

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 January 28, 2015 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on February 25, 2015 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

First Publication

07-12924

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a certain survey and plan thereof made by Alva L. Rogers, Engineer, Ardmore, Pennsylvania on September 11, 1923 and more fully described, as follows, to wit:

BEGINNING at a point in the middle line of Arnold Road at the distance of 277.3 feet measured South 20 degrees, 23 minutes East from the point of intersection of the middle lines of St. Pauls Road and Arnold Road; thence North 69 degrees, 37 minutes East passing through the center line of a partition wall dividing these from the premises to the North 127.48 feet to a point; thence, South 17 degrees, 58 minutes East, 42.76 feet to a point; thence, South 74 degrees, 15 minutes West, 126.01 feet to a point in the middle of Arnold Road; thence along the middle line of said Arnold Road North 20 degrees, 23 minutes West, 32.51 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Helen Winston, by Deed from Richard P. Miller, Administrator of the Last Will and Testament of Isabel C. Magee, dated 10/28/2004, recorded 11/15/2004, in Deed Book 5532, Page 2119. Parcel Number: 40-00-01912-00-1.

Location of property: 137 Arnold Road, Ardmore, PA 19003-2801.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Helen Winston** at the suit of U.S. Bank, National Association, as Trustee for RASC 2005KSL. Debt: \$168,651.17

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.

07-22985

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a Final Plan of Wyndmoor Estate made for Gary Cordón and Gene Ruben, made by D.S. Winokur Associates, Consulting Engineers, Philadelphia, Pennsylvania, dated 9/20/1978 and recorded in Plan Book A-35, Page 27, described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Wyndmoor Lane a corner of Lot #8 on said plan; thence extending from said point of beginning and along Wyndmoor Lane the following five (5) courses and distances: (1) North 54 degrees, 43 minutes, 46 seconds East, 77.63 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 143.99 feet to a point of tangent; (3) South 59 degrees, 16 minutes, 14 seconds East, 50.83 feet to a point of curve; (4) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 68.28 feet to a point of reverse curve; (5) on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 21.53 feet to a point on the Southwesterly side of Hampstead Road (50 feet wide); thence along the same the following three (3) courses and distances: (1) on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 58.37 feet to a point of compound curve; (2) on the arc of a circle curving to the right having a radius of 40.00 feet the arc distances of 44.78 feet to a point of reverse curve; (3) on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 89.70 feet to a corner of Lot #8 on said plan; thence extending from Hampstead Road and partly through a 30 feet wide storm sewer easement South 88 degrees, 11 minutes, 50 seconds West, 108.32 feet to a corner of Lot #8 on said plan; thence along the same crossing the aforesaid 30 feet wide storm sewer easement and crossing a 20 feet wide storm sewer easement North 35 degrees, 16 minutes, 14 seconds West, 198.21 feet to a point on the Southeasterly side of Wyndmoor Lane being the first mentioned point and place of beginning.

BEING Lot No. 9, on said plan.

CONTAINING in area 1,103.1 acres.

CONTAINING in area 48,051.74 square feet.

TITLE TO SAID PREMISES IS VESTED IN Premier Capital, LLC by Deed from John Leary, a/k/a John Joseph Leary, III and Joann Leary, a/k/a Joann Lynn Leary dated 11/07/2008 and recorded 11/21/2008 in Deed Book 5714, Page 02637.

Parcel Number: 30-00-74741-03-7.

Location of property: 1850 Hampstead Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John Leary a/k/a John Joseph Leary, III and Joann Leary a/k/a Joann Lynn Leary** at the suit of The Bank of New York, as Trustee on Behalf of the Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-35T2 Mortgage Pass-Through Certificates Series 2004-35T2. Debt: \$399,137.19.

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.

08-02333

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

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.

08-35125

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Montgomery Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan by Herbert Metz, Registered Engineer, Lansdale, Pennsylvania, dated August 6, 1962 and revised September 18, 1962, as follows, to wit:

BEGINNING at a point on the Northwestern side, of Holly Drive (50 feet wide), a corner of Lot No. 21 on said plan; thence extending from said point of beginning along line of Lot No. 21 North 44 degrees, 55 minutes West 150 feet to a point in line of Lot No. 30; thence extending along the same and line of Lot No. 29, North 45 degrees, 5 minutes East, 168 feet to a point, a corner of Lot No. 23 on said plan; thence extending along the same, South 44 degrees, 55 minutes East, 150 feet to a point on the Northwestern side of Holly Drive, aforesaid; thence extending along the same, South 45 degrees, 5 minutes West, 163 feet to the first mentioned point and place of beginning.

BEING Lot No. 22 on said plan.

TITLE VESTED IN Shawn Freeborn and Tina Freeborn, as Tenants by the Entirety by Deed from James P. Gardham and Marlene Telesford, dated November 7, 2006, recorded January 5, 2007 in Book/Page or Instrument #5630/00988.

Parcel Number: 46-00-01681-00-1.

Location of property: 103 Holly Drive, Lansdale, PA 19446-1616.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shawn Freeborn and Tina Freeborn** at the suit of Deutsche Bank National Trust Company, as Trustee for The Holders of The GSAA Home Equity Trust 2007-2, Asset-Backed Certificates, Series 2007-2. Debt: \$447,305.72.

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.

09-01016

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Lots Nos. 8 to 15 inclusive, Section "C" on Plan of Lots Nos. 8 to 15 inclusive, Section "C" on Plan of part of Philmont Manor made for Philmont Manor Construction Company, by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania, dated the Eighteenth day of June, A.D. 1954, as follows, to wit:

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

BEING Lot No. 11 on said plan.

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph F. Fischer, Jr.** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$246,928.51.

Paul Cressman, Attorney. I.D. #318079

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

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

09-05372

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 described according to a plan of part of Cedarbrook Hills made for Ashley J. Altman by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated 9/6/1951, last revised 10/18/1953, as follows, to wit:

BEGINNING at a point on the Northwestern side of Greenwood Avenue (36 and 5/10 feet wide) at the distance of 100 feet measured, North 75 degrees, 32 minutes, 11 seconds East along the Northwestern side of Greenwood Avenue (if extended), from the intersection with the Northeastly side of Salisbury Road (40 feet wide) (if extended); thence extending North 75 degrees, 32 minutes, 11 seconds East along the Northwestern side of Greenwood Avenue 129 and 16/100 feet to a point; thence leaving the said side of Greenwood Avenue and extending North 48 degrees, 03 minutes, 45 seconds West, 120 and 6/100 feet to a pole set for a corner in Lot 80 on said plan; thence extending along line of Lot 80 on said plan, South 75 degrees, 32 minutes, 11 seconds West, 62 feet, 72/100 feet to a point a corner of Lot 81 on said plan; thence extending South 14 degrees, 27 minutes, 49 seconds East, 100 feet to the Northwestern side of Greenwood Avenue the first mentioned point and place of beginning.

BEING Lot No. 82 on said plan.

