. Little**, Attorney.

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

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

15-10556

ALL THAT CERTAIN lot or piece of ground, with the buildings or tenement thereon erected, situate in **Lower Gwynedd Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made thereof in the month of April 1912, by James R. Gillin. C. E., as follows:

BEGINNING at a point on the Southeasterly side of Francis Avenue thirty-three feet wide, two hundred twelve and one-tenth feet Southwestwardly from the Southwesterly side of Spring Garden Street laid out and opened forty feet in width: thence along land now or late of August Scholz South forty-seven degrees, thirty minutes East, one hundred fifty and two one-hundredths feet to a point, a corner of this and ground of J. Edward Leach and in the line of the Borough of Ambler; thence along said ground and said Borough Line, South forty-three degrees, forty-five minutes West, forty feet to a point a corner of this and ground of Michael Bzoz: thence along the same North forty-seven degrees, thirty minutes West, one hundred fifty and two one-hundredths feet to the Southeasterly side of Francis Avenue aforesaid and along said the side thereof North forty-three degrees, forty-five minutes East, forty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Marjorie Johnson and Stewart O. Johnson by Deed from Dorothy Mae Long dated November 8, 1965 and recorded November 9, 1965 in Deed Book 3404, Page 735. The said Stewart O. Johnson died on November 26, 2001 thereby vesting title in Marjorie Johnson. The said Marjorie Johnson died on December 16, 2014 thereby vesting title in Stewart O. Johnson, Jr. Executor of the Estate of Marjorie Johnson, Deceased Mortgagor and Real Owner.

Parcel Number: 39-00-01375-00-8.

Location of property: 320 West Francis Avenue a/k/a 3210 Francis Avenue, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stewart O. Johnson, Jr., Executor of The Estate of Marjorie Johnson, Deceased Mortgagor and Real Owner** at the suit of One West Bank N.A. Debt: \$234,224.10.

**Joseph F. Riga**, Attorney.

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

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

15-10596

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **North Wales Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by John E. Burkhardt, Registered Surveyor, Lansdale, Pennsylvania, on March 12, 1956, as follows, to wit:

BEGINNING at a point on the Southwest side of Ninth Street, fifty feet wide, at the distance of two hundred feet, Northwestwardly from the Northwest side of Church Street, fifty feet wide; thence extending South forty-five degrees, sixteen minutes West, one hundred ninety-three feet to a point; thence extending North forty-four degrees, forty-four minutes West, forty-five feet to a point a corner of land now or late of Pierson Gustav Korbunsky and Annie Elizabeth, his wife; thence along said land, North forty-five degrees, sixteen minutes East, one hundred ninety-three feet to a point on the Southwest side of Ninth Street, aforesaid; thence along the Southwest side of Ninth Street, South forty-four minutes East, forty-five feet to the place of beginning.

BEING the same premises which John K. Baldwin and Lisa Baldwin, husband and wife, by Deed dated September 17, 2004, and recorded October 15, 2004 in Book 5529, Page 918, granted and conveyed unto Arthur M. Ucci and Kathleen A. Ucci, husband and wife.

TITLE TO SAID PREMISES VESTED IN Arthur M. Ucci and Kathleen A. Ucci, husband and wife by Deed from John K. Baldwin and Lisa Baldwin, husband and wife dated 09/17/04 and recorded on 10/15/04 in the Montgomery County Recorder of Deeds in/at Deed Book 5529, Page 918.

Parcel Number: 14-00-02276-00-5.

Location of property: 248 South Ninth Street, North Wales, PA 19454.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Kathleen A. Ucci** at the suit of Deutsche Bank National Trust Company, as Trustee for the Encore Credit Receivables Trust 2005-4. Debt: \$197,760.40.

**Robert W. Williams**, Attorney.

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

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

15-10608

ALL THAT CERTAIN message and lot of land, situate in **Bridgeport Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, viz:

BEGINNING at a point on the Southerly side of Fifth Street at the distance of eighty-six feet and two one-hundredths of a foot Westerly from the Southwest corner of Fifth and Mill Streets, being a corner of this and land now or late of Katherine M. Comfort; thence by land Southwesterly at right angles to said Fifth Street the line passing through the middle of the partition wall between this and the adjoining house one hundred twelve feet to a twelve feet wide alley; thence along said alley Northwesterly twenty feet to a point a corner in the line of Lot No. 127 on Cadwallader Evans Plan of Lots now or late of Henry Samville; thence by said Lot No. 127 Northeasterly parallel with the first line one hundred twelve feet to the Southeasterly twenty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Debra A. Kern and Danielle K. Kern by Deed from Debra A. Kern dated 02/29/08 and recorded on 04/14/08 in the Montgomery County Recorder of Deeds in/at Deed Book 5689, Page 02210.

Parcel Number: 02-00-01576-00-6.

Location of property: 108 West 5th Street, Bridgeport, PA 19405.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Debra A. Kern and Danielle K. Kern** at the suit of Bayview Loan Servicing, LLC, a Delaware Limited Liability Company. Debt: \$105,496.42.

**Robert W. Williams**, Attorney.

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

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

15-10627

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania described according to a Reversion of Subdivision No. 2 Providence Hills made by Donald N. Schurr Registered Surveyor, Norristown, Pennsylvania, dated the Thirteenth day of January A.D. 1955 and recorded in the Office of the Recording of Deeds of Montgomery County at Norristown, the Nineteenth day of August A.D. 1955 in Plan Book A-2, Page 58 and c., as follows, to wit:

BEGINNING at a point on the Northwesterly side of Henry Road (50 feet wide) at the distance of one hundred five feet Southwestwardly from the Southernmost terminus of a radial road corner connecting the Southwestly side of Henry Road with the Southwestly side of Mann Road (50 feet wide).

CONTAINING in front or breadth on the said Henry Road sixty-five feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles with the said Northwestly side of Henry Road one hundred fifty-five feet.

BEING known as Lot No. 58 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN William G. Cox and Gigi H. Cox, h/w, by Deed from Rodney J. Rittenhouse and Gary E. Rittenhouse, Administrators, CTA, Est., Violent M. Rittenhouse, Deceased, dated 04/01/1998, recorded 04/06/1998 in Book 5221, Page 1032.

BY VIRTUE of William G. Cox's death on or about 05/24/2011, his ownership interest was automatically vested in Gigi H. Cox, the Surviving Tenant by the Entirety.

Parcel Number: 43-00-06127-00-4.

Location of property: 33 Henry Road, Norristown, PA 19403-1314.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gigi H. Cox** at the suit of Freedom Mortgage Corporation. Debt: \$264,635.60.

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

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

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

15-10672

ALL THAT CERTAIN lot, plot or parcel of land with the message or tenement thereon erected, situate In Walnut Ridge Estate **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 1507 on a certain Development Plan of Walnut Ridge Estate, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an "As Built" Plan of House No. 1507 prepared by Serdy & Bursich, Inc., as endorse hereon, as follows:

BEGINNING at a point on the center line of the party walls between this and Lot Number 1506, 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, .042 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 a 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 259.69 feet to a point, a corner; and (6) thence extending South 37 degrees, 27 minutes West, the distance of 165.62 feet to the point of beginning.

CONTAINING in frontage or breadth on a course measured South 37 degrees, 27 minutes West from said point of beginning, 17 83 feet and extending of that width Northwestwardly between parallel lines at right angles thereto 38.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Hollie C. Strohl a/k/a Hollie C. Burghardt by Deed from Patrick Puc a/k/a Patrick A. Puc and Terresa K. Puc dated January 21, 2004 and recorded February 12, 2004 in Deed Book 05495, Page 1528.

Parcel Number: 42-00-05118-04-2.

Location of property: 1507 Walnut Ridge Estate, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Hollie C. Strohl a/k/a Hollie C. Burghardt** at the suit of New York Community Bank. Debt: \$95,857.60.

**Jacob M. Ottley**, Attorney.

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

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

15-10757

ALL THAT CERTAIN brick message and lots of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, on the South side of Walnut Street, between Warren and Adams Streets, bounded and described, as follows, to wit:

BEGINNING at a point on the South line of Walnut Street, one hundred and thirty-six feet and four inches West of Adams Street, a corner of a lot conveyed to Morris V. Kans; thence by the same Southerly one hundred and forty feet to a twenty feet wide alley; thence by the same Westerly sixteen feet to a point in the line of said alley and a lot conveyed to Harrison Kehl; thence by the same Northerly one hundred and forty feet to Walnut Street aforesaid; thence by the same Easterly sixteen feet to the place of beginning.

BEING designated as Tract No. 1.

TITLE TO SAID PREMISES IS VESTED IN Kewscha E. Akpabio, by Deed from Triple R. Net, LLC, dated 11/22/2006, recorded 12/01/2006 in Book 5626, Page 1336.

Parcel Number: 16-00-30256-00-4.

Location of property: 622 Walnut Street, Pottstown, PA 19464-5714.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kewscha E. Akpabio** at the suit of Green Tree Servicing, LLC. Debt: \$86,333.98.

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

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

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

15-10790

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon, situate in **East Greenville Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision prepared for Axelrod Construction dated 5/9/1989 last revised 3/27/1990 and recorded in Plan Book A-52, Page 137, as follows, to wit:

BEGINNING at a point on the Northeasterly ultimate right-of-way line of Blaker Drive, said point being a common corner of Lots Nos. 1 and 2 on said plan; thence extending North 23 degrees, 11 minutes, 45 seconds West, 45 feet to a point; thence extending North 65 degrees, 47 minutes, 00 seconds East, 148.45 feet to a point; thence extending South 24 degrees, 09 minutes, 00 seconds East, 45 feet to a point, a corner of Lot No. 2 on said plan; thence extending along the line dividing Lots Nos. 1 and 2 South 65 degrees, 47 minutes, 00 seconds West, 149.20 feet to a point on the Northeasterly ultimate right-of-way line of Blaker Drive, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Glen C. Shelly and Donna M. Shelly, h/w, by Deed from Ryan A. Folk, Trustee and Emilia L. Folk, Trustee of the Folk Revocable Family Trust, dated June 6, 2002, dated January 12, 2007, recorded 01/29/2007 in Book 5633, Page 1070.

Parcel Number: 06-00-00079-18-5.

Location of property: 611 Blaker Drive, East Greenville, PA 18041-1766.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Glen C. Shelly and Donna M. Shelly** at the suit of Ocwen Loan Servicing, LLC. Debt: \$142,508.18.

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

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

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

15-10975

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County Pennsylvania bounded and described according to a Plan of Lots Nos. 231, 232, 233 and part of Lot No. 230 as shown on Plan at Oak Lane Terrace made for Albert Ranieri by George B. Mebus, Inc. Engineer, Abington Pennsylvania dated February 13, 1976 and last revised May 17, 1976 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown Pennsylvania in Plan Book B-30, Page 2, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Valley Road (40 feet wide) said point being measured on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 27.31 feet from a point of curve on the Northwesterly side of Oak Lane Road (70 feet wide); thence extending from said point of beginning North 10 degrees, 26 minutes West along the Northwesterly side of Valley Road crossing the Southerly side of a certain 12 feet right-of-way for driveway 91.34 feet to a point in the bed of said driveway; thence extending North 79 degrees, 34 minutes West through the bed of the aforesaid driveway 45.50 feet to a point; thence extending South 10 degrees, 26 minutes East recrossing the Southerly side of the aforesaid 12 feet wide right-of-way for driveway 99.04 feet to a point on the Northwesterly side of Oak Lane Road, aforesaid; thence extending South 65 degrees, 15 minutes West along the Northwesterly side of Oak Lane Road 27.65 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 27.31 feet to the first mentioned point and place of beginning.

BEING part of Lot No. 231 part of Lot 232 and part of Lot No. 230 as shown on the above mentioned plan.

CONTAINING in area 4685 square feet.

TITLE TO SAID PREMISES IS VESTED IN In Suk Chon by Deed from Dong Hi Synn and Hae Ja Synn dated March 30, 2004 and recorded April 13, 2004 in Deed Book 05503, Page 1105.

Parcel Number: 31-00-21223-00-4.

Location of property: 7302 Oak Lane Road, Melrose Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **In Suk Chon** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor Indenture Trustee to JP Morgan Chase Bank, N.A., as Indenture Trustee for the CWABS Revolving Home Equity Loan Trust, Series 2004-1. Debt: \$15,771.69.

**Jacob M. Ottley**, Attorney.

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

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



15-11027

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, described according to a Survey And Plan made of Oak Lane Manor, Section No. 6-A made by Franklin and Lindsey, Registered Engineers, Philadelphia on the 19th day of May, A.D., 1950, as follows, to wit:

BEGINNING at a point on the Northeast side of Cheltenham Avenue, which point measured North 51°, 10', 18" West, 250 feet from a point, which is point is measured on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.416 feet from a point on the Northwest side of Ivinetta Road (50 feet wide).

CONTAINING in front or breadth on the said Cheltenham Avenue 60 feet and extending on that width in length or depth Northeast between parallel lines at right angles to the said Cheltenham Avenue 135 feet.

Parcel Number: 31-00-05314-00-1.

Location of property: 29 Cheltenham Avenue, Cheltenham, PA 19012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rhonda E. Evans and Sidney M. Evans** at the suit of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. Debt: \$189,852.60.

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

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

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

15-11121

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Woodmont" by Boucher & James Inc., dated 10/24/2002 and last revised 3/3/2005 and recorded at Norristown, PA in Plan Book 25, Page 5 and later revised 10/18/2005 in Plan Book 25, Page 413, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Silver Birch Road (50 feet wide) a corner of Lot 15 on said plan; thence along line of Lot 75, North 24 degrees, 50 minutes, 34 seconds East, 100.47 feet to a point on the Southwesterly side of Friendship Lane (24 feet wide); thence along Friendship Lane, the 2 following and distances: (1) on the arc of a circle curving to the left having a radius of 82.00 feet, the arc distance of 44.50 feet to a point of tangent; and (2) North 78 degrees, 10 minutes, 49 seconds East, 8.03 feet to a point, a corner of Lot 73 on said plan; thence along line of Lot 73, South 24 degrees, 50 minutes, 34 seconds West, 116.94 feet to a point on the Northeasterly side of Silver Birch Road; thence along Silver Birch Road, North 65 degrees, 09 minutes, 26 seconds West, 52 feet to a point a corner of Lot 75, the first mentioned point and place of beginning.

BEING Lot 74 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Faina Pogrebetskaya by Deed from Kirk Ayzenberg and Faina Pogrebetskaya dated November 9, 2011 and recorded November 18, 2011 in Deed Book 5819, Page 2732.

Parcel Number: 41-00-08528-20-6.

Location of property: 1743 Silver Birch Road, Huntingdon Valley, PA 19006-7755.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Faina Pogrebetskaya** at the suit of Reverse Mortgage Funding, LLC. Debt: \$495,191.07.

**Joseph F. Riga**, Attorney.

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

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

15-11161

ALL THAT CERTAIN piece or parcel of land, together with the brick messuage thereon erected, situate in the Sixth Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, on the North Side of Queen Street between Montgomery and Keim Streets known as #943 Queen Street, and more fully described, as follows, to wit:

BEGINNING at corner of lands now or formerly owned by Mrs. Mary E. Rhoads, said point being on the Northerly property line of Queen Street (50 feet wide), said point being distant along the same from a point marking the Northeasterly property line intersection of the aforesaid Queen Street and Montgomery Street (40 feet wide), North 89 degrees, 15 minutes East, 410.11 feet; thence from said point of beginning continuing along lands aforesaid of Mary E. Rhoads on a course passing through the middle of a joint partition wall of a double dwelling North 00 degrees, 45 minutes West, 140.00 feet to a corner on the Southerly side of a given 20 feet wide alley; thence along the same North 89 degrees, 15 minutes East, 38.89 feet to a corner of lands recently conveyed to James N. And Ethel M. McCullough; thence along the latter lands South 00 degrees, 45 minutes East, 140.00 feet to a corner on the North side of the aforesaid Queen street; thence along the same South 89 degrees, 15 minutes West, 38.89 feet to a corner and the first mentioned point and place of beginning.

BEING the Easterly portion of Lot 12 and the Westerly 29 feet of Lot 10 of the Potts Addition Plan of Lots.

TITLE TO SAID PREMISES IS VESTED IN Rafina S. Pearson, by Deed from Curt M. Zielinski, dated 06/11/2011, recorded 03/05/2013 in Book 5865, Page 1805.

Parcel Number: 16-00-23900-00-6.

Location of property: 943 Queen Street, Pottstown, PA 19464-6017.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Curt M. Zielinski and Rafina S. Pearson** at the suit of Wells Fargo Bank, N.A. Debt: \$140,093.66.

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

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

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

15-11904

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, Montgomery County and State of Pennsylvania, bounded and described in accordance with a Composite Plan of Limerick Village made by Nave, Newell and Stampfl, Ltd., Architectural Engineering, dated 2/15/1994 and last revised 4/8/1996 and recorded in Plan Book A-56, Page 244 to 274 inclusive and bounded and described, as follows, to wit:

BEING Lot No. 92 Limerick Village as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Mortgagor Nancy L. Schneeweis a/k/a Nancy Schneeweis, Individual, by Deed from Limerick Village L.P., dated 09/26/2001, recorded 10/18/2001 in Book 5381, Page 1006.

THE SAID Nancy Schneeweis a/k/a Nancy Schneeweis departed this life on 06/22/2014, and upon information and belief, her surviving heirs are Lorrie S. Schneeweis, daughter, and Sean A. MacMullin, son, Sean A. MacMullin departed this life on 10/02/2014, and upon information and belief, his surviving heirs are Aaron MacMullin and Brianna MacMullin, by executed waiver Aaron MacMullin and Brianna MacMullin waived their right to be named as a defendant in the foreclosure action.

Parcel Number: 37-00-05286-55-4.

Location of property: 608 Village Way, Limerick, PA 19468-3426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lorrie S. Schneeweis, in Her Capacity as Administratrix and Heir of The Estate of Nancy L. Schneeweis a/k/a Nancy Schneeweis, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Nancy L. Schneeweis a/k/a Nancy Schneeweis Deceased Unknown Heirs Successors Assigns and All Persons Firms or Associations Claiming Right, Title or Interest From or Under Sean A. MacMullin** at the suit of Santander Bank, N.A. Debt: \$71,446.80.

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

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

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

15-12484

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

BEGINNING at a point on the Northerly side of Ford Street at the distance of 228.66 feet Westerly from the West corner of Fifth Street and Ford Street; thence Westwardly along the Northerly side of Ford Street, 19.64 feet more or less, to a point opposite the middle of the partition wall between the house on these premises and house now or late of Ella J. Long; thence Northwestwardly at right angles to Ford Street, the line passing through the middle of the partition wall between the house on these premises and house now or late of the said Ella J. Long, 150 feet to a point, a corner of a 20 feet wide alley; thence along the Southeastly side of said alley, Easterly parallel with Ford Street, 19.65 feet more or less to a point a corner; thence Southeastly parallel with the first line and at right angles with Ford Street, 150 feet to the place of beginning.

BEING the same premises which Donna L. Hamer by Deed dated 4/19/2012 and recorded 4/20/2012 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5833 and Page 419 and Instrument #2012038719, granted and conveyed unto Jessica Hughes.

Parcel Number: 02-00-02188-00-6.

Location of property: 519 Ford Street, Bridgeport, PA 19405.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Cheryl L. Peele as a Co-Administrator of the Estate of Jessica Hughes, Deceased and William J. Hughes as a Co-Administrator of the Estate of Jessica Hughes, Deceased** at the suit of JP Morgan Chase Bank, National Association. Debt: \$131,303.23.

**Leslie J. Rase**, Attorney.

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

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

15-12516

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

BEGINNING at a point on the West side of Franklin Street, distant in a Northerly direction 175 feet and 3 inches from the North West corner of Oak and Franklin Streets; thence along the West side of Franklin Street Northerly 30 feet to line of lot late of Samuel Wentzel, now land of William B. Baker; thence Westerly at right angles to Franklin Street and along the line of said Baker's Lot 140 feet to a 20 feet wide private alley; thence along the East side of said alley 30 feet in a Southerly direction to a point; thence Easterly 140 feet to the place of beginning.

BEING the Northern 20 feet of Lot No. 21 and the Southern 10 feet of Lot No. 20, in a Plan of Lots laid out by Gresh and Swinehart.

BEING the same premises which Robert C. Foxx and Deborah L. Foxx, husband and wife, by Deed dated 7/28/09 and recorded 8/14/09 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5740, Page 1506, granted and conveyed unto Buffy George.

Parcel Number: 16-00-10580-00-6.

Location of property: 467 North Franklin Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Buffy George** at the suit of Selene Finance, L.P. Debt: \$139,967.51.