TITLE TO SAID PREMISES IS VESTED IN M Selle Diallo, as sole owner, his heirs and assigns, by Deed from William H. Reynolds and Evelyn R. Reynolds, Trustee of the Reynolds Family Trust, dated 11/20/2000, dated 10/20/2004, recorded 11/15/2004 in Book 05532, Page 2645.

Parcel Number: 31-00-12610-00-4.

Location of property: 1111 Greenwood Avenue, Wyncote, PA 19095-2009.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **M Selle Diallo a/k/a M. Selle Diallo a/k/a Mamadou Selle Diallo** at the suit of Citimortgage, Inc., s/b/m ABN AMRO Mortgage Group, Inc. Debt: \$219,465.76.

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

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

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

09-11345

ALL THAT CERTAIN unit designated as Unit No. 101. Being a unit in Bethel Grant, a condominium located at the intersection of Morris Road, North Wales and Bethel Road in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in the Declaration of Condominium dated October 24, 1977 and recorded October 26, 1977, in the Office for the Recording of Deeds of Montgomery County in Deed Book 4251, Page 172, with Amendment to Declaration of Condominium of Bethel Grant dated March 8, 1982 and recorded March 12, 1982, in the office aforesaid in Deed Book 4680, Page 1994, and also designated on the Declaration Plan dated May, 1975, and recorded in the office aforesaid in Condominium Plan Book No. 5, Page 32.

TOGETHER with an undivided interest in and to the Common Elements as fully set forth in the aforesaid Declaration of Condominium, as amended, and which interest may be changed by Amendment thereto.

UNDER AND SUBJECT to all agreements, conditions and restrictions of record and the provisions, easements, covenants and provisions as contained in the above mentioned Declaration of Condominium and Declaration and Declaration Plan, as well as the Code of Regulations of Bethel Grant dated October 24, 1977 and recorded October 26, 1977, in the Office for the Recording of Deeds of Montgomery County in Deed Book 4251, Page 204, with First Amendment to Code of Regulations dated October 6, 1986, and recorded in the office aforesaid in Deed Book 4816, Page 696.

THE GRANTEE for and on behalf of the grantee and the grantee's heirs, personal representatives, successors and assigns, by the acceptance of this Deed covenant and agree to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the common elements, as may be assessed from time to time by the Council in accordance with the Unit Property Act of Pennsylvania, and further covenant and agree that the unit conveyed by this Deed shall be subject to a charge for all amounts as assessed, and that, except in so far as Sections 705 and 706 of said Unit Property Act may relieve a subsequent unit owner of liability for prior unpaid assessment, this covenant shall run with the land and bind the unit hereby conveyed and all subsequent owners thereof. And whereas certain provisions of the Unit Property Act have been amended by the adoption of the Uniform Condominium Act of the Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Glenn B. Mangum and Kathleen S. Harris and Glenn B. Mangum, dated 05/07/2010, recorded 01/18/2011 in Book 5790, Page 2984.

Parcel Number: 67-00-01672-60-1.

Location of property: 101 Grant Road, Lansdale, PA 19446-6027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathleen S. Harris and Glenn B. Mangum** at the suit of Bayview Loan Servicing, LLC. Debt: \$326,140.24.

Paul Cressman, Attorney. I.D. 318079

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

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

09-20405

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.

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

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

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

09-28098

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a Plan of Subdivision known as "Horsham Chase" prepared for the Cutler Group by Urwiler & Walter, Inc., (182 West Broad Street, Telford, Pennsylvania 18969) Registered Professional Engineers and Surveyors, Job No. 97170 dated March 2nd, 1998 and last revised on March 3rd, 2000 and recorded on May 11th, 2000 in the Recorder of Deeds Office Montgomery County at Norristown, Pennsylvania in Plan Book A-59, Page 211, as follows, to wit:

BEGINNING at a point on the Northerly side of Bryant Court (50 feet wide), said point of beginning at a corner of Lot Number 20 as shown on the above mentioned plan; thence extending from said point of beginning along the aforesaid Northerly side of Bryant Court South 89 degrees, 39 minutes, 02 seconds West, 117 feet to a point a corner of part of lands shown as wetlands and along part of lands shown as storm water management Easement "D" as shown on the above mentioned plan; thence extending along part of the aforesaid lands the two (2) following courses and distances, as follows, to wit: thence (1) extending along part of the aforesaid lands North 00 degrees, 20 minutes, 58 seconds East, 165 feet to a point; thence extending along the same South 89 degrees, 39 minutes, 02 seconds East, 117 feet to a point, a corner of Lot No. 20; thence extending along the aforesaid lot South 00 degrees, 20 minutes, 58 seconds West, 165 feet to a point on the aforesaid Northerly side of Bryant Court to the first mentioned point and place of beginning.

CONTAINING 19,305 square feet of land more or less.

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

BEING known and designated as Lot Number 21 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Jill Roscioli and Kevin J. Roscioli by Deed from The Cutler Group, Inc., a Pennsylvania Corporation dated April 29, 2002 and recorded May 22, 2002 in Deed Book 5409, Page 0365.

Parcel Number: 36-00-01208-24-1.

Location of property: 1381 Bryant Court, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jill Roscioli and Kevin J. Roscioli** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2005-32T1 Mortgage Pass-Through Certificates, Series 2005-32T1. Debt: \$803,550.09.

Marc S. Weisberg, Attorney.

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

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

09-29976

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

BEGINNING at a point on the Northwest side of Topsfield Road (50 feet wide) measured the two following courses and distances along same from its intersection with the Southwest side of Newington Drive (50 feet wide) (both lines produced): (1) South 21 degrees, 55 minutes West, 47.51 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 150 feet the arc distance of 140.77 feet to the point and place of beginning; running thence extending from said beginning point North 14 degrees, 18 minutes, 52 seconds West, 125 feet to a point; thence extending South 79 degrees, 55 minutes, 51 seconds West, 70.19 feet to a point; thence extending South 14 degrees, 18 minutes, 52 seconds East, 130.18 feet to a point on the Northwest side of Topsfield Road; thence extending along same North 75 degrees, 41 minutes, 8 seconds East, 70 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lanny D. Boone, by Deed from Lanny D. Boone and Jill A. Boone, his wife, as Tenants by the Entireties, dated 08/02/1988, recorded 04/05/1990 in Book 4942, Page 1437. The said Lanny D. Boone died November 14, 2013, upon his death title automatically vested in his surviving heirs at law.

NOTE that per Order of court dated February 26, 2014 and recorded with the recorder of deeds on March 13, 2014 at Instrument #2014014969, the deed to CJD Group, LLC dated 3/28/2013 and recorded 7/31/2013 in Book 5882, Page 02508 has been struck from the record. CJD Group, LLC has no ownership interest.

Parcel Number: 59-00-17404-00-6.

Location of property: 604 Topsfield Road, Hatboro, PA 19040-4513.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lanny D. Boone** at the suit of Citibank, N.A. Debt: \$244,003.81.

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

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

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

09-33826

ALL THAT CERTAIN property, situated in **Pottstown Borough**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a Deed dated 11/03/2006 and recorded 01/18/2007, among the land records of the County and State set forth above, in Deed Volume 5631 and Page 2900.

TITLE TO SAID PREMISES IS VESTED IN Terrance Paul and Margaret J. Paul, husband and wife, given by Terrance Paul dated 11/04/2008, and recorded 4/22/2009 in Book 5727, Page 02227, Instrument #2009038331.

Parcel Number: 16-00-29665-85-7.

Location of property: 594 Upland Street, Pottstown, PA 19464-5197.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Terrance Paul and Margaret J. Paul** at the suit of BAC Home Loans Servicing, L.P. Debt: \$218,059.81.

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 \$2,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

09-35783

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the Third Ward of **Ambler Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 81 on plan of lots of Ambler Park, as laid out by Thomas S. Gillin, C.E. said plan being recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 571, Page 500.

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

BEING the same premises which Ronald G. Curtis and Bonnie L. Curtis by Deed dated 03/18/2004 and recorded 03/26/2004 in Montgomery County in Deed Book 5501 Page 935 granted and conveyed unto Dina Smith.

Parcel Number: 01-00-02164-00-4.

Location of property: 213 Highland Avenue, Ambler, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dina Smith and The United States of America** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset-Backed Securities I LLC Asset-Backed Certificates, Series 2004-HE5. Debt: \$178,782.24.

Jennifer Frechie, Attorney. I.D. #316160

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

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

09-41933

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 Record Plan of "RiverCrest Phase II", prepared by Eastern States Engineering, dated June 25, 2003, last revised August 5, 2004, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book 23, Pages 447 (being the "Overall Master Plan" of "River Crest Phase II", dated August 5, 2004), 448, 449, 450, 451, 452, 453 and 454 (being Sheets 1, 2, 3, 4, 5, 6 and 7 of Final Record Plan), as follows, to wit:

BEGINNING at a point on the Southeasterly side of Goldfinch Circle (Private 50.00 feet wide right-of-way), at a corner of Lot Number 14, as shown on said Plan and which point is measured the three following courses and distances from a point of curve, marked by a concrete monument on the Northeasterly side of Partridge Way (Private 50.00 feet wide right-of-way), viz: (1) leaving the said Northeasterly side of Partridge Way on the arc of a curve, curving to the right, having a radius of 20.00 feet, the arc length of 28.98 feet to a point of tangent, marked by a concrete monument on the said Southeasterly side of Goldfinch Circle; (2) thence extending North 57 degrees, 53 minutes, 09 seconds East, along the said Southeasterly side of Goldfinch Circle, the distance of 81.49 feet to a point of curve, marked by a concrete monument on the said; and (3) thence extending Northeastwardly along the said Southeasterly side of Goldfinch Circle, on the arc of a curve, curving to the left, having a radius of 175.00 feet, the arc length of 122.70 feet to the point of beginning; thence extending from said point of beginning in a Northeastwardly to Northwardly to Northwestwardly direction, along the Southeasterly, Easterly and Northeasterly sides of Goldfinch Circle, aforesaid, on the arc of a curve, curving to the left, having a radius of 175.00 feet, the arc length of 100.00 feet, to a point, a corner of Lot Number 12, as shown on said plan; thence extending North 74 degrees, 58 minutes, 17 seconds East, along Lot Number 12, the distance of 256.11 feet to a point, a corner in line of Lot Number 98, as shown on said plan; thence extending South 44 degrees, 35 minutes, 18 seconds East, along Lot Number 98, the distance of 56.67 feet to a point on the Northwesterly side of Golf Club Drive (as laid out and designated on said plan); thence extending South 36 degrees, 15 minutes, 23 seconds West, along the said Northwesterly side of Golf Club Drive, the distance of 218.14 feet to a point, a corner of Lot Number 14, aforesaid; thence extending North 72 degrees, 17 minutes, 17 seconds West, along Lot Number 14, the distance of 168.42 feet to the first mentioned point on the said Southeasterly side of Goldfinch Circle and place of beginning. The fifty feet adjacent to Lot Number 98, aforesaid, and the twenty-five feet adjacent to Golf Club Drive, aforesaid, being the bed of that certain Landscape Easement, as shown on said plan.

BEING Lot Number 13, Phase 1 of "RiverCrest Phase II", as shown on the above mentioned plan.

TOGETHER WITH AND UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of RiverCrest, a Planned Community, dated May 22, 2002, as recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5410, Page 2428 &c., with that certain Amended and Restated Declaration of RiverCrest, a Planned Community, dated June 11, 2003, recorded as aforesaid with the Second Amendment to Declaration of RiverCrest, a Planned Community, dated June 11, 2003, in Deed Book 5460, Page 1 &c., and with at this time subsequent recordings up to and including a Twenty-First Amendment to Declaration of RiverCrest, a Planned Community, dated March 14, 2006, recorded as aforesaid, in Deed Book 5594, Page 2683 &c., and all other Amendments and/or Supplements to the aforesaid Declaration, as Amended and Restated, as the same may and/or will be duly adopted from time to time.

TITLE TO SAID PREMISES IS VESTED IN Michael F. Zielinski and Danielle Zielinski, h/w, by Deed from Toll PA VI, L.P., dated 05/04/2006, recorded 05/10/2006 in Book 5600, Page 781.

Parcel Number: 61-00-02187-12-8.

Location of property: 65 Goldfinch Circle, Phoenixville, PA 19460-1001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael F. Zielinski and Danielle Zielinski** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2006-AR6. Debt: \$759,980.65.

Paul Cressman, Attorney. I.D. #318079

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

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

09-44515

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

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

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

BEING all of Lot, No. 1 of a lot subdivision plan prepared for Darrell C. Bragg and Julia A. Bragg and Robert C. McCoy dated May 30, 1990 revised August 3, 1990 consisting of 15,795 square feet or 0.363 acres of land.

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

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

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

The improvements thereon are: Residential dwelling.

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

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.

10-04766

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Plymouth Hill Condominium, Germantown Pike, **Plymouth Township**, Montgomery County, Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania of a Declaration plan dated March 6, 1974 and recorded on March 8, 1974 in Deed Book 3926, Page 571, a Declaration Plan dated February 22, 1974 and recorded on March 8, 1974 in Condominium Plan Book #2, Page 74 and a Code of Regulations dated March 8, 1974 and recorded on March 8, 1974 in Deed Book 3926, Page 589 as Amended in Deed Book 4192, Page 43 and as further amended in Deed Book 4355, Page 392, being and designated on such Declaration Plan as Unit No. 111-N, as more fully described in such Declaration Plan and Declaration, together with an initial proportionate undivided interest in the Common Elements (as defined in such Declaration) of .288%.

BEING the same premises which Sandra Hoffman Adelman by Deed dated 4/20/1983 and recorded at April 22, 1983 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4705, Page 2387, granted and conveyed unto Thomas D. Marchese.

Parcel Number: 49-00-04106-15-6.