**Leslie Rase**, Attorney.

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

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

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15-12872

ALL THOSE THREE CERTAIN lots or pieces of ground, with the buildings thereon erected situate in **Upper Moreland Township**, Country of Montgomery, Pennsylvania, being Lots 771, 772 and 0773 on a certain plan of lots recorded at Norristown, Pennsylvania, in Deed Book 636, Page 500 and described together as one lot, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Gilpin Road (50 feet wide) at the distance of 50 feet measured South 42 degrees, 13 minutes, 08 seconds West from the intersection of the Southeasterly side of Gilpin Road and the Southwesterly side of Sheldon Road (50 feet wide; thence extending from said beginning point along line of Lot 770 on said plan, South 147 degrees, 41 minutes East, 125 feet to a point a corner of Lot 783 on said plan; thence along the rear lines of Lots 783, 784, 785 South 42 degrees, 13 minutes, 08 seconds West, 15 feet to a point a corner of Lot 774; thence extending along line of Lot 774 on said plan, North 41 degrees, 41 minutes West, 125 feet to a point on the Southeasterly side of Gilpin Road; thence extending along the Southeasterly side of Gilpin Road, North 42 degrees, 13 minutes, 08 seconds East, 75 feet to the first mentioned point and place of beginning.

BEING the same premises which Roger A. Roberts and Sheila F Roberts, husband and wife by Deed dated 9/10/1991 and recorded 9/17/1991 in Montgomery County in Deed Book 4986, Page 2389 conveyed unto Sheila F. Roberts, in fee.

TITLE TO SAID PREMISES VESTED IN Shelia F. Roberts by Deed from Roger A. Roberts and Sheila F. Roberts, husband and wife dated 07/03/74 and recorded on 07/09/74 in the Montgomery County Recorder of Deeds in/at Deed Book 3958, Page 200.15-12872.

Parcel Number: 59-00-08317-00-3.

Location of property: 17 Gilpin Road, Willow Grove, PA 19090.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Sheila F. Roberts** at the suit of U.S. Bank, N.A., Successor Trustee to LaSalle Bank National Association, on Behalf of the Holders of Bear Stearns Asset Backed Securities I Trust 2006-HE6, Asset-Backed Certificates Series 2006-HE6. Debt: \$413,650.53.

**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.

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15-12888

ALL THAT CERTAIN unit in the property known, named and identified as "Belle Aire" a Condominium located in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act 68, PA C.S. 3101 et seq. by the recording in the Montgomery County Recorder of Deeds of a Certain Declaration and Plan attached thereto recorded in Deed Book 5036, Page 2164, being designated as Unit No. 94 and Plats and Plans for Condominium attached as part of the Declaration of "Belle Aire" a Condominium. First Amendment thereto recorded in Deed Book 5050, Page 1088 and Second Amendment thereto recorded in Deed Book 5137, Page 1563.

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 and re-recorded in Deed Book 5175, Page 2304.

For current title see Deed dated on December 20, 2001.

TITLE TO SAID PREMISES IS VESTED IN Edward E. Straub and Barbara C. Straub, husband and wife by Deed from Barbara C. Straub dated 03/09/07 and recorded on 03/21/07 in the Montgomery County Recorder of Deeds in/at Deed Book 5639, Page 02822.

Parcel Number: 54-00-02873-07-9.

Location of property: 107 Brumley Court, Ambler, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Barbara C. Straub and Edward E. Straub** at the suit of U.S. Bank N.A., as Trustee, on Behalf of the Holders of the J.P. Morgan Mortgage Trust 2007-S2 Mortgage Pass-Through Certificates. Debt: \$404,913.62.

**Robert W. Williams**, Attorney.

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

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

15-13100

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, described to a Certain Plan of a portion of Wedge wood Park for Mason McDowell Corporation made by Damon and Foster, Civil Engineers, dated 1/2/1962 and revised 3/16/1962, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Wedgewood Drive (60 feet wide) said point being the 5 following courses and distances from a point of curve on the Northwesterly side of the proposed widening of Moyers Road (46.50 feet wide): (1) leaving Moyers Road on the arc of a circle curving to the left, having a radius of 15 feet the arc distance of 47.12 feet to a point of tangent on the Southwesterly side of Wedge wood Drive (80 feet wide); (2) North 43 degrees, 33 minutes, 30 seconds West along the Southwesterly side of Wedgewood Drive (80 feet wide), 146.95 feet to a point of curve on the same; (3) on the arc of a circle curving to the left, having a radius of 30 feet the arc distance of 38.33 feet to a point of reverse curve on the Southeasterly side of Wedgewood Drive (60 feet wide); (4) Southwestwardly and Northwestwardly partly along the Southeasterly and partly along the Southwesterly sides of Wedgewood Drive (60 feet wide) on the arc of a circle curving to the right, having a radius of 200 feet the arc distance of 258.04 feet to a point of tangent on the Southwesterly side of same; and (5) North 42 degrees, 50 minutes West along the Southwesterly side of Wedgewood Drive (60 feet wide), 16.50 feet to the point of beginning; thence extending from said point of beginning South 47 degrees, 10 minutes West partly through the party wall between these premises and premises adjoining to the Southeast crossing the bed of a certain 15 feet wide driveway (which extends Southeastwardly connecting with a certain 15 feet wide driveway and sewer easement extending Northeastwardly connecting with another 15 feet wide driveway extending Southeastwardly into Moyers Road and Northwestwardly into Wedgewood Drive), 136.06 feet to a point on the Southwesterly side of the aforesaid first above mentioned driveway; thence extending North 42 degrees, 50 minutes West along the Southwesterly side of the aforesaid first above mentioned 15 feet wide driveway 16.17 feet to a point thence extending North 47 degrees, 10 minutes East recrossing the bed of the aforesaid first above mentioned 15 feet wide driveway partly through a party wall between these premises and premises adjoining to the Northwest, 136.06 feet to a point on the Southwesterly side of Wedgewood Drive (60 feet wide; thence extending South 42 degrees, 50 minutes East along the Southwesterly side of Wedge wood Drive (60 feet wide) 16.17 feet to the first mentioned point and place of beginning.

BEING Lot Number 26.

BEING the same premises which Christopher Betson, by Deed dated July 15, 2011 and recorded July 20, 2011 in Montgomery County in Deed Book 5807, Page 2026 granted and conveyed unto Nancy Anne Kazmierczak, in fee.

Parcel Number: 11-00-18644-00-2.

Location of property: 844 Wedgewood Drive, Lansdale, PA 19446.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **Nancy Ann Kazmierczak** at the suit of Susquehanna Bank. Debt: \$147,410.46.

**Keith Mooney**, Attorney.

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

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

15-13429

ALL THAT CERTAIN lot or piece of ground, being the real estate at 135 Yew Road, Cheltenham Township, Montgomery County, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a certain plan made by Haggerty, Boucher and Hagan, Inc., Engineers dated 11/30/55 and revised 11/14/56 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book B-2, Page 140, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Yew Road (50 feet wide) said point being the 3 following courses and distance from a point of curve on the Southeasterly side of Krewson Lane (50 feet wide): (1) leaving Krewson Lane on the arc of a circle curving to the left having a radius of 0 feet the arc distance of 29.52 feet to a point of reverse curve on the Northeasterly side of Yew Road; (2) Southeastwardly along the Northeasterly side of Yew Road on the arc of a circle curving to the right having a radius of 455 feet the arc distance of 116.39 feet to a point of tangent in the same; (3) South 36 degrees, 59 minutes, 30 seconds East along the Northeasterly side of Yew Road 8.61 feet to the place of beginning; thence extending from said point of beginning North 53 degrees, 00 minutes, 30 seconds East, 169.07 feet to a point; thence extending South 40 degrees, 05 minutes, 04 seconds East, 72.49 feet to a point; thence extending South 53 degrees, 00 minutes, 30 seconds West, 142.96 feet to a point on the Northeasterly side of Yew Road aforesaid; thence extending North 36 degrees, 49 minutes, 30 seconds West along the Northeasterly side of Yew Road 72.00 feet to the first mentioned point and place of beginning.

BEING the same premises which George J. Kelly and Rose Marie A. Kelly, as to any interest she have, by Deed dated 3/11/1999 and recorded 3/24/1999 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5264 and Page 1086, granted and conveyed unto Edward C. Sobel and Ellen W. Sobel, husband and wife.

Parcel Number: 31-00-29884-00-1.

Location of property: 135 Yew Road, Cheltenham, PA 19012.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Edward C. Sobel, Ellen W. Sobel and United States of America, Department of the Treasury - Internal Revenue Service** at the suit of U.S. Bank National Association, as Trustee Relating to Chevy Chase Funding LLC Mortgage Backed Certificates Series 2007-2. Debt: \$386,946.80.

**Leslie J. Rase**, Attorney.

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

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

15-13435

ALL THAT CERTAIN message or tenement and lot or land, situate in the 7th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the Northeasterly line of Rambler Avenue, a corner of land now or late of Paul S. Kulp, and distant 126 feet, 10 inches from the Southeasterly line of Keim Street, as widened; thence Northeasterly along said Kulp's land 101 feet, 10 inches to a 20 feet wide alley; thence along said alley Southeasterly 5 feet to a stake and Easterly 15 feet and 4 inches to a stake a corner of land now or late of William H. Saylor and J. Ralph Saylor; thence along said land Southerly 114 feet to said Rambler Avenue; thence along said Avenue, by a line curving to the right, having a radius of 67 feet a distance of 34 feet, 7 inches to a stake; and continuing along said avenue by a tangent line, Northwestly 23 feetm 2 inches to the place of beginning.

BEING a portion of Lot No. 26 on a plan of lots known as Bellevue Heights.

BEING the same premises which Christine Henke by Deed dated 12/7/2009 and recorded 3/3/2010 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5760, Page 513 granted and conveyed unto Lizabeth Batzel-Destefano and Edward A. Sloan, as Joint Tenants With the Right of Survivorship and not as Tenants in Common.

Parcel Number: 16-00-24320-00-9.

Location of property: 1015 Rambler Avenue, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Lizabeth Batzel-Destefano and Edward A. Sloan** at the suit of Bank of America, N.A. Debt: \$177,023.66.

**Alyk L. Offizian**, Attorney. I.D. #312912

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

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

15-13483

ALL THAT CERTAIN message and lot or piece of land, situate in **Hatfield Township**, County of Montgomery, Commonwealth of PA, known as No. 2621 West Walnut Street, Colmar, bounded and described, as follows, to wit:

BEGINNING at the intersection of the center line of West Walnut Street (40 feet wide) and the center line of Colmar Avenue (40 feet wide); thence in and through the center line of Colmar Avenue South 42-1/2 degrees, East 270.5 feet to a monument, a corner of land now or late of Philadelphia Electric Company; thence along said Electric Company's land North 46 degrees, 10 minutes East, 160.85 feet to a monument, a corner of land now or late of DuBois Lumber and Coal Company; thence along the same, and land now or late of Jacob Crouthamel, North 35-3/4 degrees, West 225.8 feet to a point in the center line of said Walnut Street; thence in and through the center line of West Walnut Street, South 59-3/4 degrees, West 198 feet to the place of beginning.

BEING the same premises which John P. Heckler and Clayton T. Heckler, by Deed dated March 16, 2010 and recorded April 5, 2010 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5762, Page 02918, granted and conveyed unto Michael G. Lee and Kimberly J. Hurley, as Joint Tenants and not as Tenants in Common their assigns the survivor of them and the survivor's Personal Representatives and Assigns.

Parcel Number: 35-00-11101-00-6.

Location of property: 2621 West Walnut Street a/k/a 2621 Walnut Street, Colmar, PA 18915

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Kimberly J. Hurley and Michael G. Lee a/k/a Michael Lee** at the suit of Ocwen Loan Servicing, LLC. Debt: \$198,008.03.

**Andrew J. Marley**, Attorney.

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

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

15-13566

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in **Pottstown Borough**, in the County of Montgomery and Commonwealth of Pennsylvania, more particularly described, as follows:

ALL THAT CERTAIN message and plot of ground beginning at a point in the West side of North Franklin Street 150 feet Southwardly from the Southwest corner of Franklin and Diamond Streets; thence extending Southwardly along the West side of Franklin Street aforesaid 30 feet, more or less to a point; thence extending Westwardly along other lands of the grantors, i.e. Doeblar, 140 feet more or less, to a certain 20 feet wide alley; thence extending Northwardly along the East side of said alley 30 feet, more or less, to a point; thence extending Eastwardly 140 feet, more or less, to the point or place of beginning.

BEING the same premises which Ralph R. Ritter, Jr. and Ingrid Ritter, husband and wife, by Indenture dated 1/18/2005 and recorded 2/1/2005 at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 5542, Page 739 granted and conveyed unto Jason Keyser and Donna M. Keyser, husband and wife.

Parcel Number: 16-00-10748-00-9.

Location of property: 809 North Franklin Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jason Keyser and Donna M. Keyser** at the suit of JP Morgan Chase Bank, National Association s/b/m to Chase Home Finance, LLC. Debt: \$119,593.71.

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

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

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



15-13752

ALL THAT CERTAIN lot, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania being known as Unit 8 of Building G on a certain plan known as The Eagle made by Yerkes Associates, Inc. Bryn Mawr, PA dated 7/15/1975 and last revised 2/18/1976 recorded in the Office for Recording of Deeds in Plan Book A-28, Page 51.

TITLE TO SAID PREMISES IS VESTED IN Paul M. Esposito and Erin E. Esposito, h/w, by Deed from Paul M. Esposito, a married person, spouse not in title, dated 06/16/2008, recorded 07/01/2008 in Book 5698, Page 1228. Parcel Number: 43-00-01342-84-7.

Location of property: 1106 Bayless Place a/k/a 1106 Bayless Place, Building 9, Condominium G-8, Norristown, PA 19403-1437.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul M. Esposito and Erin E. Esposito** at the suit of Wells Fargo Bank, N.A. Debt: \$178,350.78.

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

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

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

15-14097

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

BEGINNING at a point on the Southeasterly side of Forest Avenue (fifty feet wide) said point being the two following courses and distances from a point of curve on the Southwesterly side point being the two following courses and distances from a point of curve on the Southwesterly side of Redwood Lane (fifty feet wide): (1) leaving Redwood Lane on the arc of a circle curving to the left having a radius of twenty feet the arc distance of thirty-one and thirty-four one-hundredths feet to a point of tangent on the Southeasterly side of Forest Avenue; and (2) South forty degrees, thirty-four minutes, thirty seconds West along the Southeasterly side of Forest Avenue fifty-one and sixty-seven one-hundredths feet to the place of beginning.

CONTAINING in front or breadth Southwestwardly along the Southeasterly side of Forest Avenue twenty-six and fifty one-hundredths feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Forest Avenue ninety-one feet to a point on the Northwesterly side of a certain fifteen feet wide driveway. The Northeastly line passes through a party wall between these premises and premises adjoining to the Northeast.

BEING Lot Number 43 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Melissa A. Whitley by Deed from Joseph J. Rodgers (Deceased) and Anne T. Rodgers dated 02/13/2009 recorded 08/11/2009 in Deed Book 5740, Page 00515.

Parcel Number: 13-00-11444-00-9.

Location of property: 808 Forrest Avenue, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Melissa A. Whitley** at the suit of Ocwen Loan Servicing, LLC. Debt: \$110,300.73.

**David Neeren**, Attorney. I.D. #204252

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

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

15-15290

ALL THAT CERTAIN brick message or tenement and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the North side of Beech Street between Hale and Warren Street, being known as 531 Beech Street, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of Beech Street at a distance of 126 feet Eastwardly from the Northeast corner of Hale and Beech Streets, a corner of this and land now or late of Philip Hoffman; thence by the same Eastwardly 18 feet, 07 inches more or less to land now or late of Bernath Berger; thence by the same Northwardly 140 feet to the South side of Spruce Alley; thence by the same Westwardly 18 feet, 07 inches more or less to land now or late of Philip Hoffman; thence by the same Southwardly and through the center or middle of the partition or division wall of the hereby granted brick message and other brick message adjoining on the West 140 feet to Beech Street aforesaid, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carlene LaRosse, unmarried, by Deed from Daniel R. Brunish, dated 06/04/2004, recorded 06/29/2004 in Book 5514, Page 1217.

Parcel Number: 16-00-01652-00-6.

Location of property: 531 Beech Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carlene Larosse** at the suit of Citimortgage, Inc. Debt: \$69,870.61.

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

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

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

15-15298

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, known and described as Lots Nos. 32 and 33 Block C Coleman Terrace Development of Norristown Realty Company a map of which is now on file in the Office for the Recording of Deeds of the County of Montgomery, in Deed Book 857, Page 600, said Lots Nos. 32 and 33 as beginning on the Southwest side of Roberts Street.

CONTAINING in front on said street 40 feet and extending 143.3 feet in length or depth between parallel lines to a 20 feet wide alley.

BOUNDED on the Northeast by Roberts Street on the Southeast by Lot No. 34 on the Southwest by said 20 feet wide alley and on the Northwest by Lot No. 31.

TITLE TO SAID PREMISES IS VESTED IN Lucian Lewandowski, as sole owner, by Deed from Charles A. Mullen, Executor, Estate of Charles J. Mullen a/k/a Charles Joseph Muller, Deceased, Dated 03/23/2007, Recorded 04/13/2007, Book 5642, Page 02521.

Parcel Number: 13-00-32472-00-5.

Location of property: 318 Roberts Street, a/k/a 318 West Roberts Street, Norristown, PA 19401-3046.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lucian A. Lewandowski a/k/a Lucian Lewandowski** at the suit of Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS6. Debt: \$126,506.11.

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

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

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

15-15428

ALL THAT CERTAIN lot or piece of land, with the two story brick messuage or tenement thereon erected, situate in **Conshohocken Borough**, County of Montgomery and State of Pennsylvania, being Lot #25 in Block 1 Plan of Lots laid out by Plymouth Iron Company on Foulke Farm, bounded and described, as follows to, wit:

BEGINNING at a stake on the Easterly side of Foulke Street (now called New Elm Street or West Elm Street) at the distance of 240 feet Northwesterly from Corson Street as laid out by the Plymouth Iron Company (the Northerly corner line of Foulke, now called New Elm Street or West Elm Street, and Corson Street, having since been changed by the cutting therefrom a triangular corner) a corner of Lot 23 on said plan and belonging to Patrick Leary; thence by said lot North 63 degrees, East 100 feet to the rear of lot fronting on Elm Street; thence North 27 degrees, West 20 feet to a stake a corner of Lot 27 now or late of Bridge Moriarity; thence by said lot South 63 degrees, West 100 feet to Foulke Street now called New Elm Street or West Elm Street aforesaid and along the same South 27 degrees, East 20 feet to the place of beginning.

BEING the same premises which Montgomery County Housing Authority by Deed dated December 1, 1997 and recorded in the Montgomery County Recorder of Deed Office on December 4, 1997 in Deed Book 5209, Page 1888, granted and conveyed unto Evelyn Webb.

Parcel Number: 05-00-02552-00-8.

Location of property: 443 West Elm Street, Conshohocken, PA 19428.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Evelyn Webb** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2013-2. Debt: \$118,101.80.

**Leslie J. Rase**, Attorney.

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

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

15-20147

ALL THAT CERTAIN property, situated in **Upper Providence Township**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a Deed dated 04/30/1999 and recorded 05/05/1999, among the land records of the County and State set forth above in Deed Volume 5270 and Page 690.

TITLE TO SAID PREMISES IS VESTED IN Michele S. Gregory by Deed from Michael Haskell and Lisa T. Haskell, husband and wife dated 04/30/1999 recorded 05/05/1999 in Deed Book 5270, Page 690.

Parcel Number: 61-00-01432-00-1.

Location of property: 204 Egypt Road, Mont Clare, PA 19453.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michele Gregory a/k/a Michele S. Gregory a/k/a Michelle Faust a/k/a Michele S. Faust** at the suit of HSBC Bank USA, N.A. Debt: \$170,434.04.