Location of property: 666 West Germantown Pike, Unit 1111, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential - condominium high rise 7 + stories.

Seized and taken in execution as the property of **Thomas D. Marchese** at the suit of PNC Bank, National Association. Debt: \$84,773.76.

Michael C. Mazack, Attorney.

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

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

10-11553

ALL THAT CERTAIN message and lot of land, known as No. 22 Ross Street, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the Northeast corner of Ross Street and an alley; thence along the Southeast side of said Ross Street North 40 degrees, 7 minutes East, 91.3 feet to land of Anthony S. Marthan, et ux.; thence along the said property South 69 degrees, 16 minutes East, 90.7 feet more or less to the Northwest side of a certain alley; thence along the Northwest side or end of said alley and along the Northwest side of a certain alley leading to Richardson Street South 20 degrees, 44 minutes West, 55.7 feet to the rear line of Lot No. 16A; thence along the rear line of Lots 16A and 21A, North 70 degrees, 6 minutes West, 85 feet to a point, a corner; thence along the line of Lot No. 21A, South 19 degrees, 54 minutes West, 30 feet to the Northeast side of the said 10 foot wide alley; and thence along the said side of said alley North 70 degrees, 6 minutes West, 33.7 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Pamela C. Jarmon and James Dennis, her brother, by Deed from Pamela C. Jarmon, dated 08/03/2007, recorded 07/24/2009 in Book 5737, Page 2916.

Parcel Number: 49-00-10645-00-7.

Location of property: 22 Ross Street, Plymouth Meeting, PA 19462-2737.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Pamela Jarmon a/k/a Pamela C. Jarmon and James Dennis** at the suit of JP Morgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC. Debt: \$335,324.26.

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

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

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

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 roof 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, Instrument #2004198488.

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.

10-16621

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

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

Paul Cressman, Attorney. I.D. #318079

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

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

10-20312

ALL THAT CERTAIN, message and tract or piece of land, hereditaments and appurtenances situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at an iron pin in the middle line of public road, known as 'The Eichele Road', a corner of this land now or late of Ernest A. Page and in line of now or late John Mykitiuk's land; thence along land of the said now or late Ernest A. Page, North 72 degrees, West 664.94 feet to a stone corner; thence along the Durcho property, North 45 degrees, East 491 feet to a white oak tree, a corner of now or late of William Eichele; thence along the same, South 85 degrees, East 353 feet to an iron pin a corner in the middle line of the aforesaid public road; thence along the middle line of the same and along the land of the said now or late Ernest A. Page, South 3 degrees, 34 minutes West, 127.4 feet to an iron pin, a corner; thence still along the same, South 11 degrees, 30 minutes West, 411 feet to the place of beginning.

VESTED BY WARRANTY Deed, dated 12/29/1995, given by John L. Mykitiuk to Virginia Lee Long and recorded 1/3/1996 in Deed Book 5136, Page 0668.

Parcel Number: 47-00-01568-00-5.

Location of property: 823 Eichele Road, Perkiomenville, PA 18074-9511.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Virginia L. Long a/k/a Virginia Lee Long** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$234,769.47.

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

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

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

10-25380

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as 'Woods Edge' made by Russel G. Lyman, registered Professional Engineer and Surveyor dated December 4, 1954 and revised March 9, 1955 said plan being recorded in the Office for the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book B-2, Page 46, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Moreland Avenue (46.50 feet wide) at the distance of 144.77 feet measured South 49 degrees, 45 minutes East along the said side of Moreland Avenue from a point of tangent in the same, said point of tangent being at the distance of 39.27 feet measured on the arc of a circle curving to the left having a radius of 25.00 feet from a point of curve on the Southeasterly side of Butternut Drive (50 feet wide); thence extending North 41 degrees, 15 minutes East, 150.00 feet to a point; thence extending South 48 degrees, 45 minutes East, 20.60 feet to a point; thence extending South 41 degrees, 28 minutes, 45 seconds West, 150.00 feet to a point, the Northeasterly side of Moreland Avenue aforesaid; thence extending along the said side of Moreland Avenue North 48 degrees, 45 minutes West, 80 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Donald E. Pond, Individually, by Deed from Donald E. Pond, Executor for the Estate of James D. Pond, deceased, dated 07/19/2002, recorded 08/09/2002 in Book 5419, Page 1561.

Parcel Number: 36-00-08578-00-8.

Location of property: 410 West Moreland Avenue, Hatboro, PA 19040-1510.

The improvements there on are: Residential property.

Seized and taken in execution as the property of **Donald E. Pond** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$281,571.43.

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

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

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

10-32429

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

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

said drainage easement North forty-two degrees, forty-five minutes, forty-three seconds West, seventy-four and forty one-hundredths feet to a point, a corner of Lot No. 12; thence along Lot No. 12 recrossing said drainage easement North forty-seven degrees, fourteen minutes, seventeen seconds East, one hundred ninety-nine and seventy-two one-hundredths feet to a point on the Southwest side of Hedgewood Road; thence along said side thereof Southeastwardly on the arc of a circle curving to the right with a radius of four hundred seventy-five feet, the arc distance of one hundred thirty-four and ninety-five one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 11 on said plan.

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

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

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

The improvements thereon are: Residential dwelling.

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

Carol A. DiPrinzio, Attorney.

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

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

10-35984

ALL THAT CERTAIN lot or piece of ground, situate in **Souderton Borough**, County of Montgomery, Commonwealth of Pennsylvania designated as Lot 22 on a certain plan or draft of lots made for Freed and Lukens recorded at Norristown, Pennsylvania bounded and described, as follows:

BEGINNING at an iron pin at a corner in the curb line on the Southeast side of Hillside Avenue and in line of Lot 20 or lands of David B. Freed; thence along the same and passing through the party wall of the dwelling house South 29 1/4 degrees, East 145.00 feet to a post in line of a 12.00 feet wide alley (dedicated for the use of this land and adjoining lot owners); thence along said alley South 60 1/4 degrees, West 17 feet and 6 inches to a post in line of Lot 24, lands now or late of Maggie F. Ziegler; thence along the same passing through the party wall of the dwelling house North 19 1/4 degrees, West 145.00 feet to an iron pin in aforesaid curb line; thence along said curb line North 60 3/4 degrees, East 17 feet and 6 inches to the place of beginning.

CONTAINING 2,537 1/2 square feet, of land, more or less.

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

BEGINNING at an iron pin in the South side of an alley 12.00 feet wide and in line of lands about to be conveyed unto David B. Freed; thence extending along the latter South 26 3/4 degrees, East, 36 feet and 2 inches to an iron pin; thence by lands of Clayton Alderfer South 69 1/2 degrees, West 12 feet and 1 1/2 inches to an iron pin; thence by lands of George H. Verger, party hereto, North 26 3/4 degrees, West 34 feet and 7 inches to an iron pin to the South side of the aforesaid alley; thence by the same North 62 1/2 degrees, East 12.00 feet to the place of beginning.

CONTAINING 425 1/2 square feet of land, more or less.

UNDER AND SUBJECT to building restrictions and agreements of record.

TITLE TO SAID PREMISES IS VESTED IN John D. Portock, Jr., by Deed from Andrea K. Hicks, dated 10/14/2006, recorded 10/30/2006 in Book 5622, Page 209.

Parcel Numbers: 21-00-04176-00-6 and 21-00-04180-00-2.

Location of property: 22 Hillside Avenue, Souderton, PA 18964.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John D. Portock, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$187,511.51.

Paul Cressman, Attorney. I.D. #318079

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

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

11-04120

ALL THAT CERTAIN lot or piece of land, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with Final Plan of Red Lion Acres, made by Engineering & Planning Associates, Inc., dated 5/23/1966, last revised 6/11/1973 and recorded in Plan Book A-21, Page 36, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Betsy Lane (fifty feet wide), which point is measured North twenty-five degrees, forty-eight minutes, fifty seconds West, one hundred eighty and seventeen one-hundredths feet from a point of tangent in the same, which point is measured along the arc of a circle, curving to the right, having a radius of twenty feet, the arc distance of thirty-one and twenty-five one-hundredths feet from a point of curve on the Northwestern side of Kirk Drive (fifty feet wide); thence from said point of beginning, extending along the said side of Betsy Lane the two following courses and distances, viz: (1) North twenty-five degrees, forty-eight minutes, fifty seconds West, seventy-eight and thirty-six one-hundredths feet; (2) along the arc of a circle, curving to the right, having a radius of one hundred twenty-five feet, the arc distance of twenty feet to a point, a corner of Lot No. 21 on said plan; thence extending

along the same North seventy-three degrees, twenty-seven minutes, thirteen seconds East, one hundred twenty-eight and thirty one-hundredths feet to a point, a corner of Lot No. 20 on said plan; thence extending along the same South seventy-seven degrees, forty-three minutes, thirty-one seconds East, seventy-four and seventy-four one-hundredths feet to a point in line of Lot No. 28 on said plan; thence extending along the same and Lot No. 27 South four degrees, thirty-one minutes, fifty seconds West, thirty-six and forty-six one-hundredths feet to a point, a corner of Lot No. 23 on said plan; thence extending along the same South sixty-four degrees, eleven minutes, ten seconds West, one hundred sixty-eight and sixty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 22 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joel H. Jaffe and Donna S. Jaffe, his wife, by Deed from Marco Development Company, Inc., a corporation, dated 07/15/1974, recorded 09/06/1974 in Book 3974, Page 400.

THE SAID Joel H. Jaffe died on 1/4/2010, vesting sale ownership in Donna S. Jaffe as Surviving Tenant by the Entirety.

Parcel Number: 41-00-00514-63-3.

Location of property: 279 Betsy Road, Huntingdon Valley, PA 19006-5420.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donna S. Jaffe** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$190,491.15.

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

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

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

11-18808

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania described according to a survey and plan thereof made by Franklin and Lindsey, dated August 16, 1944 bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Earl Lane at the distance of 152 feet Northeast of a point of curve on the Southeast side of Earl Lane at its intersection with the Northeast side of Overbrook Road; thence extending along the said Southeast side of Earl Lane North 37 degrees, 54 minutes, 50 seconds East, 12.32 feet to a point of curve; thence continuing in a Northeasterly direction along the said Southeast side of Earl Lane on a line curving to the left with a radius of 228.66 feet the arc distance of 23.63 feet to a point; thence extending South 58 degrees, no minutes, 28 seconds East, 121.87 feet to a point; thence extending South 37 degrees, 54 minutes, 50 seconds West, 48.48 feet to a point; thence extending North 52 degrees, 5 minutes, 10 seconds West passing partly through the center of the party wall between this and the messuage adjoining on the Northeast the distance of 120 feet to the southeast side of Earl Lane, the first mentioned point and place of beginning.

BEING Lot No. 91 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jennie K. Oakley and Thomas Woollam, by Deed from Federal National Mortgage Association, a/k/a Fannie Mae, a corporation organized under an act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, dated 02/12/2003, recorded 06/24/2003 in Book 5461, Page 729.

Parcel Number: 08-00-01495-00-9.

Location of property: 152 Earl Lane, Hatboro, PA 19040-2103.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas Woollam and Jennie K. Oakley a/k/a Jennie Oakley** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$262,646.94.

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

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

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

11-24397

ALL THAT CERTAIN messuage and lot 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 Easterly corner of Green and Poplar Streets; thence along the Southeasterly side of said Green Street, Northeastwardly 120 feet to the Southwestly side of a 20 feet wide alley; thence along said side of the said alley Southwardly 20 feet to a point a corner of this and other land of the said Rinehart P. March; thence along the same line passing through the middle of the partition wall of the house on this and the house on the said March's other adjoining land, Southwestwardly 120 feet to Poplar Street aforesaid; thence along the Northeasterly side of said Poplar Street, Northwestwardly 20 feet to the place of beginning.

Parcel Number: 13-00-30736-00-4.

Location of property: 201 East Poplar Street, Norristown, PA 19401.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Abernathy Capital Group, L.L.C. and Mashavo, L.L.C.** at the suit of Municipality of Norristown. Debt: \$1,764.43.

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.

11-25031

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, designated and known as Lot Numbers 18 and 33 on the Plan of Lots of the DeKalb Realty Company, made by H. S. Farquhar, Civil Engineer, in November of 1916 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 754, Page 16 and being described together as one lot, as follows, to wit:

BEGINNING at a point on the middle line of Crooked Lane at the distance of 285.00 feet measured on a course of South 24 degrees, 54 minutes East from a point in the middle of said Crooked Lane, in line of Lot Numbers 14 and 15 and which latter point is at the distance of 821.20 feet measured on a course of South 24 degrees, 15 minutes East from an iron pin at or near the middle line of Ford Street.

CONTAINING in front or breadth measured on a course of South 24 degrees, 54 minutes East along the said middle line of Crooked Lane 95.00 feet and extending of that width in length or depth between parallel lines measured on a course of South 65 degrees, 06 minutes West 248.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Michael F. Zielinski and Danielle Zielinski, as Tenants by the Entirety, given by Michael Zielinski and Danielle Zielinski, formerly Danielle Cucchi, dated 3/9/2001 and recorded 3/22/2001 in Book 5353, Page 2330.

Parcel Number: 58-00-04942-00-4.

Location of property: 171 Crooked Lane, King of Prussia, PA 19406-2571.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael F. Zielinski, Danielle Zielinski and The United States of America c/o The United States Attorney for The Eastern District of Pennsylvania** at the suit of U.S. Bank National Association, as Trustee for Greenpoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2006-AR.7. Debt: \$301,166.94.