**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.

15-21734

ALL THAT CERTAIN tract of land, situate in **Franconia Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on the plan of subdivision prepared for Garth and Mary Ann Nase by Urwiler & Walter, Inc., dated October 9, 1992, last revised December 9, 1992, bounded and described, as follows, to wit:

BEGINNING at a point a common property corner of Lot #2 of the above mentioned subdivision lands now or late of Samuel D. Frankenfield and lands now or late of Horace and Edith Halteman; thence from said point of beginning extending along lands now or late of Horace and Edith Halteman and Lot #1 of the above mentioned subdivision north sixty-nine degrees, fifteen minutes, no seconds East, two hundred forty-nine and eighteen one-hundredths feet to a point a corner; thence from said point extending along Lot #1 of the above mentioned subdivision the following three (3) courses and distances: (1) North thirty-eight degrees, thirty-six minutes, seven seconds West, one hundred sixteen and sixteen one-hundredths feet to a point a corner; (2) North forty degrees, fifteen minutes, no seconds East, thirty-seven and nine one-hundredths feet to a point a corner; (3) North forty-nine degrees, forty-five minutes, no seconds West, two hundred ninety-five and forty-seven one-hundredths feet to a point on the ultimate right-of-way line of Cherry Lane (twenty-five feet from centerline) a corner; thence from said point extending along said right-of-way line North thirty-nine degrees, thirty-nine minutes, no seconds East, sixty-six and ninety-four one-hundredths feet to a point a corner in line of lands now or late of Charles and Shirley J. Swartz; thence from said point continuing along lands now or late of Charles and Shirley J. Schwartz the following two (2) courses and distances: (1) South forty-nine degrees, forty-five minutes, no seconds East, three hundred forty-nine and seventeen one-hundredths feet to a point a corner; (2) North forty degrees, fifteen minutes, no seconds East, one hundred sixteen and twenty-five one-hundredths feet to a point a corner in line with lands now or late of Charles L. And B. Faye Bolton; thence from said point continuing along lands now or late of Charles L. and B. Faye Bolton and lands now or late of the Heatherfield Development South thirty-nine degrees, fifty-two minutes, no seconds East two hundred four and twelve one-hundredths feet to a point a corner; thence from said point continuing along lands now or late of the Heatherfield Development South thirty-nine degrees, fifty-two minutes, five seconds East, two hundred ten and twenty-nine one-hundredths feet to a point a corner; thence from said point extending along land now or late of Hunter's Green Development South sixty-six degrees, fifty-six minutes, no seconds West, five hundred twenty-three and eighty one-hundredths feet to a point a corner in line with lands now or late of Hunter's Green Development; thence from said point continuing along lands now or late of Hunter's Green Development and lands now or late of Samuel D. Frankenfield North twenty-nine degrees, four minutes, eighteen seconds West, two hundred twenty-two and twenty one-hundredths feet to the point and place of beginning.

CONTAINING three and seven thousand one hundred one ten-thousandths acres of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Craig J. Thompson and Coleen E. Leary, by Deed from Galen L. Nase, dated 09/23/2004, recorded 11/03/2004 in Book 5531, Page 1083.

Parcel Number: 34-00-00733-00-7.

Location of property: 112 East Cherry Lane a/k/a 112 Cherry Lane, Souderton, PA 18964-1907.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Craig J. Thompson and Coleen E. Leary** at the suit of Wells Fargo Bank, N.A. Debt: \$303,217.95.

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

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

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

15-21746

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Salford Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Subdivision Plan of Indian Crest Farms, made by Chambers Associates, Consulting Engineers and Surveyors, dated July 11, 1978, last revised January 28, 1980 and recorded in Plan Book A-39, Page 10, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Indian Crest Drive (50 feet wide), a corner of Lot No. 149 on said plan, which point is measured South 51 degrees, 47 minutes, 25 seconds East, 112.22 feet from a point of tangent herein, which point is measured on the arc of a circle curving to the right having a radius of 175 feet, the arc distance of 78.67 feet from a point of reverse curve therein, which point is measured on the arc of a circle curving to the left having a radius of 10 feet, the arc distance of 12.41 feet from a point of reverse curve therein, which point is measured on the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 157.09 feet from a point of reverse curve therein, which point is measured on the arc of a circle curving to the left having a radius of 10 feet, the arc distance of 12.41 feet from a point of reverse curve therein, which point is measured on the arc of a circle curving to the right having a radius of 175 feet, the arc distance of 78.67 feet from a point of curve therein, which point is measured North 38 degrees, 50 minutes, 43 seconds East, 204.63 feet from a point of tangent therein, 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 of curve on the Northeasterly side of Gruber Road (25 feet from existing center line); thence extending from said beginning point and along Lot No. 149, North 38 degrees, 12 minutes, 35 seconds East, 131.52 feet to a point in line of lands now or late of Carl F. Morgan; thence extending along the same, South 51 degrees, 5 minutes, 30 seconds East, 35 feet to a point, a corner of Lot No. 151 on said plan; thence extending along the same, South 38 degrees, 12 minutes, 35 seconds West, 131.09 feet to a point on the Northeasterly side of Indian Crest Drive, aforesaid; thence extending along the same North 51 degrees, 47 minutes, 25 seconds West, 35 feet to the first mentioned point and place of beginning.

CONTAINING 4,596 square feet.

BEING Lot No. 150 on said plan.

BEING the same premises which Joseph J. Malloy and Maureen E. Malloy, husband and wife, by Deed dated June 28, 1991 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 4980, Page 1122, granted and conveyed unto Diana V. Mollard and Mario Rosa-Martir, in fee.

AND THE SAID Diana V. Mollard has since intermarried and is now known as Diana V. Rosa- Martir.

AND THE SAID Mario Rosa-Martir died on November 14, 2001.

Parcel Number: 50-00-01267-29-4.

Location of property: 453 Indian Crest Drive, Harleysville, Lower Salford Township, PA 19438.

The improvements thereon are: A two-story semi-detached dwelling containing 6 rooms, 3 bedrooms and 1 1/2 baths on a lot size of 4,585 square feet rectangular.

Seized and taken in execution as the property of **Mario Rosa-Martir and Diana V. Mollard n/k/a Diana V. Rosa-Martir, h/w** at the suit of Hatboro Federal Savings. Debt: \$66,642.67.

**Douglas G. Thomas**, Attorney. I.D. #19470

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

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

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15-22096

LAND referred to in this commitment is described as all that certain property, situated in **Norristown Borough**, in the County of Montgomery, and State of Pennsylvania and being described in a Deed dated 06/08/2000 and recorded 06/22/2000 in Book 5320, Page 1886 among the land records of the County and State set forth above, and referenced, as follows:

BEGINNING at a point on the Northeast side of Freedley Street at the distance of one hundred sixty feet Northwestwardly from the North corner of Freedley Street and a twenty feet wide alley laid out parallel to Arch Street being also a corner of Lot No. 80 in the plan hereinafter mentioned; thence along the Northeast side of said Freedley Street Northwestwardly forty feet to a point a corner of Lot No. 63; thence through the middle of the partition wall of this and the adjoining house and by said lot of land Northeastwardly one hundred twenty feet to another twenty feet wide alley; thence along the Southwest side of said alley parallel to said Freedley Street Southeastwardly forty feet to a corner of Lot No. 80 in said plan; and thence along said lot Southwestwardly one hundred twenty feet to the place of beginning.

BEING the same premises which The Petrillo Group, a PA Corporation, by Deed dated June 8, 2000 and recorded June 22, 2000 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5320, Page 1886, granted and conveyed unto Brenda R. Pearson.

Parcel Number: 13-00-12476-00-3.

Location of property: 205 East Freedley Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Brenda R. Pearson** at the suit of Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-2, Asset-Backed Certificates, Series 2007-2 c/o Ocwen Loan Servicing, LLC. Debt: \$159,612.27.

**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.

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15-22348

ALL THOSE TWO CERTAIN lots or pieces of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a certain plan thereof known as Plan of "Evergreen Manor" made by Weir and Thieme, Civil Engineers, dated July 1923 and revised August 1923, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Deed Book 782, Page 600, as one lot, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Elliot Avenue formerly known as Upland Avenue, (40 feet wide), said point being at the distance of 275 feet measured South 47 degrees, 55 minutes East along the Northeasterly side of Elliot Avenue from its point of intersection with the Southeasterly side of Coolidge Avenue (50 feet wide).

CONTAINING in front or breadth Southeastwardly along the Northeasterly side of Elliot Avenue 50 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Elliot Avenue 125 feet.

BEING Lots Nos. 33 and 34, Section No. 7 as shown on the above-mentioned plan.

BEING the same premises which Lawrence W. Cannady and Wilhemina J. Jones, h/w, by Deed dated 7/19/1999 recorded 7/26/1999 in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA, in Deed Book 5280, Page 2132, granted and conveyed to Wilhemina J. Jones, in fee.

Parcel Number: 30-00-18128-00-4.

Location of property: 2619 Elliott Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Rosalyn Curry** at the suit of Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-4 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-4. Debt: \$343,228.04.

**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.

15-22562

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

BEGINNING at a point in the middle line of Glenwood Road at the distance of 242.73 feet North from the North side of Bowman Avenue; thence along the middle line of Glenwood Road North 20 degrees, 43 minutes East, 80.00 feet to a point; thence continuing along the middle line of Glenwood Road, South 69 degrees, 17 minutes West, 122.01 feet to a point; thence South 20 degrees, 43 minutes East, 80.00 feet to a point; thence North 60 degrees, 17 minutes East, 122.01 feet to a place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Scott J. Race and Joanne S. Race, as Tenants by The Entirety by Deed from Amy Hunt dated 04/17/2006 recorded 05/10/2006 in Deed Book 05600, Page 0857.

Parcel Number: 40-00-19572-00-8.

Location of property: 526 Glenwood Road, Merion Station, PA 19066.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joanne S. Race and Scott J. Race** at the suit of U.S. Bank National Association as Trustee for Lehman XS Trust, Series 2006-GP3. Debt: \$503,379.15.

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

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

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

15-24847

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

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

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

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

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

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

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

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

The improvements thereon are: Commercial - Retail, Office, Apartments - Multi-Use.

Seized and taken in execution as the property of **Nineteen GP, LLC** at the suit of Covenant Bank f/k/a MileStone Bank. Debt: \$619,222.65.

**Gretchen M. Santamour**, 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.

#### **To all parties in interest and claimants:**

Notice is hereby given the schedules of distribution by the Sheriff on January 27, 2016 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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## AUDIT LIST

NOTICE  
ORPHANS' COURT DIVISION  
COURT OF COMMON PLEAS  
OF MONTGOMERY COUNTY, PA.  
ONE MONTGOMERY PLAZA

### Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on December 7, 2015, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Stanley R. Ott, Judge will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

### Second and Final Publication

**NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED IN THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:30 a.m.**

1. FORD, ROSEMARY C. - Settlor - November 3 - Stated by George Ford, Trustee. Intervivos Qtip Trust dated January 18, 2007. **FBO George Ford**. T/D
2. GRIMM, RICHARD V. - Whitpain - November 4 - Gregory R. Grimm, Extr.
3. HILL-HUNTER, NAH-JERE - Settlor - November 4 - Stated by BNY Mellon, NA, Trustee. Deed Dated July 7, 2004. **SPECIAL NEEDS TRUST**. T/D
4. KANE, CHARLOTTE B. - November 4 - Stated by Leslie A. Nemirovsky, Agent.
5. KANE, LOUIS - Settlor - November 4 - Stated by Charlotte B. Kane and Leslie A. Nemirovsky, Co-Trustees. "Residuary Trust" dated December 16, 1992, as Amended. T/D
6. KELLER, WAYNE W. - Lower Merion - November 4 - Mimi B. Drake, et al Extrs.
7. KUEHNER, FAYE P. - October 19 - Stated by First Niagara Bank, NA, Successor Co-Trustee and Thomas F. Delaney, Co-Trustee. **FBO Paul Kuehner**. T/W
8. LINDQUIST, ROBERT P. - Springfield - November 3 - Loretta Lindquist, Extr.
9. McLAUGHLIN, CHRISTOPHER G. - Settlor - November 9 - Stated by Michael W. Kwasnik, Trustee. Deed Dated August 12, 2002. **SPECIAL NEEDS TRUST**. T/D
10. ROSS, JANET R. - Lower Merion - October 17 - John J. Bradley, Extr.
11. STOKES, JEANNE M. - Lower Merion - October 29 - James L. Hollinger, Admr. & Admr. Pendente Lite.
12. STOKES, MAE - October 30 - Stated by Margaret Nicholson, Agent.

### RELISTED ACCOUNTS

1. MA, SHI-HON - Whitemarsh - September 12 - Zhen-Mei Wang and Thomas T. Hsu, Successor Co-Extrs.

2. SNITOW, MELVIN W. - Lower Merion - August 5 - Sandra A. Snitow, Extr.

D. Bruce Hanes, Esquire  
Register of Wills &  
Clerk of the Orphans' Court

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## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2015-28758

NOTICE IS HEREBY GIVEN that on November 13, 2015, the Petition of Elias N. Hoch was filed in the above named Court, praying for a Decree to change his name to ELIAS N. MERTZ.

The Court has fixed December 23, 2015, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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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.*

**AG Landscape and Lawn Care** 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.

**John J. Hare, Jr., Esquire**  
2370 York Road, Ste. A-6  
Jamison, PA 18929  
215-343-1320

**DND Development Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Seorabol Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Mark D. Schaffer, Esq.**  
1500 Walnut St., Ste. 2000  
Philadelphia, PA 19102

**Twisters Gymnastics, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Michael J. O'Donoghue, Esquire**  
**Wisler Pearlstine, LLP**  
Blue Bell Executive Campus, Suite 110  
460 Norristown Road  
Blue Bell, PA 19422

## CHARTER APPLICATION NONPROFIT

**422 BUSINESS CENTER CONDOMINIUM ASSOCIATION** has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended, for the purposes as follows: to manage, maintain, care for, preserve and administer a condominium to be known as 422 Business Center Condominium located in Upper Providence Township, Montgomery County, Pennsylvania.

**CARL N. WEINER, Solicitor  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, P.C.**

375 Morris Road, P.O. Box 1479  
Lansdale, PA 19446-0773

Notice is hereby given that **Philadelphia Kids in Care** was incorporated under the Pennsylvania Nonprofit Corporation Law of 1988.

**Zatemy Loftus, LLP**  
Two Bala Plaza, Suite 604  
Bala Cynwyd, PA 19004

## CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 05-28564

**Norristown Municipal Waste Authority,**  
Plaintiff

vs.

**Lakesha N. Williamson,**  
Defendant

Notice is given that the above was named as Defendant in a civil action by plaintiff to recover sewer fees for the years 2004 & prior for property located at 1428 Powell St., Norristown, PA, Tax Parcel No. 13-00-31092-00-8. A Writ of Scire Facias for \$2,007.61 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

### 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

**Portnoff Law Associates, Ltd.**  
P.O. Box 391  
Norristown, PA 19404-0391  
(866) 211-9466

## 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

**AHLBERG, MARY JANE, dec'd.**

Late of Upper Gwynedd Township.  
Executor: RICHARD AHLBERG,  
2 Owl Lane,  
Audubon, PA 19403.

ATTORNEY: JOSEPH J. BALDASSARI,  
FUREY & BALDASSARI, P.C.,  
1043 S. Park Avenue,  
Audubon, PA 19403

**ANUSZKIEWICZ, MARY A., dec'd.**

Late of Douglass Township.  
Executor: DENNIS REEDER,  
197A Congo Niantic Road,  
Barto, PA 19504.  
ATTORNEY: THOMAS D. LEIDY,  
42 E. Third Street,  
Boyertown, PA 19512

**BENDER, MARIE RUTH also known as**

**MARIE BENDER and  
RUTH BENDER, dec'd.**

Late of Lower Gwynedd Township.  
Executor: THOMAS J. BENDER,  
c/o Suzanne M. Hecht, Esquire,  
795 E. Lancaster Avenue, #280,  
Villanova, PA 19085.  
ATTORNEY: SUZANNE M. HECHT,  
HANEY & HECHT,  
795 E. Lancaster Avenue, #280,  
Villanova, PA 19085

**BITTING, STANLEY S., dec'd.**

Late of Upper Hanover Township.  
Executrix: LOIS E. FENSTERMACHER,  
c/o Tomlinson & Gerhart,  
414 Main Street,  
P.O. Box 14,  
East Greenville, PA 18041.  
ATTORNEY: MICHELLE M. FORSELL,  
TOMLINSON & GERHART,  
414 Main Street,  
P.O. Box 14,  
East Greenville, PA 18041

**BRANNAN, NANCY also known as**

**NANCY C. BRANNAN, dec'd.**

Late of Montgomery Township.  
Administrator: ROBERT M. SLUTSKY,  
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

**BREIDENSTEIN, ANNE W. also known as****ANNE BREIDENSTEIN and  
ANNE WOLF BREIDENSTEIN, dec'd.**

Late of Lower Merion Township.

Executors: JOSEPH I. BREIDENSTEIN AND

FRANK J. BONINI,

c/o Thomas J. Burke, Jr., Esquire,

15 Rittenhouse Place,

Ardmore, PA 19003.

ATTORNEY: THOMAS J. BURKE, JR.,

HAWES &amp; BURKE, P.C.,

15 Rittenhouse Place,

Ardmore, PA 19003

**DAVIS, CAROL M. also known as****CAROL ANN DAVIS and  
CAROL DAVIS, dec'd.**

Late of Montgomery Township.

Executrix: KATHLEEN KRIEGER,

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

**DILLMAN, ROBERT E., dec'd.**

Late of Horsham Township.

Executrix: CATHLEEN M. BELL,

61 Woodbine Court,

Horsham, PA 19044.

**ESHMONT, ALICE M., dec'd.**

Late of Borough of Pottstown.

Executrix: MARY C. STOUTT,

980 Crimson Lane,

Pottstown, PA 19464.

**GAFFNEY, JOHN F., dec'd.**

Late of Lower Gwynedd Township.

Executrix: BETH E. GAFFNEY,

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

**GASKINS, JAMES A. also known as****JAMES A. GASKINS, SR. and****JAMES ALBERT GASKINS, dec'd.**

Late of Abington Township.

Executrix: EARLENE F. GASKINS,

c/o George Luskus, Esquire,

745 Yorkway Place,

Jenkintown, PA 19046.

ATTORNEY: GEORGE LUSKUS,

LUSKUS &amp; FUELLEBORN, P.C.,

745 Yorkway Place,

Jenkintown, PA 19046

**HARRIS, BERNICE ANN also known as****BERNICE ANN SCHIRF, dec'd.**

Late of Douglass Township.

Administratrix: DEBBIE HARRIS,

705 Village Green Drive,

Gilbertsville, PA 19525.

**HATTLER, ARTHUR B., dec'd.**

Late of Lower Merion Township.

Executrix: RUTH G. HATTLER,

c/o Jonathan H. Ellis, Esquire,

261 Old York Road, Ste. 200,

Jenkintown, PA 19046.

ATTORNEY: JONATHAN H. ELLIS,

PLOTNICK &amp; ELLIS, P.C.,

261 Old York Road, Ste. 200,

Jenkintown, PA 19046

**HIGGINS, MARY ROBERTA, dec'd.**

Late of Borough of Lansdale.

Executor: OWEN P. HIGGINS, JR.,

c/o F. Craig La Rocca, Esquire,

800 N. Broad Street,

Lansdale, PA 19446.

**HOLLOWAY JR., RICHARD S., dec'd.**

Late of Borough of Trappe.

Administrator: RICHARD S. HOLLOWAY,

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

**JOHNSON, ANDREW also known as****ANDY JOHNSON, dec'd.**

Late of Cheltenham Township.

Executrix: SHARI JOHNSON,

320 Sinkler Road,

Wyncote, PA 19095.

**JOHNSON, ROBERT L., dec'd.**

Late of Borough of Lansdale.

Executrix: KIM JOHNSON,

c/o John H. Filice, Esquire,

Rubin, Glickman, Steinberg &amp; Gifford,

2605 N. Broad Street, P.O. Box 1277,

Lansdale, PA 19446.

ATTORNEY: JOHN H. FILICE,

RUBIN, GLICKMAN, STEINBERG &amp; GIFFORD,

2605 N. Broad Street, P.O. Box 1277,

Lansdale, PA 19446

**JUDSON JR., WILLIAM HADDON also known as****WILLIAM H. JUDSON,****W. H. JUDSON and****WILLIAM H. JUDSON, JR., dec'd.**

Late of Upper Merion Township.

Executrix: AILEEN C. JUDSON,

P.O. Box 228,

Conshohocken, PA 19428.

**KELLY, EUGENE L., dec'd.**

Late of Upper Moreland Township.

Executor: JOHN S. SMITH, CPA,

213 Hurffville Road,

Sewell, NJ 08080.

**KINLAW, WILLIAM BERNARD also known as****W. BERNARD KINLAW, dec'd.**

Late of Lower Gwynedd Township.

Executors: WENDY K. CREAMER AND

WILLIAM B. KINLAW,

c/o Peter T. Commons, Esquire,

6377 Germantown Avenue,

Philadelphia, PA 19144.