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

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

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

11-26897

ALL THAT CERTAIN lot, piece or parcel of land, with buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Will D. Hiltner, R.S., in September 1956, as follows, to wit:

BEGINNING at a point on the Northwestern side of Hartranft Avenue (66 feet wide) at the distance of 146.04 North 46°, 30' East from the Northeastly side of Lafayette Street (66 feet wide); thence along land of The Hartranft Corporation crossing a 15 feet wide driveway North 43°, 30' West, 137 feet to a corner of land of The Hartranft Corporation; thence along said land, North 46°, 30' East, 21.6 feet to a point in line of land of The Hartranft Corporation; thence along said land again crossing said 15 feet wide driveway for a portion of the distance running through the center line of the partition wall dividing the house erected on this lot and the house on the adjoining lot, South 43°, 30' East, 137 feet to a point on the Northwestern side of Hartranft Avenue, aforesaid, aforesaid; thence extending along said side of said Hartranft Avenue, South 46°, 30' West, 21.6 feet to the place of beginning.

ALSO ALL THAT CERTAIN lot of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Will D. Hiltner, R.E., in September 1946, as follows, to wit:

BEGINNING at a point on the Southeastly side of a 20 feet wide alley measured North 46°, 30' East, 148.48 feet from a point on the Northeastly side of Lafayette Street (66 feet wide) a corner of this and land conveyed to Nevin M. Hopple and wife; thence along the said side of 20 feet wide alley, North 46°, 30' East, 21.6 feet to a corner of land conveyed to Arthur W. Yost and wife; thence along the same South 43°, 30' East, 84 feet to a corner of land conveyed to Daniel C. Strouse and wife; thence along the rear line of the said land South 46°, 30' West, 21.6 feet to a corner of land conveyed to the said Nevin M. Hopple and wife; thence along the said land, North 43°, 30' West, 84 feet to the first mentioned point and place of beginning.

Parcel Number: 13-00-15796-00-4.

Location of property: 213 Hartranft Avenue, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward Phillips** at the suit of Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-FRE1 Asset-Backed Pass Through Certificates c/o Carrington Mortgage Services, LLC. Debt: \$224,541.33.

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.

11-28692

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a Certain Plan of Subdivision formerly part of The John S. Newbold Estate made for Mr. and Mrs. Samuel Y. Gibbon by George B. Mebus, Inc., Registered Professional Engineers dated July 5, 1954 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-2, Page 54, as follows, to wit:

BEGINNING at a point formed by the intersection of the Northwestern side of Washington Lane with the extended center line of Fairacres Road (40 feet wide); thence extending from said point of beginning South 44 degrees, 09 minutes, 30 seconds West along the Northwestern side of Washington Lane 154.95 feet to a point a corner of Lot Number 5 on said plan; thence extending along Lot Number 5 the six following courses and distances: (1) North 28 degrees, 26 minutes, 30 seconds West, 83.18 feet to a point of curve; (2) Northwestwardly on the arc of a circle curving to the right having a radius of 347.67 feet the arc distance of 73.37 feet to a point of tangent; (3) North 16 degrees, 21 minutes West, 42.48 feet to a point; (4) North 24 degrees, 52 minutes, 40 seconds West, 55.24 feet to point of curve; (5) Northwestwardly and Northeastwardly on the arc of a circle curving to the right having a radius of 30 feet the arc distance of 35.91 feet to a point of tangent; and (5) North 43 degrees, 40 minutes, 46 seconds East, 81.17 feet to a point; thence extending North 63 degrees, 48 minutes, 35 seconds East partly along Lot Number 5 and partly along Lot Number 4 on said plan 119.06 feet to a point; thence extending South 32 degrees, 29 minutes East still along Lot Number 4 on said plan 221 feet to a point on the Northwestern side of Washington Lane aforesaid; thence extending South 44 degrees, 09 minutes, 30 seconds West along the Northwestern side of Washington Lane 264.69 feet to the first mentioned point of intersection and place of beginning.

BEING Lot Number 1, as shown on the above mentioned plan.

TOGETHER with the free and common use, right, liberty and privilege at all times hereafter forever of an Easement for Driveway over that certain existing improved macadam driveway or roadway which is presently located in that portion of Lot Number 5 as expected and reserved in Deed Book 2758, Page 216 as a means of ingress, egress and regress to and from the above described premises and being more particularly described, as follows, to wit:

ALL THAT CERTAIN piece or parcel of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a Certain Plan showing property formerly part of John S. Newbold Estate made for Samuel Y. Gibbon by George B. Mebus, Inc., Engineers, dated 2/13/1955 and last revised 8/1/1955 as follows, to wit:

BEGINNING at a point on the Northwestern side of Washington Lane (41.50 feet wide as widened 8.50 feet from its original width of 33 feet) said point being at the distance of 154.95 feet measured South 44 degrees, 09 minutes, 30 seconds West along the said Northwestern side of Washington Lane from the point of intersection which the center line of Fairacres Road (40 feet wide), produced, makes with the said Northwestern side of Washington Lane being the Southeasterly most corner of Lot Number 5 on said Plan of Subdivision and the Southwesterly most corner of said Lot No. 1; thence from the first mentioned point and place of beginning along the said Northwestern side of Washington Lane South 44 degrees, 09 minutes, 30 seconds West, 31.44 feet to a point; thence along the line of other lands formerly of the John S. Newbold Estate being the Southwesterly line of the heretofore described Lot No. 5 the following four courses and distances: (1) North 28 degrees, 26 minutes, 30 seconds West, 92.50 feet to a point of curve; (2) by a line curving to the right in a Northwesternly direction having a radius of 377.67 feet the arc distance of 79.70 feet to a point of tangent; (3) North 16 degrees, 21 minutes West, 40.24 feet to a point; (4) North 24 degrees, 52 minutes, 40 seconds West, 80.92 feet to a point; thence across said Lot No. 5 North 65 degrees, 07 minutes, 20 seconds East, 49.03 feet to a point being the beginning of a curve in the line between Lots No. 1 and 5 on said Plan of Subdivision; thence along the aforesaid line of said Lot No. 5 the following five courses and distances: (1) by a line curving to the left in a Southwesterly, Southerly and Southeasterly direction having a radius of 30 feet the arc distance of 35.90 feet to a point of tangent; (2) South 24 degrees, 52 minutes, 40 seconds East, 55.24 feet to a point; (3) South 16 degrees, 21 minutes East, 42.46 feet to a point of curve; (4) by a line curving to the left in a Southeasterly direction having a radius of 347.67 feet the arc distance of 73.37 feet to a point of tangent; (5) South 28 degrees, 24 minutes, 30 seconds East, 83.18 feet to a point in the aforementioned Northwesternly side of Washington Lane the first mentioned point and place of beginning being also the Southeasterly most corner of said Lot No. 5; the cost of maintaining and repairing the said common driveway or roadway (including snow removal) to be shared equally by the said Virginia N. Gibbon, her heirs and assigns as the owner or owners of said Lot No. 1 on the land and by the hereinbefore named Grantee, his heirs and assigns as the owner or owners of said Lot No. 5 on the other hand, until such time as the said Virginia N. Gibbon, her heirs and assigns as the owner or owners of said Lot No. 1, shall elect to surrender and extinguish said Driveway Easement by a writing delivered unto the hereinbefore named Grantee, his heirs and assigns, whereupon the cost of maintenance and repairing said Driveway or Roadway shall thereafter be borne solely by the hereinbefore named Grantee, his heirs and assigns.