ATTORNEY: PETER T. COMMONS,

COMMONS &amp; COMMONS LLP,

6377 Germantown Avenue,

Philadelphia, PA 19144

**LEAHY, JOHN also known as****JACK LEAHY, dec'd.**

Late of Plymouth Township.  
 Administratrix: ADRIENNE MILLER,  
 c/o Vito F. Canuso, Jr., Esquire,  
 The Bellevue, Ste. 440,  
 220 S. Broad Street,  
 Philadelphia, PA 19102.  
 ATTORNEY: VITO F. CANUSO, JR.,  
 The Bellevue, Ste. 440,  
 220 S. Broad Street,  
 Philadelphia, PA 19102

**LEECH-BLACK, SARAH, dec'd.**

Late of Cheltenham Township.  
 Administrator: STEPHEN HARRY LEECH,  
 410 Upland Road,  
 Elkins Park, PA 19027.  
 ATTORNEY: JOHN J. FONASH, III,  
 600 W. Germantown Pike, Ste. 400,  
 Plymouth Meeting, PA 19462-1046

**McALPINE, DOROTHY M., dec'd.**

Late of Borough of Pottstown.  
 Administratrix: RENEE D. McALPINE-HOLMES,  
 c/o Thomas G. Wolpert, Esquire,  
 572 Main Street,  
 Royersford, PA 19468.  
 ATTORNEY: THOMAS G. WOLPERT,  
 WOLPERT SCHREIBER, P.C.,  
 572 Main Street,  
 Royersford, PA 19468

**McKEON, CATHERINE A., dec'd.**

Late of Borough of Norristown.  
 Executor: THOMAS McKEON,  
 1885 Linda Lane,  
 Pottstown, PA 19464.

**MICHELOTTI, RITA R., dec'd.**

Late of Upper Merion Township.  
 Executrices: MICHELE DUNCAN AND  
 MELANIE AQUILINO,  
 c/o Marc L. Davidson, Esquire,  
 Radnor Station Two, Ste. 110,  
 290 King of Prussia Road,  
 Radnor, PA 19087.  
 ATTORNEY: MARC L. DAVIDSON,  
 LAW OFFICES OF MARC L. DAVIDSON, LLC,  
 Radnor Station Two, Ste. 110,  
 290 King of Prussia Road,  
 Radnor, PA 19087

**MYERS, JOHN R. also known as****JOHN RUSSELL MYERS, dec'd.**

Late of Borough of Pottstown.  
 Administratrix: EVELYN M. GEPHART,  
 363 Evergreen Road,  
 Pottstown, PA 19464.  
 ATTORNEY: JOHN A. KOURY, JR.,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**NORRIS, PAUL S. also known as****PAUL STETSON NORRIS and  
PAUL NORRIS, dec'd.**

Late of Abington Township.  
 Executor: PAUL L. FELDMAN,  
 820 Homestead Road,  
 Jenkintown, PA 19046.  
 ATTORNEY: PAUL L. FELDMAN,  
 FELDMAN & FELDMAN, LLP,  
 820 Homestead Road,  
 Jenkintown, PA 19046

**RITROVATO, ANTOINETTE, dec'd.**

Late of Borough of Bridgeport.  
 Executor: EDWARD L. WOYDEN, JR.,  
 210 Claber Avenue,  
 Collegeville, PA 19426.  
 ATTORNEY: GREGORY P. DiPIPPA,  
 PIZONKA, REILLEY, BELLO & McGRORY, P.C.,  
 144 East DeKalb Pike, Suite 300,  
 King of Prussia, PA 19406

**ROSENBLUM, ZINA D., dec'd.**

Late of Borough of Souderton.  
 Executor: BETH ARONSON,  
 c/o Whitney Patience O'Reilly, Esquire,  
 Unruh, Turner, Burke & Frees, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460.  
 ATTORNEY: WHITNEY PATIENCE O'REILLY,  
 UNRUH, TURNER, BURKE & FREES, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460

**SCHAUER, LORRAINE R., dec'd.**

Late of Limerick Township.  
 Executor: BRAND H. SCHAUER.  
 ATTORNEY: ROWAN KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES, LLP,  
 376 E. Main Street,  
 Collegeville, PA 19426,  
 610-489-6170

**SPILNER, ALLAN J. also known as****ALLAN SPILNER, dec'd.**

Late of Lower Merion Township.  
 Executrix: MARILYN J. DOMBROSKI,  
 9012 Germantown Avenue,  
 Philadelphia, PA 19118.  
 ATTORNEY: C. SUZANNE BUECHNER,  
 789 E. Lancaster Ave., Ste. 220,  
 Villanova, PA 19085

**STAVRIDES, WILLIAM C. also known as****WILLIAM STAVRIDES, dec'd.**

Late of Lower Providence Township.  
 Co-Executors: PAUL W. STAVRIDES AND  
 WENDY S. HUPP,  
 c/o Charles S. Frazier, Esquire,  
 Frazier & Roberts,  
 337 West Lancaster Avenue,  
 P.O. Box 527,  
 Wayne, PA 19087.  
 ATTORNEY: CHARLES S. FRAZIER,  
 FRAZIER & ROBERTS,  
 337 West Lancaster Avenue,  
 P.O. Box 527,  
 Wayne, PA 19087

**TEATS II, KENNETH FREDERICK, dec'd.**

Late of Perkiomen Township.  
 Administratrix: LAURA E. TALONE,  
 1016 Thrush Lane,  
 Audubon, PA 19403.  
 ATTORNEY: ADAM L. FERNANDEZ,  
 WISLER PEARLSTINE, LLP,  
 460 Norristown Road, Ste. 100,  
 Blue Bell, PA 19422-2323

**TRUNK, KATHERINE J., dec'd.**

Late of Borough of Lansdale.  
 Administratrix: JUDITH M. VINEY,  
 1918 Eva Drive,  
 Lansdale, PA 19446.

**Second Publication****AXELROD, BART J. also known as****BARTON J. AXELROD, dec'd.**

Late of Lower Merion Township.  
 Executrix: CHARNA O. AXELROD,  
 c/o Michael H. Krekstein, Esquire,  
 Ten Penn Center, Ste. 1100,  
 1801 Market St.,  
 Philadelphia, PA 19103.

ATTORNEY: MICHAEL H. KREKSTEIN,  
 FINEMAN KREKSTEIN & HARRIS,  
 Ten Penn Center, Ste. 1100,  
 1801 Market St.,  
 Philadelphia, PA 19103

**BLACK, BONNIE MAE also known as****BONNIE BLACK, dec'd.**

Late of Horsham Township.  
 Administrator C.T.A.: JOHN G. YOUNGLOVE,  
 25 West Moreland Avenue,  
 Hatboro, PA 19040.  
 ATTORNEY: JOHN G. YOUNGLOVE,  
 25 West Moreland Avenue,  
 Hatboro, PA 19040

**BONAN, PATRICIA C. also known as****PATRICIA CREED BONAN, dec'd.**

Late of Lower Merion Township.  
 Executrix: BARBARA B. ZULICK,  
 27 E. Airy St.,  
 Norristown, PA 19401.  
 ATTORNEY: JOHN A. TERRILL, II,  
 KATIE S. GALEONE,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 100 Four Falls, Ste. 300,  
 West Conshohocken, PA 19428-2950

**BREY, BLANCHE, dec'd.**

Late of Upper Providence Township.  
 Executor: CLIFFORD MACK,  
 c/o 1007 W. Broad Street,  
 Quakertown, PA 18951.  
 ATTORNEY: JAMES M. SCHILDT,  
 WILLIAMS and SCHILDT, PC,  
 1007 West Broad Street,  
 Quakertown, PA 18951

**BULL, JEAN E., dec'd.**

Late of Upper Frederick Township.  
 Executors: ROBERT P. BULL AND  
 LINDA DEVENY,  
 c/o Michael S. Connor, Esquire,  
 644 Germantown Pike, Ste. 2-C,  
 Lafayette Hill, PA 19444.  
 ATTORNEY: MICHAEL S. CONNOR,  
 LAW OFFICE OF MICHAEL S. CONNOR, LLC,  
 644 Germantown Pike, Ste. 2-C,  
 Lafayette Hill, PA 19444

**BUSCH, FRANK, dec'd.**

Late of Abington Township.  
 Executor: EDWARD A. BUSCH,  
 233 Mankin Avenue,  
 Huntingdon Valley, PA 19006-8707.

**COHEN, JACK also known as****JACK S. COHEN, dec'd.**

Late of Cheltenham Township.  
 Administratrix CTA: ANDREA COHEN,  
 c/o Jonathan H. Ellis, Esquire,  
 261 Old York Rd., Ste. 200,  
 Jenkintown, PA 19046.  
 ATTORNEY: JONATHAN H. ELLIS,  
 PLOTNICK & ELLIS, P.C.,  
 261 Old York Rd., Ste. 200,  
 Jenkintown, PA 19046

**COHEN, TODD, dec'd.**

Late of Upper Dublin Township.  
 Executrix: ANDREA COHEN,  
 c/o Jonathan H. Ellis, Esquire,  
 261 Old York Rd., Ste. 200,  
 Jenkintown, PA 19046.  
 ATTORNEY: JONATHAN H. ELLIS,  
 PLOTNICK & ELLIS, P.C.,  
 261 Old York Rd., Ste. 200,  
 Jenkintown, PA 19046

**CROUSE, MARTHA POWELL also known as****MARTHA ANNE CROUSE, dec'd.**

Late of Limerick Township.  
 Co-Executors: REBECCA A. LAFFERTY AND  
 DANIEL P. LAFFERTY,  
 927 Hickory Grove Drive,  
 Limerick, PA 19468.

**DAMIANI, MICHAEL W., dec'd.**

Late of Plymouth Township.  
 Executrix: MARY ALICE STOLTE,  
 c/o John R. Lolio, Jr., Esquire,  
 308 Harper Dr., Ste. 200,  
 Moorestown, NJ 08057.  
 ATTORNEY: JOHN R. LOLIO, JR.,  
 SHERMAN, SILVERSTEIN, KOHL, ROSE &  
 PODOLSKY, P.A.,  
 308 Harper Dr., Ste. 200,  
 Moorestown, NJ 08057

**DeMAIO, YOLANDA, dec'd.**

Late of Borough of Pottstown.  
 Administrator cta: PAMELA W. BLUMER,  
 P.O. Box 2174,  
 Sinking Spring, PA 19608.  
 ATTORNEY: VICTORIA GALLEN SCHUTT,  
 ROLAND STOCK, LLC,  
 627 North Fourth Street,  
 P.O. Box 902,  
 Reading, PA 19603

**DiMATTEO, DINA, dec'd.**

Late of West Pottsgrove Township.  
 Executrix: GINA POSTELL,  
 103 Guldin Road,  
 Douglassville, PA 19518.  
 ATTORNEY: EDWARD A. SKYPALA,  
 224 King Street,  
 Pottstown, PA 19464

**FEATHER, MICHAEL, dec'd.**

Late of West Norriton Township.  
 Executor: RICHARD FEATHER,  
 c/o Jacqueline J. Shafer, Esquire,  
 21 E. Lincoln Ave., Ste. 120,  
 Hatfield, PA 19440.  
 ATTORNEY: JACQUELINE J. SHAFER,  
 SHAFER ELDER LAW,  
 21 E. Lincoln Ave., Ste. 120,  
 Hatfield, PA 19440

**FLY, SARA E. also known as****BETTY C. FLY, dec'd.**

Late of Hatfield Township.  
 Executor: LARRY S. FLY,  
 320 Washington Avenue,  
 Souderton, PA 18964.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street, P.O. Box 64769,  
 Souderton, PA 18964



**GAYDOS III, MICHAEL EDWARD, dec'd.**

Late of Borough of Lansdale.  
 Executrix: GLADYS R. GAYDOS,  
 505 BraeBurn Ter.,  
 Lansdale, PA 19446.

**HOLGATE, KATHRYN L. also known as KATHRYN LAUER HOLGATE and KATHRYN HOLGATE, dec'd.**

Late of Lower Moreland Township.  
 Executor: HENRY R. HOLGATE, II,  
 c/o McLafferty & Kroberger, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038.  
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,  
 McLAFFERTY & KROBERGER, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038

**KING, LAUREL M., dec'd.**

Late of Borough of Pottstown.  
 Executrix: BARBARA M. KING,  
 c/o Jessica R. Grater, Esquire,  
 Wolf, Baldwin & Assoc.,  
 P.O. Box 444,  
 Pottstown, PA 19464.

**KLEIN, JULES ROBERT also known as**

**J. ROBERT KLEIN,  
 ROBERT KLEIN and  
 ROBERT J. KLEIN, dec'd.**  
 Late of Horsham Township.  
 Executor: ALAN V. KLEIN,  
 4027 Kottler Drive,  
 Lafayette Hill, PA 19444.

**KRIEBEL, ELLA LOUISE also known as E. LOUISE KRIEBEL, dec'd.**

Late of Lower Pottsgrove Township.  
 Executrix: PATRICE J. FINK,  
 1612 Green House Court,  
 Quakertown, PA 18951.

**LACEK, ELIZABETH V. also known as ELIZABETH F. LACEK and ELIZABETH LACEK, dec'd.**

Late of Upper Merion Township.  
 Executor: JOSEPH A. LACEK, III,  
 c/o 105 Sibley Avenue,  
 Ardmore, PA 19003-2311.  
 ATTORNEY: GEORGE J. TREMBETH, III,  
 103 Sibley Avenue,  
 Ardmore, PA 19003-2311

**MALLOY, DEBORAH E., dec'd.**

Late of Limerick Township.  
 Executor: WILLIAM J. MALLOY,  
 104 Muirfield Drive,  
 Royersford, PA 19468.  
 ATTORNEY: GARY P. LEWIS,  
 67 S. Lewis Road, Suite 2,  
 Royersford, PA 19468

**MARTIN, NANCY S. also known as NANCY MARTIN, dec'd.**

Late of Lower Merion Township.  
 Executrix: MICHELE L. MILLER,  
 263 Henley Rd.,  
 Wynnwood, PA 19096.  
 ATTORNEY: MARIA A. DARPINO,  
 LEVANDOWSKI & DARPINO, LLC,  
 17 Mifflin Ave., Ste. 202,  
 Havertown, PA 19083

**MAUGER, L. STANLEY also known as LEE STANLEY MAUGER, dec'd.**

Late of Lower Pottsgrove Township.  
 Co-Executors: LEE F. MAUGER,  
 475 Red Corner Road,  
 Douglassville, PA 19518,  
 SUSAN M. RUDY,  
 2513 Cromwell Dr.,  
 Wyomissing, PA 19610.  
 ATTORNEY: LEE F. MAUGER,  
 MAUGER & METER,  
 240 King Street,  
 P.O. Box 698,  
 Pottstown, PA 19464

**McGUIGAN, ROBERT, dec'd.**

Late of Upper Frederick Township.  
 Executor: UNIVEST BANK AND TRUST CO.,  
 14 N. Main Street,  
 P.O. Box 64197,  
 Souderton, PA 18964.  
 ATTORNEY: JEFFREY K. LANDIS,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**McKEEVER, DONALD F., dec'd.**

Late of Borough of Ambler.  
 Executrix: DONNA L. BLANCHARD,  
 8 Tigers Court,  
 Mercerville, NJ 08619.  
 ATTORNEY: MICHAEL S. CONNOR,  
 LAW OFFICE OF MICHAEL S. CONNOR, LLC,  
 644 Germantown Pike, Ste. 2-C,  
 Lafayette Hill, PA 19444

**MORRIS, ROBERT D., dec'd.**

Late of Upper Merion Township.  
 Executor: ROBERT S. MORRIS,  
 c/o Jennifer A. Kosteva, Esquire,  
 100 Four Falls, Ste. 300,  
 West Conshohocken, PA 19428-2950.  
 ATTORNEY: JENNIFER A. KOSTEVA,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 100 Four Falls, Ste. 300,  
 West Conshohocken, PA 19428-2950

**NGUYEN, JOSEPH T. also known as THANG NGUYEN, dec'd.**

Late of Borough of Lansdale.  
 Executrix: JEANNE TRAN,  
 109 Preston Drive,  
 North Wales, PA 19454.  
 ATTORNEY: J. OLIVER GINGRICH,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**PANACCIO, STELLA A. also known as STELLA PANACCIO, dec'd.**

Late of Upper Merion Township.  
 Executrix: CHRISTINE P. CIPOLLONE,  
 475 Michele Drive,  
 West Chester, PA 19380.

**QUIGLEY, MARY A., dec'd.**

Late of Abington Township.  
 Executor: JAMES F. QUIGLEY, III,  
 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

**RODGERS, CHRISTINE L., dec'd.**

Late of Hatfield Township.  
 Executor: JOSEPH J. EBLE,  
 c/o John J. McAneney, Esquire,  
 400 Maryland Dr., P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: JOHN J. McANENEY,  
 TIMONEY KNOX, LLP,  
 400 Maryland Dr., P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**SAKAL, DOLORES A., dec'd.**

Late of Limerick Township.  
 Executrix: SANDRA L. ALLISON,  
 549 Green Street,  
 Royersford, PA 19468.  
 ATTORNEY: DAVID A. MEGAY,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**SCHANKIN, SHIRLEY also known as  
SHIRLEY A. SCHANKIN, dec'd.**

Late of Skippack Township.  
 Executrix: DIANE L. SCHANKIN,  
 40180 Wilderness Lodge Road,  
 Branscomb, CA 95417.  
 ATTORNEY: KATHLEEN M. MARTIN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**SCHEIP, ANNE M., dec'd.**

Late of Borough of Souderton.  
 Executrix: LAURIE A. NOWAKOWSKI,  
 513 West 5th Street,  
 Pennsburg, PA 18073.  
 ATTORNEY: CAROL M. LAUCHMEN,  
 CAROL M. LAUCHMEN, P.C.,  
 388 Main Street,  
 Harleysville, PA 19438

**SHANER, PAUL M., dec'd.**

Late of Douglass Township.  
 Co-Executors: PHYLLIS A. ZERR AND  
 RANDY A. SHANER,  
 c/o E. Kenneth Nyce Law Office, LLC,  
 105 East Philadelphia Avenue,  
 Boyertown, PA 19512.  
 ATTORNEY: NICOLE C. MANLEY,  
 E. KENNETH NYCE LAW OFFICE,  
 105 East Philadelphia Avenue,  
 Boyertown, PA 19512

**SMITH, RUTH E. also known as  
RUTH SMITH, dec'd.**

Late of Lower Providence Township.  
 Executrix: MICHELE ANN SMITH,  
 c/o Thomas J. Burke, Jr., Esquire,  
 15 Rittenhouse Place,  
 Ardmore, PA 19003.  
 ATTORNEY: THOMAS J. BURKE, JR.,  
 HAWS & BURKE, P.C.,  
 15 Rittenhouse Place,  
 Ardmore, PA 19003

**SONDERSCHAFER, NANCY M., dec'd.**

Late of Horsham Township.  
 Executor: ALICE M. TANNER,  
 167 Briar Ridge Drive,  
 Waynesboro, PA 17628.  
 ATTORNEY: DAVID P. GRAU,  
 911 N. Easton Road,  
 P.O. Box 209,  
 Willow Grove, PA 19090

**STRAWBRIDGE, MIRIAM L., dec'd.**

Late of Harleysville, PA.  
 Executor: DREW PATRICK STRAWBRIDGE,  
 c/o Tomlinson & Gerhart,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: MICHELLE M. FORSELL,  
 TOMLINSON & GERHART,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041

**TSOKAS, CHRIS also known as  
CHRIS L. TSOKAS, dec'd.**

Late of Upper Merion Township.  
 Executrix: IRENE TSOKAS,  
 c/o Nikolaos I. Tsouros, Esquire,  
 Valley Forge Square II, Ste. 105  
 661 Moore Rd.,  
 King of Prussia, PA 19406.  
 ATTORNEY: NIKOLAOS I. TSOUROUS,  
 LAW OFFICES OF WENDY F. BLECZINSKI, ESQ.,  
 Valley Forge Square II, Ste. 105  
 661 Moore Rd.,  
 King of Prussia, PA 19406

**TSUEI, CHING TAN, dec'd.**

Late of Towamencin Township.  
 Administratrix: SIU LE TSUEI,  
 926 Woodlawn Drive,  
 Lansdale, PA 19446.  
 ATTORNEY: JANE E. McNERNEY,  
 22 W. Second Street,  
 Media, PA 19063

**WATERS, JOHN M., dec'd.**

Late of Lower Providence Township.  
 Executor: SEAN M. WATERS,  
 8 Aberdeen Terrace,  
 Wayne, PA 19087.  
 ATTORNEY: KENNETH C. TAYLOR,  
 PIERCE, CANIGILA & TAYLOR,  
 125 Strafford Ave., Ste. 110,  
 P.O. Box 312,  
 Wayne, PA 19087

**Third and Final Publication****ARDREY, CATHERINE M., dec'd.**

Late of Upper Frederick Township.  
 Executor: JAMES T. PALMER AND  
 JOHN C. PALMER,  
 c/o Leonard M. Mellon, Esquire,  
 151 S. 7th Street,  
 Easton, PA 18042.