TITLE TO SAID PREMISES IS VESTED IN Ann Miller, by Deed from Beth Miller, dated 01/30/1998, recorded 02/20/1998 in Book 5216, Page 2015.

Parcel Number: 30-00-70892-00-7.

Location of property: 650 Washington Lane, Rydal, PA 19046-2332.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ann Miller** at the suit of Wells Fargo Bank, N.A. Debt: \$372,206.88.

Paul Cressman, Attorney. I.D. #318079

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

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

11-28713

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

BEGINNING at a point on the Southwesterly side of Warren Street where the same is intersected by the Southeasterly side of a twenty feet wide alley, said point being at the distance of three hundred twenty-five and ninety-eight one-hundredths feet Northwesternly from the Northwesternly corner of Astor Street; thence extending along said twenty feet wide alley

Southwesterly at right angles to said Warren Street one hundred sixteen and seventy-five one-hundredths feet to the Northeasterly side of another alley, thirty feet in width and extending Southeasterly along the Northeasterly side of said thirty feet wide alley fifteen and one-tenths feet to a point, a corner; and thence Northeasterly the line extending through the middle of the partition wall one hundred sixteen and seventy-five one-hundredths feet to the Southwesterly side of Warren Street aforesaid and extending along the same Northwesterly fifteen feet and one-tenth feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Deborah Hamilton, by Deed from Jennifer Petrovich and Harry I. Seiders and Theresa F. Seiders, dated 03/31/2000, recorded 04/03/2000 in Book 5312, Page 885.

Parcel Number: 13-00-37864-00-4.

Location of property: 424 Warren Street, Norristown, PA 19401-2939.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Deborah Hamilton** at the suit of Wells Fargo Bank, N.A.
Debt: \$119,660.00.

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.

11-28932

ALL THAT CERTAIN three-story brick dwelling house and lot of ground, situate on Lafayette Street in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Lafayette Street, 45 feet Northwesterly from the West corner of Chain and Lafayette Streets in the middle of the partition wall of this and the adjoining house now or late of Could and Rex; thence parallel with the said Chain Street and passing through the middle of the partition wall aforesaid, Southwesterly 77.3 feet to a 4 feet wide alley laid out by the said Could and Rex, for the common use of this and the adjoining premises parallel with the said Lafayette Street, and running from said Chain Street to Potts Alley; thence along the Northeast side thereof and parallel with said Lafayette Street, Northwesterly 15 feet to a corner of this land of said Could and Rex; thence parallel with the said Chain Street, Northeasterly 77.3 feet to said Lafayette Street; and thence along the Southwest side thereof Southeasterly 15 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James Elliott, by Deed from William A. Cafiero, dated 03/30/2005, recorded 04/06/2005 in Book 5549, Page 1017.

Parcel Number: 13-00-19444-00-1.

Location of property: 506 West Lafayette Street, Norristown, PA 19401-4506.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Elliott** at the suit of Green Tree Servicing, LLC.
Debt: \$72,856.22.

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.

11-29687

ALL THAT CERTAIN message and lot or piece of land, situate in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, being a part of Lot No. 136 on a plan of lots laid out on the farm of Issac Jones {the elder}, deceased, bounded and described, as follows, to wit:

BEGINNING at a stake on the Northeasterly side of Sixth Avenue, at the distance of Sixty feet Northwesterly from Wells Street; thence Northeasterly at right angles to said Sixth Avenue, one hundred forty feet to a twenty feet wide alley laid out for the use of the lots bounding thereon; thence by and along the Southwesterly side of said Alley, Northwesterly, fifteen feet to a stake, a corner of this premises now or late of Francis Darran; thence Southwesterly by and along said premises and parallel with Wells Street aforesaid passing over the middle of cistern, and through the middle of a partition wall of the frame plastered dwelling on this and the one on the adjoining premises and through the middle of an entrance Alley, two feet and four-tenths of a foot wide under said dwelling, one hundred forty feet to Sixth Avenue easterly fifteen feet to the place of beginning.

TOGETHER with the right and privilege of the cistern and pump to obtain water in common with owner or owners, occupier or occupiers of either adjoining premises, said cistern being on the line dividing this from the adjoining premises on the Northwest and the expense of keeping the cistern and pump In repair to paid jointly by the owner of said premises.

BEING the same premises which Julia V. Mayer and Lorraine Gaasche conveyed unto Arthur A. Catenacci, III, and Helen M. Catenacci and recorded in Montgomery County Recorder of Deeds on January 12, 1981 Book No. 4596 Page 410.

TITLE TO SAID PREMISES being vested in Helen M. Catenacci, Surviving Tenant by the Entireties due to the demise of Arthur A. Catenacci, III, on August 3, 2005.

Parcel Number: 05-00-08444-00-2.

Location of property: 244 East Sixth Avenue, Conshohocken Borough, PA.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Helen M. Catenacci** at the suit of Beneficial Savings Bank a/k/a Beneficial Bank. Debt: \$81,681.19.

Michael S. Bloom, Attorney.

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

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

11-30684

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

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lizanne B. Friel and Robert Brace** at the suit of GMAC Mortgage, LLC. Debt: \$356,524.84.

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

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

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

11-33377

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

BEGINNING at a point in the North line of Chestnut Street distant 60 feet Westerly from a corner of land formerly of Peter Linderman, now Estate of Peter L. Egolf, deceased; thence Northerly along other lands of the Grantees, passing through the partition wall of a double brick dwelling house, and of a brick garage, 140 feet to Rowan Alley; thence along said alley Westerly 20 feet to land of Daniel Weidner; thence along said land Southerly 140 feet to Chestnut Street aforesaid; thence along said street Easterly 20 feet to the place of beginning.

Parcel Number: 16-00-05892-00-5.

Location of property: 29 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Georjean Fisher** at the suit of Pottstown School District. Debt: \$4,279.02.

James R. Wood, Attorney.

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

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

11-33503

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Cynwyd, in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot Numbered 5 on the Plan of Cynwyd Realty Development, described, as follows, to wit:

BEGINNING at a point in the middle line of Bala Avenue at the distance of one hundred twenty feet Southwestwardly from the middle line of Kent Road.

CONTAINING in front or breadth on the said middle line of said Bala Avenue fifty feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said middle line of Bala Avenue, one hundred fifty feet.

TITLE TO SAID PREMISES IS VESTED IN Shani Asantewaa Strothers Thompson, by Deed from John Henry Thompson and Shani Asantewaa Strothers Thompson, h/w, dated 09/22/2006, recorded 03/15/2007 in Book 5639, Page 263.

Parcel Number: 40-00-03712-00-1.