**BARRETT, LUCILLE also known as  
LUCILLE B. BARRETT, dec'd.**

Late of Abington Township.  
 Executrix: SARAH B. BARRETT,  
 c/o Susan L. Fox, Esquire,  
 261 Old York Road, Ste. 200,  
 Jenkintown, PA 19046.  
 ATTORNEY: SUSAN L. FOX,  
 PLOTNICK & ELLIS, P.C.,  
 261 Old York Rd., Ste. 200,  
 Jenkintown, PA 19046

**CARSON, PATRICIA N., dec'd.**

Late of Upper Merion Township.  
 Executor: JAMES P. CARSON,  
 980 Nutton Court,  
 King of Prussia, PA 19406.

**DESSLER, LUCILLE A., dec'd.**

Late of Huntingdon Valley, PA.  
 Executor: FRANCIS M. DESSLER,  
 8633 La Mesa Blvd., #57,  
 La Mesa, CA 91942.  
 ATTORNEY: SCOTT A. PETRI,  
 BEGLEY, CARLIN, MANDIO, LLP,  
 680 Middletown Boulevard,  
 Langhorne, PA 19047

**DEWAR, MARY EMILY also known as****MARY E. DEWAR, dec'd.**

Late of Towamencin Township.  
 Co-Executors: HARRY E. BETTIN AND  
 LINDA R. BORNEMAN,  
 549 Colonial Avenue,  
 Souderton, PA 18964.

**DIVINE, NAPOLEON LIVINGSTON, dec'd.**

Late of Cheltenham Township.  
 Administrator: ANITA A. DIVINE,  
 308 Old Farm Road,  
 Wyncote, PA 19095.

**DOWNNEY, COLEEN M., dec'd.**

Late of Whitemarsh Township.  
 Executor: JOSEPH J. DOWNNEY, JR.,  
 c/o Elaine T. Yandrisevits, Esquire,  
 30 Cassatt Avenue,  
 Berwyn, PA 19312.  
 ATTORNEY: ELAINE T. YANDRISEVITS,  
 McANDREWS LAW OFFICES, P.C.,  
 30 Cassatt Avenue,  
 Berwyn, PA 19312

**DRAIN, BEVERLY J., dec'd.**

Late of Borough of Ambler.  
 Executrix: JUDITH STRIPAY,  
 c/o Paul E. Bomze, Esquire,  
 One Liberty Place, 46th Fl.,  
 1650 Market Street,  
 Philadelphia, PA 19103.  
 ATTORNEY: PAUL E. BOMZE,  
 KLEINBARD LLC,  
 One Liberty Place, 46th Fl.,  
 1650 Market Street,  
 Philadelphia, PA 19103

**FENDERSON, JEAN L., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: GLENN E. BECKER,  
 c/o Clemm and Associates, LLC,  
 527 Plymouth Road, Suite 414,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: MARK C. CLEMM,  
 CLEMM AND ASSOCIATES, LLC,  
 527 Plymouth Road, Suite 414,  
 Plymouth Meeting, PA 19462

**FREDERICK, RICHARD H. also known as****RICHARD FREDERICK, dec'd.**

Late of Franconia Township.  
 Executrix: SHAWN M. WARMKESSEL,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Pkwy., Ste. 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Pkwy., Ste. 200,  
 Lansdale, PA 19446

**GAHLER, ERICH, dec'd.**

Late of Upper Pottsgrove Township.  
 Administratrix: SOPHIE GAHLER,  
 520 Mock Road,  
 Pottstown, PA 19464.

**GOREN, MORTON, dec'd.**

Late of Lower Providence Township.  
 Executrix: PAMELA YOHLIN,  
 c/o Joseph M. Yohlin, Esquire,  
 1086 Penllyn-Blue Bell Pike,  
 Blue Bell, PA 19422.  
 ATTORNEY: JOSEPH M. YOHLIN,  
 1086 Penllyn-Blue Bell Pike,  
 Blue Bell, PA 19422

**HOFFMAN, DOLORES, dec'd.**

Late of Upper Merion Township.  
 Executrix: PATRICIA HOFFMAN,  
 225 Lawndale Avenue,  
 King of Prussia, PA 19406.  
 ATTORNEY: THOMAS M. KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES, LLP,  
 376 E. Main Street,  
 Collegeville, PA 19426,  
 610-489-6170

**HOLLOWELL, GLORIA N. also known as  
GLORIA NOBLE HOLLOWELL, dec'd.**

Late of Whitpain Township.  
 Executrix: MARY H. KURTZ,  
 4900 Camino Demonte NE,  
 Albuquerque, NM 87111.  
 ATTORNEY: GUY F. MATTHEWS,  
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
 SLOANE, MATTHEWS & AUSLANDER, P.C.,  
 344 W. Front Street,  
 Media, PA 19063

**LOEB, ARTHUR PRICE also known as  
ARTHUR P. LOEB, dec'd.**

Late of Abington Township.  
 Executors: JONATHAN E. LOEB AND  
 NINA L. CULLEN,  
 c/o Paul L. Feldman, Esquire,  
 820 Homestead Road,  
 Jenkintown, PA 19046.  
 ATTORNEY: PAUL L. FELDMAN,  
 FELDMAN & FELDMAN,  
 820 Homestead Road,  
 Jenkintown, PA 19046

**LONG, KENT G., dec'd.**

Late of Harleysville, PA.  
 Executrix: KIMBERLY LONG,  
 c/o F. Craig La Rocca, Esquire,  
 800 N. Broad Street,  
 Lansdale, PA 19446.

**LOVITZ, BURTON A., dec'd.**

Late of Upper Merion Township.  
 Executor: BRAD L. LOVITZ,  
 103 Pennsylvania Avenue,  
 Havertown, PA 19083.  
 ATTORNEY: ROBERT CLOFINE,  
 340 Pine Grove Commons,  
 York, PA 17403-5193

**LYNN, LORE MARIA also known as  
LORE LYNN, dec'd.**

Late of Upper Gwynedd Township.  
 Executors: STEPHEN W. LYNN AND  
 KENNETH J. LYNN,  
 809 Sullivan Drive,  
 Lansdale, PA 19446.

**MASTROIANNI, ELAINE C.P. also known as****ELAINE PIERSON MASTROIANNI and  
ELAINE MASTROIANNI, dec'd.**

Late of Lower Merion Township.

Executor: THE GLENMEDE TRUST COMPANY, N.A.,

Attn.: Isabel M. Albuquerque,

1650 Market St., Ste. 1200,

Philadelphia, PA 19103-7391.

ATTORNEY: RALPH N. TEETERS,

TEETERS, HARVEY, MARRONE &amp; KAIER, LLP,

1835 Market St.,

Philadelphia, PA 19103

**McGINLEY, ELEANOR J., dec'd.**

Late of Abington Township.

Administrators: JOSEPH P. McGOWAN AND

JOANNE C. McKEE,

6221 Rising Sun Ave.,

Philadelphia, PA 19111.

ATTORNEY: JOSEPH P. McGOWAN,

STEWART and McGOWAN,

6221 Rising Sun Ave.,

Philadelphia, PA 19111

**McQUILLAN, SARAH L., dec'd.**

Late of Lower Providence Township.

Executor: SCOTT McQUILLAN,

106 Landis Creek Lane,

Limerick, PA 19468.

**MEANS JR., JOHN GREIR also known as****JOHN G. MEANS, JR., dec'd.**

Late of Worcester Township.

Executor: JOHN G. MEANS, III,

179 Timber Ridge Rd.,

Hummelstown, PA 17036.

ATTORNEY: ADAM L. FERNANDEZ,

WISLER PEARLSTINE, LLP,

460 Norristown Road, Ste. 110,

Blue Bell, PA 19422

**MILLER, PAUL B., dec'd.**

Late of Franconia Township.

Executrix: JUDITH A. STEFANO,

221 S. Pine Street,

Elverson, PA 19520.

ATTORNEY: JAMES D. SCHEFFEY,

1129 East High Street,

P.O. Box 776,

Pottstown, PA 19464-0776

**O'LEARY, THOMAS E., dec'd.**

Late of Upper Gwynedd Township.

Executrix: BARBARA WETHERILL,

6331 Twin Pines Road,

Helena, MT 59601.

ATTORNEY: DAVID A. PECKMAN,

29 Mainland Road,

Harleysville, PA 19438

**POWELL JR., ELLWOOD MELVIN "BUD", dec'd.**

Late of Upper Merion Township.

Executrix: NANCY POWELL-DALEY,

c/o Michael Creedon, Esquire,

Creedon &amp; Feliciani, PC,

29 E. Marshall St.,

Norristown, PA 19401.

ATTORNEY: MICHAEL CREEDON,

CREEDON &amp; FELICIANI, PC,

29 E. Marshall St.,

Norristown, PA 19401

**REED, PEARL J., dec'd.**

Late of Montgomery County, PA.

Executrix: WENDY LYNN REED.

ATTORNEY: CHRISTOPHER H. MEINZER,

516 Main Street,

Pennsburg, PA 18073,

215-679-4554

**RENNER, ALLEN M., dec'd.**

Late of Borough of Ambler.

Executor: GEORGE A. RENNER,

c/o Law Offices of Michelle C. Berk, Esquire,

400 Maryland Dr., Ste. 200,

Fort Washington, PA 19034,

215-793-4800.

**RICHTER, PAULINE WILLIMAN, dec'd.**

Late of Towamencin Township.

Co-Executors: GLENN S. WILLIMAN,

2451 Settlers St.,

Charleston, SC 29492,

VICTORIA W. GEBB,

857 Pines Lake Dr. West,

Wayne, NJ 07470.

ATTORNEY: DOUGLAS M. JOHNSON,

BUSCHMAN &amp; JOHNSON,

228 North Main Street,

Souderton, PA 18964

**RUEDA SR., RICHARD S. also known as****RICHARD S. RUEDA and****RICHARD RUEDA, dec'd.**

Late of Lower Merion Township.

Executrix: ROSELIE M. RUEDA,

c/o April Charleston, Esquire,

60 W. Boot Rd., Ste. 201,

West Chester, PA 19380.

ATTORNEY: APRIL CHARLESTON,

THE CHARLESTON FIRM,

60 W. Boot Rd., Ste. 201,

West Chester, PA 19380

**STAPLES, DOROTHY JANE, dec'd.**

Late of Borough of Hatboro.

Executor: ALVIN A. CLAY, III,

309 York Road, Ste. 215,

Jenkintown, PA 19046.

**TYRPIN, JOSEPHINE, dec'd.**

Late of Lower Providence Township.

Executrix: EILEEN M. DILWORTH,

2825 Eagleville Road,

Norristown, PA 19403.

**VELEZ, CARLOS ROBERTO also known as****CARLOS VELEZ, dec'd.**

Late of Upper Frederick Township.

Administrators: CARLOS VELEZ,

334 Porter St.,

Easton, PA 18042,

LATOYA BRYSON,

221 Oak St.,

Williamstown, NJ 08094.

ATTORNEY: KATHLEEN A. MALOLES,

SOLOMON &amp; BERSCHLER, P.C.,

522 Swede St.,

Norristown, PA 19401

**WIANT, DELORES M., dec'd.**

Late of Upper Merion Township.

Executor: KEVIN H. WIANT,

102 Main Street, #4,

Charlestown, MA 02129.

ATTORNEY: GUY F. MATTHEWS,

ECKELL, SPARKS, LEVY, AUERBACH, MONTE,

SLOANE, MATTHEWS &amp; AUSLANDER, P.C.,

344 W. Front Street,

P.O. Box 319,

Media, PA 19063

**WILLIAMS, ROGER, dec'd.**

Late of Lower Merion Township.  
 Executrix: JOAN B. WILLIAMS,  
 c/o Michael C. McBratnie, Esquire,  
 P.O. Box 673,  
 Exton, PA 19341.

ATTORNEY: MICHAEL C. McBRATNIE,  
 FOX ROTHSCHILD LLP,  
 P.O. Box 673,  
 Exton, PA 19341

**WILSON, WILLIAM H., dec'd.**

Late of Plymouth Township.  
 Executrix: JULIE M. WILSON,  
 c/o Leslie K. Heffernen, Esquire,  
 Heffernen Law PC,  
 600 West Germantown Pike, Suite 400,  
 Plymouth Meeting, PA 19462.

ATTORNEY: LESLIE K. HEFFERNEN,  
 HEFFERNEN LAW P.C.,  
 600 W. Germantown Pike, Suite 400,  
 Plymouth Meeting, PA 19462

**YOUCHA, SHARON, dec'd.**

Late of Lower Merion Township.  
 Executor: JOSEPH YOUCHA,  
 c/o Joan Agran, Esquire,  
 Radnor Court, Ste. 160,  
 259 N. Radnor Chester Rd.,  
 Radnor, PA 19087.

ATTORNEY: JOAN AGRAN,  
 McCausland, Keen & Buckman,  
 Radnor Court, Ste. 160,  
 259 N. Radnor Chester Rd.,  
 Radnor, PA 19087

**FICTITIOUS NAME**

*Notice is Hereby Given pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style or designation of*

**Robbye's Gentle Groomers, Inc.** with its principal place of business at 319 Norristown Road, Suite B, Horsham, PA 19044.

The names and addresses of all persons owning or interested in said business are: Robbye Hemminger, 447 Privet Road, Horsham, PA 19044 and Kyle Hemminger, 3925 Captain Molly Circle, Doylestown, PA 18902.

The application was filed on October 11, 2015.

**TriCounty Active Adult Center** with its principal place of business at 288 Moser Road, Ste. 1, Pottstown, PA 19464.

The name and address of the entity owning or interested in said business is: Pottstown Area Senior's Center, 288 Moser Road, Ste. 1, Pottstown, PA 19464.

The application was filed on November 3, 2015.

**David G. Garner, Esquire**

221 East High Street, Suite 1  
 Pottstown, PA 19464

**Zion Pre-School at Saint Miriam** with its principal place of business at St. Miriam Academy, 654 Bethlehem Pike, Flourtown, PA 19031.

The names and addresses of the persons owning or interested in said business are: Father James S. George, Pastor, 654 Bethlehem Pike, Flourtown, PA 19031 and Alan Entwistle, Director and President, 654 Bethlehem Pike, Flourtown, PA 19031.

The application was filed on September 28, 2015.

**Bruce L. Baldwin, Esquire**  
**Wolf, Baldwin & Associates, P.C.**  
 800 East High Street  
 P.O. Box 444  
 Pottstown, PA 19464

**SALE OF REAL ESTATE**

Notice of Marshal's Sale of Real Estate

IN THE UNITED STATES DISTRICT COURT FOR  
 THE EASTERN DISTRICT OF PENNSYLVANIA

No. 15-CV-05017

**U.S. BANK NATIONAL ASSOCIATION, AS  
 TRUSTEE FOR THE REGISTERED HOLDERS  
 OF GS MORTGAGE SECURITIES CORPO-  
 RATION II, COMMERCIAL MORTGAGE  
 PASS-THROUGH CERTIFICATES, SERIES  
 2004-GG2,**  
 Plaintiff

v.

**BLUE BELL IV ASSOCIATES, L.P.,**  
 Defendant

Marshal's Sale of Real Estate on December 23, 2015, at 10:00 A.M., at the U.S. Marshals Service, 2110 U.S. Courthouse, 601 Market St., Philadelphia, PA 19106.

**TO BE SOLD:** All that certain tract of land known as 790 Penllyn Blue Bell Pike, Blue Bell, Montgomery County, Pennsylvania, as more particularly described in Exhibit A to the Mortgage recorded on April 12, 2004, and kept at Book 11064, Page 1198 in the Montgomery County Recorder of Deeds Office.

SEIZED IN EXECUTION as the Property of BLUE BELL IV ASSOCIATES, LP. Entered 5/29/2015: \$3,444,128.28, plus interests and costs throughout the date of the Marshal's sale.

The improvements are: Commercial

10% of the bid is due at the time of sale in the form of money order, cashier's check or certified funds (no cash); the balance is due 10 days after the Court confirms the sale. Other terms and conditions to be announced at the sale. Schedule of Distribution will be filed by Plaintiff's attorney within 30 days of the date of sale.

For more information, contact Suzanne O. Lufadeju, Esq. at (215) 665-8500.



**Notice of Marshal's Sale of Real Estate**

IN THE UNITED STATES DISTRICT COURT FOR  
THE EASTERN DISTRICT OF PENNSYLVANIA

No. 15-CV-00472

**U.S. BANK NATIONAL ASSOCIATION,  
ASTRUSTEE FOR THE REGISTERED HOLDERS  
OF LB-UBS COMMERCIAL MORTGAGE  
TRUST 2004-C4, COMMERCIAL MORTGAGE  
PASS-THROUGH CERTIFICATES,  
SERIES 2004-C4,**  
Plaintiff

v.

**NORTH WALES ASSOCIATES, L.P.,**  
Defendant

Marshal's Sale of Real Estate on December 23,  
2015, at 10:00 A.M., at the U.S. Marshals Service,  
2110 U.S. Courthouse, 601 Market St, Philadelphia,  
PA 19106.

**TO BE SOLD:** All that certain tract of land known as  
2200 Byberry Road, Hatboro, Montgomery County,  
Pennsylvania, as more particularly described in Exhibit A  
to the Mortgage recorded on May 4, 2004, and kept at  
Book 11087, Page 0596 in the Montgomery County  
Recorder of Deeds Office.

SEIZED IN EXECUTION as the Property of  
NORTH WALES ASSOCIATES, LP. Entered 7/9/2015:  
\$9,000,004.68, plus interests and costs throughout the  
date of the Marshal's sale.

The improvements are: Commercial

10% of the bid is due at the time of sale in the form of  
money order, cashier's check or certified funds (no cash);  
the balance is due 10 days after the Court confirms the sale.  
Other terms and conditions to be announced at the sale.  
Schedule of Distribution will be filed by Plaintiff's  
attorney within 30 days of the date of sale.

For more information, contact Suzanne O. Lufadeju,  
Esq. at (215) 665-8500.

**TERMINATION OF PARENTAL RIGHTS**

**FILE NO. A63-115B-15  
IN THE COURT OF COMMON PLEAS OF  
SCHUYLKILL COUNTY  
ORPHANS' COURT DIVISION**

**CITATION**

SCHUYLKILL COUNTY, SS  
THE COMMONWEALTH OF PENNSYLVANIA

TO: **Unknown Father, of Colin James Luscan**

GREETINGS:

At the instance of **Schuylkill County Children and  
Youth Services** petitioner, you and each of you are hereby  
cited to file in the office of the Register of Wills -  
Clerk of the Orphans' Court - in the Court House,  
at Pottsville, Schuylkill County aforesaid, on or before,  
**Thursday, December 31, 2015**, a complete answer  
under oath to the averments of the petition, copy of  
which is hereby attached, filed by **Maria Casey Esquire**,  
Attorney for the Petitioner(s)

and to show cause why **your parental rights should not  
be terminated and a Decree of Involuntary Termination  
of Parental Rights granted**

and generally do and abide all orders of the Said Court  
in the premises. And herein fail not at your peril.

**Citation Returnable and Hearing to be held  
Thursday, December 31, 2015, at 9:00 a.m.,  
Courtroom No. 4, Schuylkill County Courthouse,  
Pottsville, Pennsylvania 17901-2520**

WITNESS the Honorable **WILLIAM E. BALDWIN**,  
President Judge of our said Court, at Pottsville,  
Pennsylvania, the **10th day of November, 2014**.

*/s/Theresa Santai Gaffney*  
Clerk of the Orphans' Court of  
Schuylkill County, Pennsylvania

**COURT OF COMMON PLEAS OF  
FSCHUYLKILL COUNTY, PENNSYLVANIA  
ORPHANS' COURT DIVISION**

No. A63-115B-15

Petition for Involuntary  
Termination of Parental Rights

In Re: **COLIN JAMES LUSCAN**, a Minor

Counsel of Record: **Maria Casey, Esquire** –  
for Petitioner

**PRELIMINARY DECREE**

**BALDWIN, P.J.**

AND NOW, this 10th day of November, 2015,  
at 1:40 p.m., upon consideration of the Petition  
for Involuntary Termination of Parental Rights of  
Unknown Father, and upon Motion to Serve the Unknown  
Natural Father by Publication filed thereto, it is hereby  
ORDERED that the Petition to serve by publication is  
GRANTED; and a Citation is issued to the unknown  
natural father of Colin James Luscan to show cause why  
his parental rights should not be terminated and a Decree  
of Involuntary Termination of Parental Rights granted.

Citation Returnable and Hearing to be held **Thursday,  
December 31, 2015, at 9:00 a.m.**, in Courtroom No. 4,  
Schuylkill County Courthouse<sup>[1]</sup>, Pottsville, Pennsylvania.

Service of the petition, citation, and hearing shall be  
given to the unknown natural father by publication in the  
*The Mercury* and the *Montgomery County Law Reporter*.  
A copy of the notice shall also be given to the persons  
and in the manner designated by 23 Pa.C.S.A. §2513(b).

BY THE COURT,  
*/s/Baldwin, P.J.*

**STATE OF PENNSYLVANIA  
County of Schuylkill  
Certified from the Record as  
a true and correct copy this  
10th day of Nov. 2015  
*/s/Theresa Santai Gaffney*  
Register of Wills and  
Clerk of Orphans Court**

<sup>[1]</sup> Cellular phones are not permitted to be used in the  
courtroom.

**COURT OF COMMON PLEAS OF  
SCHUYLKILL COUNTY, PENNSYLVANIA  
ORPHANS' COURT DIVISION**

No. A63-115B-15  
Petition for Involuntary  
Termination of Parental Rights

In Re: COLIN JAMES LUSCAN, a Minor

**TO: UNKNOWN NATURAL FATHER**

**NOTICE OF HEARING**

A petition has been filed asking the Court to put an end to all rights you have to your child, Colin James Luscan. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 4, Schuylkill County Courthouse, Pottsville, Pennsylvania, on **Thursday, December 31, 2015, at 9:00 a.m.**

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Pennsylvania Bar Association  
Lawyer Referral Service  
100 South Street, P.O. Box 186  
Harrisburg, PA 17108  
1-800-692-7375

**TRUST NOTICES**

**First Publication**

**TRUST OF VIVIAN LUNDBERG, DECEASED  
DATED: JANUARY 6, 2006**

Upon the death of Vivian Lundberg of Upper Moreland Township, Montgomery County, Pennsylvania on October 3, 2015, the Trustee of the VIVIAN LUNDBERG TRUST, Diane Wyatt, requests all persons having claims or demands against the Trust of the Decedent to make known the same, and all persons indebted to the Decedent to make payment, without delay, respectively to:

Diane Wyatt, Trustee  
c/o McLafferty & Kroberger, P.C.  
807 Bethlehem Pike  
Erdenheim, PA 19038

**Or their Attorney: Jeffrey A. Kroberger, Esquire  
McLafferty & Kroberger, P.C.**  
807 Bethlehem Pike  
Erdenheim, PA 19038  
215-233-3960

**Second Publication**

**MARIE A. POSTON REVOCABLE TRUST  
DATED APRIL 19, 2011  
Marie A. Poston, Deceased  
Late of North Wales, Montgomery County, PA**

This Trust is in existence in all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Mark A. Poston  
c/o Michelle C. Berk, Esquire  
Law Offices of Michelle C. Berk, P.C.  
400 Maryland Drive, Ste. 200  
Fort Washington, PA 19034

**Or to his attorney: Michelle C. Berk, Esquire  
Law Offices of Michelle C. Berk, P.C.**  
400 Maryland Drive, Ste. 200  
Fort Washington, PA 19034

**Third and Final Publication**

**THE THOMAS E. O'LEARY  
REVOCABLE LIVING TRUST  
UNDER TRUST AGREEMENT  
DATED 3/29/2001, AMENDED 8/18/2015  
THOMAS E. O'LEARY, DECEASED**

Notice of the death of Thomas E. O'Leary, late of Upper Gwynedd Township, Montgomery County, Pennsylvania, Settlor of The Thomas E. O'Leary Revocable Living Trust, dated 3/29/2001 and amended 8/18/2015, is hereby given. All persons indebted to said Trust are requested to make prompt payment and those having claims to present the same, without delay to:

**Trustee:** Barbara Wetherill  
c/o David A. Peckman, Esquire  
Peckman Chait, LLP  
29 Mainland Road  
Harleysville, PA 19438

**EXECUTIONS ISSUED**

**Week Ending November 17, 2015**

**The Defendant's Name Appears  
First in Capital Letters**

AHNER, ENOS: RUTH - Pnc Bank National Association, et al.; 201510045.  
ALDERFER, BRADLEY: HUNTINGDON VALLEY BANK, GRNSH. - Ford Motor Cr Co; 200524004.  
ARROLIGA, DENISE - Wells Fargo Bank Na; 201404698; \$248,301.74.  
BEACON MORTGAGE, INC.: JONES, DAVID: BENEFICIAL BANK, GRNSH. - Royal Bank Of America; 201510810; \$223,721.49.  
BELLER, DAVID: PNC BANK, GRNSH. - Foxcroft Condominium Association; 201529661; \$3,774.50.  
BROOKE, KEITH: ROSEMARY: HART, HARRY, ET AL. - Bank Of New York Na, et al.; 201332243; \$253,197.83.  
BROOKER, JANE - Us Bank National Association; 201411267.

BYRD, SUSAN: ISIAH: BYRD-JONES, NATALIE, ET AL. - Onewest Bank Fsb; 201218577; ORDER/REASSESSMENT DAMAGES 280.

CONNOR, ROBERT - Jpmorgan Chase Bank N A; 201419264.

DOBSON, GLENN: KARLA - Wells Fargo Bank Na; 201309633; \$267,263.68.

FALASCO, JOHN - Nationstar Mortgage, LLC; 201524585.

FELTON, LORI: LORI - Bank Of New York Mellon Trust Company Na, et al.; 201426095; \$212,769.52.

FRANKLIN, KATHERINE - Us Bank National Association; 201432387.

GRAHAM, ZELDA: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC, et al.; 201334660; WRIT/EXEC.

GRIGORAKAKIS, KONSTADIN: WELLS FARGO, GRNSH. - Toyota Motor Credit Corporation; 201424901; \$4,489.96.

HIGHAM, ANDREW: TD BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201334510; WRIT/EXEC.

HOEPFL, CHARLES: HARLEYSVILLE SAVINGS BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201205419; WRIT/EXEC.

HORTON, DIANAORA: CITIZENS BANK, GRNSH. - Atlantic Credit & Finance, Inc., et al.; 200830828; \$3,318.53.

J G NASCON, INC.: DANIEL J KEATING COMPANY, GRNSH. - Design Plastic Systems, Inc.; 201402765; ORDER/22,854.97.

JENKINSON, KEITH: DANIELLE - Police And Fire Federal Credit Union; 201404710.

JUDGE, ASHLEY: SOVEREIGN BANK, GRNSH. - Ford Motor Credit; 201221330; WRIT/EXEC.

MARESCA, MICHAEL: CITIZENS BANK, GRNSH. - Cavalry Spv I, et al.; 201334640; WRIT/EXEC.

MARINO, VINCENT: KATRINA - The Bank Of New York Mellon; 201522850.

MARTIN, ROBIN: ROBIN - Nationstar Mortgage, LLC; 201501658.

MARYANN, BRUCE: NAVY FEDERAL CREDIT UNION, GRNSH. - Chestnut Hill Lodge Health & Rehabilitation Center; 201512568; \$31,145.57.

MCCLURE, NINO: TD BANK, GRNSH. - Atlantic Credit & Finance Special Finance Unit Iii, LLC; 201500365; \$3,133.78.

MILEY, TERRY: KATHLEEN - Lsf9 Master Participation Trust; 201520907; \$244,509.72.

MULLIN, BRIAN: WELLS FARGO, GRNSH. - Cavalry Portfolio Services, LLC; 201128248; WRIT/EXEC.

OBASA, OLUWAFUNMI: OLUWAFUNMILOLA: TD BANK, GRNSH. - American Express Centurion Bank; 201524484.

OLINICK, MARIE: MARIE: KEITH - Suntrust Mortgage, Inc.; 201400397; \$275,713.02.

REYNOLDS, ROGER: CITIZENS BANK, GRNSH. - Calvary Spv I, LLC, et al.; 201334438; WRIT/EXEC.

RIEGEL, ANTHONY: PNC BANK, GRNSH. - Hammons, Mark; 201528348; WRIT/EXEC.

SCHAFTE, MATTHEW: SUPERIOR CREDIT UNION, GRNSH. - Fazio Tag Service, Inc.; 201529647; WRIT/EXEC.

SLACAFANI, ANTHONY: PNC BANK, GRNSH. - American Express Bank Fsb; 201523516; \$9,754.89.

SHELTON, DANIEL: DANIEL - Selene Finance, L.P., et al.; 201328591; \$276,363.76.

SUKENICK, HARRIS: FIOR VERAS: VERAS-SUKENICK, FIOR - Jpmorgan Chase Bank National Association; 201520559; \$328,904.12.

TAILWINDS BICYCLES, LLC: LAIRD, JOSEPH: CITIZENS BANK, GRNSH. - Santander Bank Na, et al.; 201521722; \$37,370.79.

TAYLOR, MALIKA: PNC BANK, GRNSH. - Lvnv Funding, LLC; 201426716; WRIT/EXEC.

VOLPI, DINO: MEGHAN - Jpmorgan Chase Bank National Association, et al.; 201322938; \$351,527.16.

WATSON, TRACEY - Bank Of America Na; 201521318; \$187,827.39.

WHITE STAR LENDING GROUP, INC.: INC.: BENEFICIAL BANK, GRNSH. - Royal Bank Of America; 201510821; \$223,721.49.

WHITEHEAD, JULIA - Citizens Bank Of Pennsylvania; 201428719; IN REM ORDER/82,800.42.

WILLIAMS, CARNELL - Fv-I, Inc., et al.; 201511172; \$257,450.15.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending November 17, 2015**

**The Defendant's Name Appears First in Capital Letters**

ALISON, RICHARD - Pro Credit Solutions; 201529580; Judgment fr. District Justice; \$7111.30.

BELOW BUDGET BUILDERS INC: BOGDANOV, LLYA: AZOV, YURI - Loboda, Alex; 201529694; Judgment fr. District Justice; \$5,262.60.

BOLLINGER, DANIELLE - Diamond Credit Union; 201529067; Judgment fr. District Justice; \$10,673.28.

BOYD, COLLEEN - Discover Bank; 201529154; Judgment fr. District Justice; \$10298.83.

CAIARELLI, NATE - Citibank; 201528420; Certification of Judgment; \$3,281.41.

CINA, ELENA - Discover Bank; 201529167; Judgment fr. District Justice; \$10691.52.

CONNELLY CONSTRUCTION CORPORATION - Oldcastle Apg Northeast Inc; 201529567; Foreign Judgment; \$10739.15.

DAVIS, MICHELLE - Midland Funding Llc; 201529074; Judgment fr. District Justice; \$1,428.55.

DINENBERG, DAVID - Midlantic Real Estate Inc; 201529273; Complaint In Confession of Judgment; \$66,643.27.

DINENBERG, DAVID - Midlantic Real Estate Inc; 201529281; Complaint In Confession of Judgment; \$35,483.95.

DINENBERG, DAVID - Midlantic Real Estate Inc; 201529287; Complaint In Confession of Judgment; \$27,094.07.

DINENBERG, DAVID - Midlantic Real Estate Inc; 201529292; Complaint In Confession of Judgment; \$27,520.08.

DUNHAM, NICOL - Discover Bank; 201529170; Judgment fr. District Justice; \$3945.44.

GALLAGHER, DANA - Discover Bank; 201529182; Judgment fr. District Justice; \$2148.53.

GERHART, CHRIS - Discover Bank; 201529215; Judgment fr. District Justice; \$3808.59.

GOOD, ETHAN: CAROL - Center Point Tank Services Inc; 201529513; Mechanics Lien Claim; \$9767.27.

JAMES, ROBYN: RAMSEY, VIRGINIA -  
 Harrity, Scott; 201529254; Judgment fr.  
 District Justice; \$3,921.75.  
 KENNEY, CHARLIE - Lvnv Funding Llc; 201529644;  
 Certification of Judgment; \$1,339.71.  
 LAROSA, PETER - Wallace, Charlotte; 201529526;  
 Judgment fr. District Justice; \$400.15.  
 MAGIDA, THEODORE; RENEE - Hi-Lo Industries Inc;  
 201528984; Mechanics Lien Claim; \$7,317.54.  
 MCQUIRE, JENNIFER: GHBC JENKINTOWN LLC:  
 HUTCHINS, OWEN - B & Electrical Contractors Inc;  
 201529264; Mechanics Lien Claim; \$9,158.06.  
 MERONE, BIAGIO: MICHAEL - Garg, Patricia;  
 201529705; Judgment fr. District Justice; \$11660.06.  
 MOORE, JACOB - Discover Bank; 201529222;  
 Judgment fr. District Justice; \$2812.76.  
 MURPHY, CASEY - Discover Bank; 201529181;  
 Judgment fr. District Justice; \$2649.75.  
 MURRAY, CHARLES - Discover Bank; 201529176;  
 Judgment fr. District Justice; \$1852.28.  
 RAKOWSKI, FRANCIS - Discover Bank; 201529172;  
 Judgment fr. District Justice; \$7358.38.  
 RAY, SUNILBHAI - Discover Bank; 201529155;  
 Judgment fr. District Justice; \$7491.87.  
 ROBBINS, COLLEEN - Providence Greene  
 Homeowners Association; 201529674;  
 Judgment fr. District Justice; \$2,255.68.  
 SCAMPTON, CAROLANN - Midland Funding Llc;  
 201529315; Judgment fr. District Justice; \$3,561.29.  
 SCHAFTE, MATTHEW - Fazio Tag Service Inc;  
 201529647; Judgment fr. District Justice;  
 \$WRIT/EXEC.  
 SINGLETON, JAMIE - Discover Bank; 201529152;  
 Judgment fr. District Justice; \$5347.02.  
 SMITH, JAMAL - Midland Fundin Llc; 201529678;  
 Judgment fr. District Justice; \$892.38.  
 SMITH, PATRICIA - Midland Funding; 201529312;  
 Judgment fr. District Justice; \$911.32.  
 SPENCE, GLENDON - Fia Card Services Na;  
 201529226; Foreign Judgment; \$10,375.32.  
 STALEY, AARON - Discover Bank; 201529159;  
 Judgment fr. District Justice; \$2897.11.  
 TAMAYO, CESAR - Acura Of Limerick; 201529677;  
 Judgment fr. District Justice; \$1117.33.  
 TINNEY, SUSAN - Discover Bank; 201529157;  
 Judgment fr. District Justice; \$8205.44.  
 TORREY, MARY - Discover Bank; 201529153;  
 Judgment fr. District Justice; \$6878.55.  
 TRI STATE TURF SUPPLY LLC - Crop Production  
 Services Inc; 201529673; Certification of Judgment;  
 \$53146.49.  
 VITIAZ, SERGI - Discover Bank; 201529150;  
 Judgment fr. District Justice; \$4974.96.  
 WHITE, AMANDA - Discover Bank; 201529149;  
 Judgment fr. District Justice; \$2210.99.  
 YOUNG, ANDREW - Diamond Credit Union;  
 201529125; Judgment fr. District Justice; \$3,915.50.

**ABINGTON TWP. -  
 entered municipal claims against:**

Anderson, Lawrence; 201529588; \$1074.89.  
 Medermott, Michael: Estate Of Mary Leithman;  
 201529589; \$852.77.  
 Somogyl, William J.: Kathleen; 201528638; \$459.50.  
 Velma Dandrea Trust: Dandrea, Mark; Davis, Jonelle;  
 201529586; \$1196.26.  
 Venuto, Anthony: Sandra; 201529340; \$967.94.  
 Yaron, Jarred; 201529331; \$712.03.

**CHELTENHAM TWP. -  
 entered municipal claims against:**

Wayns, Rachel; 201529336; \$986.63.  
 Wayns, Rachel; 201529338; \$1,010.63.

**CHELTENHAM TWP. SCHOOL DIST. -  
 entered municipal claims against:**

Sheffield, Latoya; 201529337; \$7,725.63.

**LOWER POTTS GROVE TWP. -  
 entered municipal claims against:**

Derk, Donald: Sherri; 201529344; \$631.37.

**LOWER POTTS GROVE TWP. AUTH. -  
 entered municipal claims against:**

Collins, Gregory: Kathleen; 201529576; \$1292.07.  
 Dietrich, Marianne; 201529559; \$1815.20.

**LOWER POTTS GROVE TWP. MUN. AUTH. -  
 entered municipal claims against:**

Hunte, Maxene; 201529607; \$1405.27.  
 Pottstown Land Corp: Pottstown Land Corp; 201529334;  
 \$1,453.28.  
 Roush, Elizabeth; 201529614; \$1301.61.  
 Updegrove, Tina; 201529616; \$1292.07.  
 Welle, Justin: Patricia; 201529618; \$1455.27.

**PENNA. DEPT. OF REV. -  
 entered claims against:**

Abrams, Lee; 201562841; \$1732.97.  
 Adams, Lukki; 201562789; \$3,929.19.  
 Akropolis Marble & Granite Imports; 201562848;  
 \$1670.90.  
 Alexandra B Mclean Pc; 201562892; \$741.69.  
 Ali, Michael; 201562885; \$2340.04.  
 Archeim Solutions Llc; 201562890; \$642.00.  
 Balmas, Ricarrdo; 201562791; \$4,488.35.  
 Banks, Danielle; 201562778; \$14,905.61.  
 Beifeld, David; 201562840; \$2675.06.  
 Bellinger, Todd: Joanna; 201562877; \$5107.70.  
 Boston, Kathryn: Drill Solutions Inc; 201562891;  
 \$3,813.27.  
 Bottomley, Bruce; 201562881; \$5369.44.  
 Boutilier, Jason: Rosemarie; 201562817; \$10,832.44.  
 Bowler, John: Mary; 201562834; \$4482.44.  
 Carmona, Alfonso: Ceron-Damian, Felician; 201562842;  
 \$3922.03.  
 Carrol, Latoya; 201562876; \$1939.27.  
 Cervone, James: Danielle; 201562777; \$3,910.35.  
 Cioci, George; 201562784; \$3695.68.  
 Cohen, Richard; 201562801; \$6,343.33.  
 Corcoran, Edward: Lisa; 201562772; \$3196.02.  
 Coulter, Robert: Christina; 201562837; \$2,965.10.  
 Damaris, Betancourt; 201562768; \$887.12.  
 Darkwing Llc; 201562855; \$26,311.38.  
 Davenport, Peggy; 201562810; \$840.13.  
 Deep Horizons Llc: Valaika, David; 201562872;  
 \$9196.74.  
 Delzingaro, Gregory; 201562803; \$4111.91.  
 Dougherty, Michael: Patricia; 201562795; \$3,313.58.  
 Doyle, Scott; 201562785; \$4,168.27.  
 Dubrow, Nicole; 201562823; \$737.40.  
 Elmer, Christina; 201562824; \$3,544.60.  
 Eneanya, Dennis; 201562882; \$4200.04.  
 Esparaza, Jose; 201562812; \$3738.52.



Estate Of Thomas D Tait; 201562853; \$8,954.66.  
 Farber, David; Alexandra; 201562766; \$1848.66.  
 Fetterman, Terry; Patricia; 201562771; \$2981.59.  
 Filpro Corporation; 201562854; \$2,702.04.  
 Fisher, Kenneth; 201562799; \$5,348.74.  
 Fox, James; 201562825; \$695.38.  
 Gigliotti, John; 201562844; \$3,662.52.  
 Gimaro, Christopher; 201562873; \$3348.40.  
 Grabon, Frank; Laura; 201562806; \$3754.29.  
 Gro, Brian; J M G Excavating Co Inc; 201562863; \$23869.72.  
 Halloran, Richard; 201562790; \$4,077.67.  
 Harris, William; 201562869; \$623.75.  
 Hartzell, Adam; 201562797; \$10,494.99.  
 Heun, David; Diane; 201562833; \$2720.36.  
 Hill, Rhonda; 201562816; \$3,174.28.  
 Hinckle, Daniel; Erin; 201562793; \$4,041.58.  
 Hoehn, Khrysstyn; 201562775; \$1,773.95.  
 Hogan, Troy; 201562826; \$3,707.25.  
 Holman, Charles; 201562822; \$2390.43.  
 Horwitz, Mark; 201562856; \$4,237.35.  
 Hurvitz, Cynthia; 201562802; \$1229.82.  
 Hurvitz, Cynthia; 201562893; \$1,466.85.  
 Irvine, James; Leppingirvine, Joanne; 201562804; \$3101.11.  
 Ja Burke Inc; 201562889; \$7,377.93.  
 Jones, Daniel; 201562788; \$14,256.36.  
 Jones, Thomas; Carmelina; 201562878; \$4863.13.  
 Karaso, Peter; Kathleen; 201562831; \$2,029.29.  
 Kashchavtseva, Ekaterina; 201562808; \$393.02.  
 Kevin H Wright & Associates Pc; 201562846; \$1434.59.  
 Kickerbocker, Chester; 201562782; \$616.51.  
 Knoll, Bruce; 201562763; \$2,679.61.  
 Kondus, John; 201562850; \$2,691.53.  
 Kron, Brian; 201562813; \$27669.42.  
 Lanza, Piero; 201562857; \$579.49.  
 Lipscomb, Tanya; 201562792; \$5,273.11.  
 Marie, Fuad; Janine; 201562886; \$3505.08.  
 Mark A Hoffman Associates Inc; 201562858; \$2016.18.  
 Mccann, Hugh; Cassandra; 201562875; \$1201.43.  
 Mcdowell, Shirely; 201562781; \$597.39.  
 Mcelduff, Michael; 201562770; \$12,734.99.  
 Meltzer, James; Jaime; 201562767; \$396.13.  
 Miller, Monica; 201562838; \$977.40.  
 Minisci, Lawrence; 201562832; \$4109.79.  
 Mullen, William; 201562868; \$6916.74.  
 Munoz, Leonardo; 201562776; \$8,353.97.  
 Myers, Leslie; 201562871; \$2213.89.  
 None Better Inc; 201562865; \$799.91.  
 Obrien, Dennis; O Brien, Alison; 201562762; \$348.14.  
 Ojo, Bolaji; 201562796; \$3,166.36.  
 Ostrander, Michael; 201562879; \$2774.56.  
 Ott, David; 201562805; \$5535.78.  
 Peay, Michael; Jacquelyn; 201562851; \$925.76.  
 Pennymac Loan Trust 2012 Np11; Diverse Investments Llc; 201562843; \$2179.97.  
 Pleasant Valley Foods Llc; 201562847; \$6809.31.  
 Randa, Albert; Maura; 201562786; \$3,645.86.  
 Raphael, Jenny; 201562887; \$4007.42.  
 Reddington, Kevin; 201562787; \$9,736.45.  
 Reddington, Kevin; Emilyyhaff; 201562783; \$2,840.11.  
 Redlin, Lothar; 201562835; \$13758.93.  
 Reyes, Stephanie; 201562870; \$1635.16.  
 Rheam, Christopher; Lisa; 201562866; \$1386.04.  
 Rocchino, Anthony; 201562814; \$16,903.52.  
 Rocchino, Anthony; 201562884; \$10756.65.  
 Rogers Foreign & Domestic Car; 201562852; \$1,342.44.  
 Rosen, Alan; 201562811; \$7493.48.  
 Rosenthal, Harry; 201562761; \$8,473.32.  
 Rubens, Brad; 201562800; \$5,164.53.  
 Ruffner, Eugene; 201562815; \$1,419.35.  
 Salamone, Nicholas; 201562780; \$3,998.78.  
 Sargent, Redford; Sara; 201562821; \$1466.13.  
 Sciotto, John; Melissa; 201562794; \$1,908.43.  
 Segan, Saul; 201562883; \$4119.64.  
 Shady Lane Estates Ltd; 201562860; \$1604.73.  
 Shaffer, Gerald; Mary; 201562819; \$815.23.  
 Sharp, Dolores; Kwb Enterprises Inc; 201562862; \$38888.63.  
 Sharp, Wayne; Kwb Enterprises Inc; 201562861; \$38888.63.  
 Shinn, Kevin; 201562765; \$7,974.86.  
 Shinn, Kevin; Hye; 201562769; \$19,445.68.  
 Shrum, Ryan; 201562818; \$4080.42.  
 Stone, Robert; Brenda; 201562867; \$328.09.  
 Sullivan, Shawn; 201562774; \$1187.84.  
 Taylor, John; 201562773; \$31,178.14.  
 Torresacosta, S.; Pichardomatias, K.; 201562836; \$3334.22.  
 Townes Mechanical Contractors Inc; 201562849; \$7275.01.  
 Truax, Susan; 201562880; \$2303.97.  
 Tyler, William; 201562779; \$2,531.49.  
 Umbehave, Julia; 201562888; \$658.04.  
 V B Management Corp; 201562859; \$757.24.  
 Ventresca, Paul; Profera, Maria; 201562820; \$4164.05.  
 Washington, Mark; 201562764; \$12,620.36.  
 Washington, Stacy; Cousinswashington, Laura; 201562839; \$1283.23.  
 Whitaker, Christopher; 201562798; \$5,795.04.  
 Williams, Deborah; 201562809; \$2877.44.

**PENNA. UNEMP. COMP. FUND - entered claims against:**

Aura Home Health Care Inc; Aura Home Care; 201562894; \$1460.35.  
 Elrn Inc; 201562896; \$1000.00.  
 Freas, Gordon; 201562828; \$11523.16.  
 Germantown Tool Machine; Germantown Too And Manufacturing; 201562827; \$95370.55.  
 Nash Maids Llc; 201562895; \$14393.19.  
 Salad Bowl Cafe Inc; 201562830; \$1160.19.  
 Saniglaze Of Pa Llc; 201562829; \$41683.86.

**POTTSGROVE SCHOOL DIST. - entered municipal claims against:**

Derecola, Anthony; Dominic; 201529627; \$3081.29.  
 Mudd, Daisy; 201529575; \$3940.87.

**POTTSTOWN BORO. AUTH. - entered municipal claims against:**

Campbell, Douglas; Lacava-Campbell, Debra; 201529615; \$615.61.  
 Delaney, John; James; Martin, Et.Al.; 201529640; \$615.88.  
 Hildebeitel, Megan; 201529625; \$615.61.  
 Long, Ronald; 201529396; \$461.56.  
 Martin, David; 201529369; \$470.11.  
 Mento, Zachary; 201529328; \$633.24.  
 Pearson, Rafina; 201529329; \$424.96.  
 Pearson, Rafina; 201529323; \$235.48.  
 Rudolph, Charles; Mattson, Jacqueline; 201529327; \$242.30.  
 Sites, Elizabeth; 201529619; \$615.61.  
 Zettlemoyer, E. James; 201529325; \$391.95.



**POTTSTOWN SCHOOL DIST. -  
entered municipal claims against:**

Chan, Lo; 201529645; \$2428.17.  
Reddick, Joseph; 201529515; \$3,170.39.  
Wilkinson, Mary; 201529635; \$700.89.

**SOUDERTON AREA SCHOOL DIST. -  
entered municipal claims against:**

Do, Hyung; Young; 201529330; \$3,232.89.

**SOUDERTON BORO. -  
entered municipal claims against:**

Fitzgerald, Christopher; McDaniel, Kathleen; 201529599;  
\$719.65.  
Troegler, Diane; 201529555; \$982.79.

**UNITED STATES INTERNAL REV. -  
entered claims against:**

A Taste Of Italy Inc; 201570850; \$5647.02.  
Bernard Kaplan Estate; 201570854; \$139893.11.  
Bernbaum, Joel; Debra; 201570839; \$74109.14.  
Davis, Ronald; 201570842; \$35675.12.  
Degrazio, Donna; 201570843; \$15017.18.  
DeKalb Day School Inc; 201570834; \$19521.47.  
Dibartolomeo, Joel; Rizzut, Sharon; 201570853;  
\$13432.75.  
Diggs, Michael; 201570856; \$46432.94.  
Doan, Tang; 201570855; \$10448.78.  
Fare Share Ltd; 201570830; \$18561.70.  
Frase, Richard; 201570846; \$1091450.84.  
Frase, Richard; 201570847; \$5000.00.  
Grubb, Mark; 201570840; \$14756.18.  
Hubert, John; William Hubert, Heather; 201570833;  
\$71862.39.  
Jackson, Julian; 201570841; \$16955.37.  
Janeway Truck & Trailer Recovery Inc; 201570828;  
\$178913.11.  
Kennedy, Mark; 201570832; \$77488.96.  
Laine, Julie; 201570851; \$63508.03.  
Lowery, Aaron; 201570852; \$17236.82.  
Miranda, Oscar; 201570844; \$17411.17.  
Osborne Associates Inc; 201570849; \$282354.44.  
Payfirst Inc; 201570829; \$14708.11.  
Puksta, Robert; Theresa; 201570848; \$9488.23.  
Relevante Inc; 201570827; \$3956.21.  
Schwartz, Bruce; 201570857; \$2600.00.  
Thompson, Terry; 201570858; \$286160.47.  
Trentalange, Vincent; 201570845; \$139509.17.  
Vander Zwaag, John; Hunter Vander Zwaag,  
Emmeline; 201570837; \$221849.14.  
Varga, Deborah; 201570836; \$20557.25.  
Varga, Robert; 201570835; \$20557.25.  
Watkins, Andre; 201570831; \$6784.29.  
Yanan, Mary Ann; 201570838; \$49104.62.

**UPPER MORELAND TWP/HATBORO BORO.  
JOINT SEWER AUTH. -  
entered municipal claims against:**

Riccobene, Candance; 201529630; \$556.34.

**UPPER PERKIOMEN SCHOOL DIST. -  
entered municipal claims against:**

Afferback, Karen; Estate Of Brian J Nixon;  
Estate Of Brian J Nixon, Et Al.; 201529585;  
\$790.64.  
Clevenstine, Earl; Eberle, Mary; Estate Of  
Marian Kline, Et Al.; 201529584; \$2800.66.

**UPPER POTTS GROVE TWP. -  
entered municipal claims against:**

Pasternak, Arlene; 201529577; \$882.84.  
Sutch, David; 201529075; \$875.67.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending November 17, 2015**

**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

BERGER, CLINTON R. - Lower Providence Township;  
Berger, Penny K., 204 Salford Station Road  
Zieglerville, PA 19492.  
BLUMENFELD, LILLIAN - Hatfield Township;  
Crawford, Lisa E., 2519 Hilltown Pike  
Hilltown, PA 18927.  
BURNS, RICHARD N. - Lower Gwynedd Township;  
Locasio, Marie A., 7416 Boyer Street  
Philadelphia, PA 19119.  
COHEN, JACK - Cheltenham Township;  
Cohen, Andrea, 395 West Street New York, NY 10014.  
COLLICE, CAROL - Abington Township;  
Stock, Charles P., 900 Old Huntingdon Pike  
Huntingdon Valley, PA 19006.  
DELZINGARO, JOANNE - Horsham Township;  
Delzinger, Julia A., 103 Woodlyn Ave  
Glenside, PA 19038.  
DICKLER, LINDA J. - Whitemarsh Township;  
Delfner, Anthony L., 1716 Devonshire Road  
Dresher, PA 19025-1316; Delfner, Greg,  
1491 Barton Drive Fort Washington, PA 19034-2823.  
JALBOOT, MIRIAM - Lower Providence Township;  
Jalboot, Daniel J., 25 Kynlyn Road  
Radnor, PA 19087.  
KAMINSKI, JOANN B. - Hatboro Borough;  
Kaminski, Edward J., Jr., 28 Maurice Lane  
Hatboro, PA 19040.  
KELLEHER, ROBIN P. - Abington Township;  
Kelleher, Sean T., 850 Rusty Anchor Way  
Henderson, NV 89002.  
MARTHERS, JOHN J. - Upper Moreland Township;  
Acton, John T., P.O. Box 466  
Bryn Athyn, PA 19009-0466.  
MYERS, JOHN R. - Pottstown Borough;  
Gephart, Evelyn M., 363 Evergreen Road  
Sanatoga, PA 19464.  
SANTINI, JOSEPH - Limerick Township;  
Santini, Joan W., 708 Walden Court  
Limerick, PA 19468.  
SMYTH, CHERIE M. - Lower Moreland Township;  
Smyth, Corning T., 608 Crown Street  
Willow Grove, PA 19090.  
STOUTH, GARY B. - Bridgeport Borough;  
Stouth, Wayne E., 261 Prince Frederick Street  
King Of Prussia, PA 19406.  
WASHINGTON, ROBERT L. - Upper Moreland Township;  
Washington, Christine, 3440 Whitehall Dr  
Willow Grove, PA 19090.  
WORTHINGTON, BRENT P. - Towamencin Township;  
Worthington, Brent L., Forge Gate Apt D1-12  
Lansdale, PA 19446.

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**SUITS BROUGHT**
**Week Ending November 17, 2015**
**The Defendant's Name Appears  
First in Capital Letters**

- 3120 PENN ASSOCIATES - Montgomery County Tax Claim Bureau; 201529502; Petition; Dinstel, Dyan E.
- ABSOLUTELY ENERGIZED SOLAR ELECTRIC INC - Liberty Mutual Fire Insurance Co; 201529561; Foreign Subpoena; Martin, Zachary C.
- AIR & LIQUID SYSTEMS CORPORATION - Simons, Joseph; 201529696; Foreign Subpoena.
- AKBAR, WALID - Clinkscales, Terraz; 201529541; Complaint Divorce.
- BALLARD, CASSANDRA - Kenrick Hills Homeowners Assoc; 201529663; Defendants Appeal from District Justice.
- BAUER, JAY - Montgomery County Tax Claim Bureau; 201529505; Petition; Dinstel, Dyan E.
- BAUER, JAY - Montgomery County Tax Claim Bureau; 201529506; Petition; Dinstel, Dyan E.
- BAUER, JAY - Montgomery County Tax Claim Bureau; 201529507; Petition; Dinstel, Dyan E.
- BAUER, JAY - Montgomery County Tax Claim Bureau; 201529508; Petition; Dinstel, Dyan E.
- BAUER, JAY - Montgomery County Tax Claim Bureau; 201529509; Petition; Dinstel, Dyan E.
- BERGER, JOSHUA - Berger, Lisyaoanie; 201529675; Complaint Divorce.
- BOARD OF ASSESSMENT APPEALS OF MONTGOMERY COUNTY: MONTGOMERY COUNTY - Sharma, R.; 201529520; Appeal from Board of Assessment; Schwarzschild, Glen-David.
- BYCOSKIE, DANIELLE - Tri Reality Co; 201529557; Defendants Appeal from District Justice.
- CAMPOS GARCIA, GABRIELA - Saravia Martinez, Edwin; 201529184; Complaint for Custody/Visitation.
- CLARKE, JULIA - Clarke, Christopher; 201529186; Complaint for Custody/Visitation.
- COMER, VIVIAN - Us Bank National Association; 201529633; Complaint In Mortgage Foreclosure; Wapner, Peter.
- CRAVEN, LORI: VINCENT - Wells Fargo Bank Na; 201529611; Complaint In Mortgage Foreclosure; Wapner, Peter.
- DELIZZIO, ROBERT - Bank Of America Na; 201529628; Civil Action; Miller, Kami S.
- DOE, JOHN: OCCUPANT - Deutsche Bank Trust Company Americas; 201529214; Complaint in Ejectment; Kishbaugh, J. Eric.
- EISENHARD, BECKY: HEACOCK, JASON - Heacock, Robin; 201529529; Complaint for Custody/Visitation.
- FELDMAN, JACK - Bank Of America Na; 201529558; Civil Action; Miller, Kami S.
- FLANNERY, ANSON: KEYS, NATALIE - Homebridge Financial Services Inc; 201529544; Complaint In Mortgage Foreclosure; Wapner, Peter.
- FUSCO, LORI - Pierce, Michael; 201529158; Complaint for Custody/Visitation; Marburger, Julie.
- GRIMM, GARY - Montgomery County Tax Claim Bureau; 201529510; Petition; Dinstel, Dyan E.
- HOLLAND, JEREMEY - Holland, Kathleen; 201529219; Complaint for Custody/Visitation.
- INTUIT INC - Travaline, Scott; 201529517; Petition.
- J G NASCON INC - Rahns Trucking Inc; 201529582; Civil Action; Ober, Paul R.
- JG NASCON INC - Hyk Construcion Co Inc; 201529568; Civil Action; Ober, Paul R.
- JOHNSON, ANNETTE - Brophy, Joseph; 201529638; Defendants Appeal from District Justice.
- JOHNSON, JEROME - Johnson, Schyuler; 201529569; Complaint Divorce; Miller, Jessica A.
- KA OF MONTGOMERY TOWNSHIP INC: KIDDLE ACADEMY OF MONTGOMERYVILLE - Mannpower Inc; 201529572; Civil Action; Barnes, Thomas J.
- KASSAR, AMI: BETHANY - Us Bank National Association; 201529545; Complaint In Mortgage Foreclosure; Denardo, Christopher A.
- KOTZ, ERIC - Jpmorgan Chase Bank National; 201529564; Complaint In Mortgage Foreclosure; McCaffery, Sarah.
- LETOFSKY, KATHERINE - Bank Of America Na; 201529626; Civil Action; Miller, Kami S.
- LIFESTONE BY STEFAN LLC: NEW BRITAIN MEMORIALS - Pyrz, Ethel; 201529570; Civil Action; Jones, Joseph H., Jr.
- LOWER POTTS GROVE ASSOCIATES - Montgomery County Tax Claim Bureau; 201529503; Petition; Dinstel, Dyan E.
- MANN, JOHN - Penllyn Limited Partnership; 201528724; Petition; Dudeck, William T.
- MASIC, JOSEPH: SHELTON, NICOLE - Howley, Robert; 201529200; Complaint for Custody/Visitation.
- MASON, JON - Williams, Nina; 201528995; Complaint for Custody/Visitation.
- MONASTERO, LISA - Pennsylvania Department Of Transportation; 201529566; Petition to Appeal Nunc Pro Tunc.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Goren, Janice; 201529320; Appeal from Board of Assessment; Luongo, Stanley E., Jr.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Slawter, Michael; 201529525; Appeal from Board of Assessment; Obrien, Joseph P.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS: LOWER MERION SCHOOL DISTRICT: LOWER MERION TOWNSHIP, ET.AL. - Vegari, David; 201529581; Appeal from Board of Assessment; Fiorillo, John K.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS: MONTGOMERY COUNTY SOLICITORS OFFICE: SPRINGFIELD SCHOOL DISTRICT, ET.AL. - Majewski, Brian; 201529560; Appeal from Board of Assessment; Fiorillo, John K.
- MONTGOMERY COUNTY: BOARD OF ASSESSMENT APPEALS OF MONTGOMERY COUNTY - Sharma, R.; 201529524; Appeal from Board of Assessment; Schwarzschild, Glen-David.
- NASSIB, JOSEPH - Hyk Construcion Co Inc; 201529573; Civil Action; Ober, Paul R.
- NATIONWIDE MUTUAL INSURANCE COMPANY - Martin, Martina; 201529703; Civil Action; Schell, Gregory L.

- NICOLAIS, DEBORAH - Bank Of America Na;  
201529606; Civil Action; Miller, Kami S.
- PAYNE, CLIFTON - Bank Of America Na;  
201529632; Civil Action; Miller, Kami S.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Bohrer, Jonathan; 201529587;  
Appeal from Suspension/Registration/Insp;  
Merlie, Alfred J.
- PRICE, ROBERT - Williams, Chantel; 201529484;  
Complaint for Custody/Visitation; Cappolella, Lisa J.
- ROBERT, NOELLE - Robert, Dan; 201529666;  
Complaint Divorce.
- ROSS, TAMIKA - Robinson, Edward; 201529547;  
Complaint Divorce; Ray, Allan J.
- SILVA, JONATHAN: JONATHAN - American Express  
Centurion Bank; 201529578; Civil Action;  
Cawley, Jonathan Paul.
- SLOANE, NEIL - Discover Bank; 201529637;  
Civil Action; Cawley, Jonathan Paul.
- SNOW, RENEE - Bank Of America Na; 201529629;  
Civil Action; Miller, Kami S.
- STARWOOD PATIO POOL AND POND INC -  
Stanko, Christine; 201529672; Defendants  
Appeal from District Justice.
- STEWART, SHANNON - Access Gorup Inc; 201529642;  
Civil Action; Dougherty, Michael J.
- THOMAS, DORSEY - Miskiewicz, Sally; 201529562;  
Civil Action; Wuillermin, Dane August.
- TODI, SUCHITA - Bank Of America Na; 201529662;  
Civil Action; Miller, Kami S.
- TRAINER, ANDREA - Rooney, Joseph; 201528081;  
Petition.
- VARGAS, PABLO - Vargas, Zena; 201529676;  
Complaint Divorce.
- WAITE, DENISE - Bank Of America Na; 201529636;  
Civil Action; Miller, Kami S.
- WALSH, KATHLEEN - Brown, Christopher; 201529687;  
Complaint Divorce; Leeds, Abigail Silverman.
- YANG, YUNGBAE: EUNMI - Montgomery County  
Tax Claim Bureau; 201529504; Petition;  
Dinstel, Dyan E.
- ZITO, STEPHEN - Portfolio Recovery Associates Llc;  
201529554; Civil Action; Miller, Kami S.
- DAVENPORT, SUZANNE M. - Horsham Township;  
Davenport, Robert V., 306 Midfield Drive  
Ambler, PA 19002.
- DEVITIS, CHARLES - East Norriton Township;  
Devitis, Judith L., 3120 Stoney Creek Road E.  
Norriton, PA 19401.
- DRESSSEL, RICHARD E. - Lower Providence Township;  
Dressel, E. R., 8 Sunnyside Ct Marlton, NJ 08053.
- FOX, JANET S. - Upper Merion Township;  
Fox, Alan J., 12 Tanglewood Lane  
Malvern, PA 19355.
- GODSHALL, FLORENCE J. - Lansdale Borough;  
Tramontano, Toni, 413 Shipwrighter Way  
Lansdale, PA 19446.
- GUNDLACH, WILLIAM H. - Plymouth Township;  
Lapent, Tina, 420 Longview Road  
Boyertown, PA 19512.
- HEPBURN, LYNN H. - Lower Merion Township;  
Hepburn, J. B., 157 Penn Lane  
Rochester, NY 14625.
- HILL, LOUIS H., JR. - Lower Salford Township;  
Crawshaw, James T., 6726 Church Road  
Spring Grove, PA 17362; Hill, Michael,  
1213 Paladin Lane Ambler, PA 19002.
- KIRSCH, ELIZABETH B. - Lower Merion Township;  
Kirsch, Caroline B., 5 Booth Lane  
Haverford, PA 19041; Kirsch, Irene C.,  
21 Ketcham Road Ridgefield, CT 06877.
- KULP, PATRICIA H. - Upper Gwynedd Township;  
Kulp, Douglas R., 1173 W Main Street  
Lansdale, PA 19446.
- LAPENTA, ANN M. - Plymouth Township;  
Lapenta, Daniel A., 445 Volpe Road  
Plymouth Meeting, PA 19462; Lapenta, Joseph A., Jr.,  
115 Nursery Drive Plymouth Meeting, PA 19462.
- MAUGER, L. S. - Lower Pottsgrove Township;  
Mauger, Lee F., 475 Red Corner Rd  
Douglassville, PA 19518; Rudy, Susan M.,  
2513 Cromwell Dr Wyomissing, PA 19610.
- MAXTON, ROBERT J. - Lower Salford Township;  
Maxton, Donald J., 560 Oak Drive  
Harleysville, PA 19438.
- MCGANN, MARGARET H. - Horsham Township;  
Mcgann, Robert B., 1112 Shaw Drive  
Fort Washington, PA 19034.
- MCKEEVER, DONALD F. - Ambler Borough;  
Blanchard, Donna L., 8 Tigers Court  
Mercerville, NJ 08619.
- MILLER, GRACE R. - Cheltenham Township;  
Miller, Abraham H., 1140 Greenwood Ave  
Wyncote, PA 19095.
- MUDD, DAISY L. - West Pottsgrove Township;  
Simpkins, Edward L., 2600 Welsh Road  
Philadelphia, PA 19152.
- NEMEZ, ALBERT - Cheltenham Township;  
Nemez, Anita, 8302 Old York Road  
Elkins Park, PA 19027.
- ORYSIEK, RAYMOND J. - Montgomery Township;  
Orysiek, Matthew S., 3201 Delwynn Dr  
Wilmington, DE 19803.
- OSBORNE, WILLIAM W. - Lower Gwynedd Township;  
Bailey, Susan J., 13 Gerald Avenue  
Feasterville, PA 19053.
- PIAZZA, JACK C. - Norristown Borough;  
Dechurch, Rosemary A., 18 Rose Ave  
Norristown, PA 19403.

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## WILLS PROBATED

### Granted Week Ending November 17, 2015

#### **Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors**

- ANUSZKIEWICZ, MARY A. - Douglass Township;  
Reeder, Dennis, 197A Congo Niantic Road  
Barto, PA 19504.
- AXELROD, BART J. - Lower Merion Township;  
Axelrod, Charna O., 433 N Highland Avenue  
Merion Station, PA 19066.
- BELL, THELMA - Montgomery Township;  
Bell, Robert, 8 Colonial Circle Irwin, PA 15642.
- BLUMENTHAL, ERNEST - Lower Merion Township;  
Blumenthal, Roberta, 1655 Oakwood Dr  
Penn Valley, PA 19072.
- COHEN, TODD - Upper Dublin Township;  
Cohen, Andrea, 395 West Street New York, NY 10014.
- CONROY, ELIZABETHANN - Lansdale Borough;  
Conroy, Robert W., 134 Wyndmoor Road  
Springfield, PA 19064.

POS, JOHANNA A. - Lower Merion Township;  
Pos, Aaltje J., 36 W 80Th St Harvey  
Cedars, NJ 08008.

PRESTON, JEAN S. - Lower Salford Township;  
Crouthamel, Jean E., 548 Carriage House Lane  
Harleysville, PA 19438; Kim, Diane P.,  
402 Feather Rock Drive Rockville, MD 20850.

RASCH, MONICA - Lower Merion Township;  
Kohn, Mark, 335 N Highland Avenue  
Merion Station, PA 19066.

RENNER, ALLEN M. - Ambler Borough;  
Renner, George A., 421 Dock Drive  
Lansdale, PA 19446.

RINEHOLD, HAROLD R. - Franconia Township;  
Salemno, Linda S., 2392 Hill Rd  
Sellersville, PA 18960.

RITROVATO, ANTOINETTE - Bridgeport Borough;  
Woyden, Edward L., Jr., 210 Clahor Ave  
Collegeville, PA 19426.

RODGERS, CHRISTINE E. - Hatfield Township;  
Eble, Joseph J., 106 Elbow Lane  
Fort Washington, PA 19034.

SCHLABIG, MARY M. - Hatboro Borough;  
Schlabig, Thomas W., 515 E. 7Th St.  
Brooklyn, NY 11218.

SCLAFANI, FRANK A., SR. - West Norriton Township;  
Sclafani, Frank A., Jr., 1703 Christopher Lane  
Jeffersonville, PA 19403.

SHANER, PAUL M. - Douglass Township;  
Shaner, Randy A., 1101 Village Green Drive  
Gilbertsville, PA 19525; Zerr, Phyllis A.,  
2173 Hoffmansville Road Frederick, PA 19435.

SKIBBE, NORMA G. - West Norriton Township;  
Skibbe, Charles L. 3Rd, 2005 Palmer Drive  
Norristown, PA 19403.

SONDERSCHAFER, NANCY M. - Horsham Township;  
Tanner, Alice M., 167 Briar Ridge Drive  
Waynesboro, PA 17268.

STEWART, EUGENE - Norristown Borough;  
Stewart, Sandra, 813 Green Street  
Norristown, PA 19401.

STRANBURG, PHYLLIS A. - Towamencin Township;  
Stranburg, Lee A., 28 Farber Drive Chalfont, PA 18914.

STRAWBRIDGE, MIRIAM L. - Lower Salford Township;  
Strawbridge, Drew P., 171 Goshen Road  
Schwenksville, PA 19473.

WIANT, DELORES M. - Upper Merion Township;  
Wiant, Kevin H., 124 Main St  
Charlestown, MA 02129.

WOODWARD, JOHN M. - Abington Township;  
Wirsch, Wendy B., 1541 Meetinghouse Rd  
Warminster, PA 18974-1031.

## RETURN DAY LIST

December 7, 2015  
COURT ADMINISTRATOR

**All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.**

1. Alfonsi v. Kane - Petition to Reinstate Terminated Court Case (Seq. 13) - **B. Miller.**
2. Allstate Insurance Company a/s/o Schiel v. Little Giant Pump Company - Defendant's Motion to Compel Plaintiff's Answer to Interrogatories (Seq. 7 D) - **P. Sandler - K. McCloskey.**
3. Arrowhead Homeowners Association v. Harrison - Motion for Reassessment of Damages (Seq. 40) - **S. Richter.**
4. Baker v. Baker - Petition for Leave to Withdraw Appearance 163 - **L. Cappolella - A. Stern.**
5. Balas v. Pennsylvania Department of Transportation - Petition to Withdraw as Counsel (Seq. 9) - **W. English.**
6. Baumstown Road, LLC v. Mascaro - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 2-4 D) - **M. Clement - A. DeGennaro.**
7. Becker v. Peco Energy Company - Motion to Compel More Specific Responses to Defendant's Supplemental Interrogatories from Plaintiff (Seq. 30 D) - **T. Young.**
8. Bevelhymmer v. Marks & Company - Motion to Amend (Seq. 24) - **D. Snyder - J. Devlin.**
9. Beveridge v. Rodgers - Motion to Compel Records (Seq. 12 D) - **D. Aaron - P. Bilardo.**
10. Booz v. Booz - Petition to Withdraw as Counsel (Seq. 29) - **R. DeAngelo - M. Noumeh.**
11. Brandywine Operating Partnership v. Madow & Fransham, LLP - Plaintiff's Motion to Compel Deposition of Defendants in Aid of Execution and Production of Documents and Things (Seq. 24 D) - **P. Lesser.**
12. Buckeye Retirement Company, LLC Ltd. v. Buffo - Motion to Compel (Seq. 9 D) - **V. Buente.**
13. Burr v. Leh - Motion to Compel Plaintiffs' Answer to Discovery (Seq. 10 D) - **A. Falcione - T. Klosinski.**
14. Cantor v. Pottstown Hospital Company, LLC - Motion to Compel Discovery Responses (Seq. 114D) - **M. Santangelo - H. Stevens - M. McGilvery.**
15. Cantor v. Pottstown Hospital Company, LLC - Motion to Compel Discovery Responses (Seq. 116 D) - **M. Santangelo - H. Stevens - M. McGilvery.**
16. Caplan v. Cashore - Motion to Compel Plaintiffs' Answers to Interrogatories and Request for Production of Documents (Seq. 3 D) - **K. Kelly - C. Sweeney.**
17. Chaess v. 920 Matsonford, LLC - Motion for Leave to Join Additional Defendant (Seq. 53) - **R. Teitell - S. Sobocinski.**



18. *Choplin v. Price* - Motion to Compel Plaintiff's Discovery (Seq. 46 D) - **S. Reidenbach - J. Anastasia - T. Hartigan.**
19. *Citimortgage, Inc. v. Richardson* - Motion to Reassess Damages (Seq. 10) - **P. Wapner.**
20. *Commission Exchange, LLC v. Cebula* - Motion to Compel Attendance at Deposition (Seq. 7 D) - **A. Zibelman.**
21. *Darocha v. Crusader* - Motion for Judgment of Non Pros (Seq. 327) - **P. Barbieri - A. Lefco.**
22. *Davis v. Kim* - Motion to Enforce Subpoena (Seq. 17 D) - **M. Simon - J. Godin.**
23. *DeCarlo v. DeCarlo* - Motion to Amend Answer and New Matter (Seq. 26) - **A. Distasio - T. Narvol - J. Fisher.**
24. *Delmont v. 1245 Church Road Operations, LLC* - Motion to Compel Discovery Responses (Seq. 39 D) - **B. Strauss - R. Dillon.**
25. *Ehrlich v. Bono* - Petition to Withdraw as Counsel for Plaintiff - **D. Burkholder - M. Gottlieb.**
26. *Evangelista v. Zebley* - Motion to Compel Supplemental Responses to Written Discovery 67 - **H. Oxman - B. Post - D. Martz.**
27. *Federal Home Loan Mortgage Corporation v. Steiner* - Motion to Strike Amended Counterclaims and to Withdraw Complaint and Response 38 - **K. Bates.**
28. *Freedom Enterprise, Inc. v. County Line New Britain Realty - Defendants County Line/ New Britain Realty, L.P. and 202 GP, LLC's* Motion to Stay Discovery (Seq. 12) - **T. Kreiser - J. Ashrafzadeh-Kian.**
29. *Garon v. Garon* - Petition to Remove Defendants Lawyer of Record 56.
30. *Gaynor v. Don Rosen Imports* - Plaintiff's Discovery Motion for the Deposition of Sally Spiller of Don Rosen Imports, et al. (Seq. 597 D) - **R. Schatz.**
31. *Gaynor v. Don Rosen Imports* - Plaintiff's Discovery Motion for the Deposition of Roger Stevens Expert of Audi of America of The Volkswagen Group (Seq. 598 D) - **R. Schatz.**
32. *Gillette v. Crisci* - Motion to Compel Plaintiffs Discovery Responses (Seq. 52 D) - **J. Radmore - N. Raynor.**
33. *Groff v. Wood* - Motion to Compel Answers to Discovery (Seq. 7 D) - **R. Ruthrauff.**
34. *Hampton v. Rosadolepez* - Motion to Compel Plaintiff's Discovery Responses (Seq. 14 D) - **V. Williams - R. Balch.**
35. *Henshaw v. Brocke* - Motion to Compel Plaintiff to Execute Authorizations (Seq. 25-D) - **B. Swartz - M. Gerstein.**
36. *Hibu, Inc. v. G Bass Oil Company, Inc.* - Plaintiff's Motion to Compel Answers to Discovery (Seq. 9 D) - **M. Lessa.**
37. *Hopkins v. Compass Pointe Healthcare System* - Motion to Quash Plaintiffs' Objections to Subpoena (Seq. 42) - **R. Dillon.**
38. *Horton v. Horton* - Petition to Withdraw as Counsel (Seq. 42) - **E. Pincus.**
39. *Hudson v. Rainsford* - Motion to Deem Requests Admitted (Seq. 22 D) - **A. Girtton - L. Sabato.**
40. *Johnson v. Dixon* - Motion for Severance (Seq. 26) - **J. DeVirgilis - J. Godin.**
41. *Johnson v. Ketler* - Motion to Compel Discovery (Seq. 2) - **R. Baccari - J. Mulligan.**
42. *Johnson v. Ketler* - Motion to Compel Discovery (Seq. 3 D) - **R. Baccari - J. Mulligan.**
43. *JP Morgan Chase Bank, N.A. v. Hadad* - Motion to Reassess Damages (Seq. 10) - **P. Wapner.**
44. *JP Morgan Chase Bank National Association v. Kenny* - Motion to Reassess Damages (Seq. 53) - **A. Zuckerman.**
45. *JP Morgan Chase Bank National Association v. Matthews* - Motion to Reassess Damages (Seq. 16) - **J. Krohn.**
46. *Kaempfv. Lambrechtse* - Motion to Compel Plaintiff's Answers to Expert Interrogatories and Non-Expert Interrogatories (Seq. 25 D) - **R. Mongeluzzi - J. Palmer.**
47. *Kalamon v. Dalessio* - Motion to Compel Discovery (Seq. 8 D) - **J. Schaffe - J. Juliana.**
48. *Kaminski v. Duka* - Motion to Determine Propriety of Defendant's Discovery Objections and to Compel Supplemental Discovery Responses (Seq. 26 D) - **F. Rubin - J. Walsh.**
49. *Kane v. Alfonsi* - Plaintiffs Motion to Compel the Deposition in Aid of Execution 42 - **J. Van Wyk.**
50. *Khedkar v. Strohecker* - Motion to Compel (Seq. 18 D) - **L. Thomas - K. Connors.**
51. *Kim v. Rodriguez-Morales* - Motion to Compel Defendant Lisa Rodriguez-Morales's Deposition (Seq. 54 D) - **M. Simon - L. McGovern.**
52. *Kim v. Rodriguez-Morales* - Motion to Compel Plaintiff Nicole Hwang's Deposition (Seq. 5-3 D) - **M. Simon - L. McGovern.**
53. *Lamont v. Baird Respiratory Therapy, Inc.* - Motion to Compel Discovery (Seq. 8 D) - **R. Haurin - B. McVan.**
54. *Latham Realty Associates, L.P. v. Montgomery County Board of Assessment Appeals* - Motion to Disqualify Counsel (Seq. 22) - **M. Cappuccio - J. Price.**
55. *Latham Realty Associates, L.P. v. Montgomery County Board of Assessment Appeals* - Plaintiff's Motion for Protective Order (Seq. 23 D) - **M. Cappuccio - J. Price.**
56. *Lawless v. Allesioadler* - Motion to Compel Answers and Production of Documents (Seq. 19 D) - **M. Greenfield - J. Tenthoff.**
57. *Lile v. Carl* - Motion to Compel Deposition of Defendants (Seq. 19 D) - **S. Barrett - J. Branca.**
58. *McCormick v. Giant Food Stores, Inc.* - Motion to Compel 150 - **J. Lindheim - M. Riley - J. Weiss.**
59. *Mendelson v. State Farm Fire and Casualty Company* - Motion to Withdraw as Counsel (Seq. 4) - **S. McIntosh - L. Ullman.**
60. *Michaelsus v. James* - Motion to Compel Plaintiffs' Discovery Responses (Seq. 12 D) - **P. Villari - J. Gilman - J. Godin.**
61. *Muhlig v. Addison* - Motion to Compel Answers from Defendants Enterprise (Seq. 15 D) Only Docket #201507761 - **J. Weiss - D. Jenssen - A. Nelson - K. Steinberg.**
62. *Murphy v. Klugherz* - Plaintiff Nicole Murphy's Motion to Extend the Time for Filing a Certificate of Merit (Seq. 18) - **J. Radmore - B. Engelkant.**
63. *Murray v. Girl Scouts of Eastern Pennsylvania* - Motion to Compel Plaintiff's Answer to Defendant's Second Set of Requests for Production of Documents (Seq. 21 D) - **M. Hoffman - K. McNulty - D. Pennington.**
64. *Nationstar Mortgage, LLC v. Cannon* - Motion to Reassess Damages (Seq. 25) - **J. Krohn - S. Hobbs.**



65. *Nevin v. Kifer* - Plaintiff's Motion to Enter Final Decree Upon Default Judgment (Seq. 4) - **N. Ward.**
66. *Payne v. Walters* - Motion to Compel Plaintiffs to Sign Authorizations for Records (Seq. 43d) - **R. Land - K. Tucci.**
67. *Pennymac Mortgage Investment Trust Holdings I, LLC v. Moore* - Motion to Reassess Damages (Seq. 38) - **J. Lobb - L. Berman.**
68. *Peoples v. Briggs* - Motion for Judgment of Non Pros (Seq. 20) - **M. Strauss - D. Jenssen.**
69. *Pergolese v. Rock Solid, Inc.* - Motion to Compel Plaintiffs' Answers to Defendants' Discovery Requests (Seq. 14 D) - **J. Flood - K. Meindl.**
70. *Richardson v. Shertz* - Motion to Amend Complaint (Seq. 44) - **J. DeVine - Y. Okonieski Metz.**
71. *Riddick v. Tauton* - Motion to Compel Discovery (Seq. 6 D) - **M. Greenfield - J. Mulligan.**
72. *Riddick v. Tauton* - Motion to Compel Discovery (Seq. 7) - **M. Greenfield - J. Mulligan.**
73. *Rooker v. Doran* - Petition to Withdraw as Counsel (Seq. 16) - **S. Lipschutz - T. Palmer.**
74. *Sabr Mortgage Loan 2008-1 Reo Subsidiary-1, LLC v. Civello* - Petition to Withdraw as Counsel (Seq. 22) - **P. Wesner.**
75. *Sautter v. Zimmerman* - Motion to Strike Objections to Subpoenas (Seq. 18 D) - **T. Seery - R. Pugh.**
76. *Segal v. Ozimkiewicz* - Motion to Compel Plaintiff's Answers to Discovery (Seq. 9 D) - **L. Arnold - T. Klosinski.**
77. *Shillington v. Bukovcan* - Motion to Compel Discovery Directed to Defendant Paola Bukovcan (Seq. 27 D) - **H. Semanoff - J. Farrell.**
78. *Shillington v. Bukovcan* - Motion to Compel Discovery Directed to Defendant Universal Dentistry (Seq. 28d) - **H. Semanoff - J. Farrell.**
79. *Shin v. Shin* - Motion to Compel Deposition (Seq. 10 D) - **M. Simon - H. Cicalese.**
80. *Silcox v. Roscoe* - Petition to Withdraw as Counsel (Only Docket #200619543) (Seq. 49) - **M. Simon - B. Caldwell.**
81. *Thor Cheltenham Mall, L.P. v. Montgomery County Board of Assessment Appeals* - Motion to Withdraw as Counsel (Seq. 26) - **D. Kirk - J. Price - M. Choksi.**
82. *Veloric v. Doe* - Motion of Defendants to Leave to File Amended Answer and New Matter (Seq. 159) - **K. Conway - P. Brady.**
83. *Verizon Pennsylvania, Inc. v. Remington Vernick & Beach Engineers* - Motion to Compel Responses to Discovery (Seq. 27 D) - **B. Berman.**
84. *Wilson v. County of Montgomery Pennsylvania* - Motion to Compel Plaintiff's Deposition (Seq. 21 D) - **T. Hough - P. Newcomer.**
85. *Windsor Securities, LLC v. Shapiro Prusky* - Plaintiffs' Petition for Examination of Defendant Beth Shapiro Prusky (Seq. 19 D) - **P. Krenicky.**
86. *Wirant v. Tristate Kitchens and Baths, Inc.* - Motion for Leave to Amend Complaint (Seq. 10) - **S. English.**
87. *Womer v. Womer* - Petition to Withdraw as Counsel (Seq. 16) - **W. Phelan - M. Nocchi.**
88. *Worcester Township v. Commonwealth of Pennsylvania Office of Open Records* - Petition for Production and in Camera Review of Documents (Seq. 7 D) - **M. Clement.**
89. *Worcester Township v. Commonwealth of Pennsylvania* - Petition for Production and in Camera Review of Documents (Seq. 6 D) - **M. Clement.**
90. *Yellowbook, Inc. v. Resolve Rooter, Inc.* - Motion to Withdraw as Counsel (Seq. 26) - **M. Lessa - J. DiGiorgio.**