Location of property: 351 Bala Avenue, Bala Cynwyd, PA 19004-2736.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shani Asantewaa Strothers Thompson a/k/a Shani-Sheryl Karen Thompson** at the suit of Nationstar Mortgage, LLC. Debt: \$709,205.49.

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

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

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

11-33537

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Subdivision Plan, "Lavino" prepared by John A. Berger Associates, Inc. Consulting Engineers, dated March 15, 1978, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Lantern Lane (originally 33 feet wide but since widened to a width of 41.50 feet by the addition of 8.50 feet on the Southwesterly side of the center line thereof) said point being a corner of Lot Number 5 as shown on said plan, which last mentioned point is measured the 2 following courses and distances along the said Southwesterly side of Lantern Lane from a point of tangent on the same and which last mentioned point of tangent is at the arc distance of 41.70 feet measured on the arc of a curve curving to the right having a radius of 20 feet from a point of curve on the Southeasterly side of Plymouth Road (originally 33 feet wide, but since widened to a width of 46.50 feet by the addition of 13.50 feet on the Southeasterly side of the center line thereof): (1) extending South 52 degrees, 11 minutes East the distance of 1299.96 feet to a point; and (2) thence extending South 48 degrees, 56 minutes East the distance of 253.69 feet to the point of beginning.

CONTAINING in front or breadth measured South 48 degrees, 56 minutes East along the said Southwesterly side of Lantern Lane the distance of 180.00 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Lantern Lane the distance of 250.00 feet.

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

BEING the same premises which Sondra A. Cochran and Jon W. Evans, by Deed dated October 26, 2007, and recorded November 9, 2007, in the Office of the Recorder of Deeds in and for the County of Montgomery, Deed Book 5671, Page 1696, granted and conveyed unto Alfonso Spinelli, III and Veronica Spinelli, as Tenants by the Entirety, in fee.

Parcel Number: 66-00-03122-45-7.

Location of property: 730 Lantern Lane, Blue Bell, PA 19422.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Alfonso Spinelli, III and Veronica Spinelli** at the suit of ING Bank, FSB. Debt: \$1,032,118.88.

Keri P. Ebeck, Attorney.

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

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

12-02108

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon to be erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Alva L. Rogers, Civil Engineer and Surveyor, Ardmore, Pennsylvania dated September 19, 1953 and last revised December 14, 1954, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Tomkenn Road (50 feet wide) at the distance of 569.32 feet measured on a bearing of South 31 degrees, 22 minutes East along said side of Tomkenn Road from its intersection with the title line in the bed of Remington Road (40 feet wide).

CONTAINING in front or breadth on the said side of Tomkenn Road 70 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to said Tomkenn Road 174.27 feet.

BEING Lot No. 21 on the above mentioned plan.

PREMISES "B"

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

BEGINNING at a point on the Southwesterly side of Tomkenn Road (50' wide) at the distance of 639.32 feet measured on a bearing of South 31 degrees, 22 minutes East along the said side of Tomkenn Road from the intersection with the title line in the bed of Remington Road (40' wide).

CONTAINING in front or breadth on the said side of Tomkenn Road 10 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to said Tomkenn Road 174.27 feet.

BEING the same premises which Zelma Fleischman, widow, by Deed dated July 24, 1978 and recorded in the Recorder of Deeds in and for the County of Montgomery in Deed Book 4324, Page 328, granted and conveyed unto Steven C. Braid and Cathy Braid, his wife, in fee.

Parcel Number: 40-00-61656-00-8.

Location of property: 258 Tomkenn Road, Wynnewood, PA 19096.

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

Seized and taken in execution as the property of **Steven C. Braid and Cathy Braid** at the suit of Santander Bank, N.A., formerly known as Sovereign Bank, N.A. Debt: \$40,387.38.

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.

12-02736

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in **Upper Moreland Township**, County of Montgomery Commonwealth of Pennsylvania and described according to a Certain Plan thereof known as Final Plan of County Wood Estates made by Edward B. Blumrick, Registered Surveyor and Robert Foster Associates dated May 27, 1965 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-9, Page 7, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Countrywood Lane (50 feet wide) in the bed of a certain 20 feet wide storm sewer drainage easement said point being the two following courses and distances from a point of curve on the Northeasterly side of Byberry Road (PA State Road #46095) (60 feet wide): (1) leaving Byberry Road on the arc of a circle curving to the right having a radius of 30 feet the arc distance of 53.47 feet to a point of tangent on the Southeasterly side of Countrywood Lane; and (2) North 53 degrees, 05 minutes, 30 seconds East along the Southeasterly side of Countrywood Lane crossing the Southwesterly side of the aforesaid 30 feet wide drainage easement 407 feet to the point of beginning; thence extending from said point of beginning North 53 degrees, 05 minutes, 30 seconds East along the Southeasterly side of Countrywood Lane crossing the Northeasterly side of the aforesaid 20 feet wide drainage easement 105 feet to a point; thence extending South 36 degrees, 54 minutes, 30 seconds East crossing the bed of the aforesaid 20 feet wide storm sewer drainage easement 190.48 feet to a point on the Southeasterly side of said drainage easement; thence extending South 53 degrees, 05 minutes, 30 seconds West along the Southeasterly side of the aforesaid storm drainage easement 105 feet to a point; thence extending North 36 degrees, 54 minutes, 30 seconds West through the bed of the aforesaid 30 foot wide storm drainage easement 190.48 feet to the first mentioned point and place of beginning.

BEING Lot No. 9, Section Number 1 as shown on the above mentioned plan.

BEING the same premises which Patrick Moffa and Jacqueline Moffa by Deed dated 10/30/2006 and recorded 2/2/2007 in Montgomery County in Deed Book 5634, Page 00741 granted and conveyed unto Thomas Phelan, as Tenants by the Entirety.

Parcel Number: 59-00-03367-00-3.

Location of property: 3945 Countrywood Lane, Hatboro, PA 19040.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Thomas C. Phelan** at the suit of U.S. Bank National Association, as Trustee on Behalf of the LXS 2007-4N Trust Fund. Debt: \$443,076.25.

Jennifer Frechie, Attorney. I.D. #316160

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

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

12-04599

ALL THAT CERTAIN tract of land known as Lot No. 2 as shown on plan of subdivision made for James A. Weaver by Urwiler & Walter, Inc., dated 8/23/83, last revised 8/28/83, situate in **Lower Frederick Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the title line of Colonial Drive LR 46022 as widened to 30 feet from its center line, said point being located South 44 degrees, 34 minutes, 15 seconds East, 249.81 feet from the intersection of said title line with the center line of Gravel Pike LR 158, Route 29 (ultimate width 80 feet); thence extending along said title line of Colonial Drive South 44 degrees, 34 minutes, 15 seconds East, 344.89 feet to a point; thence leaving said Center line of Colonial Drive and extending along lands of Charles C. Hurst, South 20 degrees, 30 minutes, 00 seconds West, 232.36 feet to a point in line of Lot No. 1; thence extending along said lot the two following courses and distances: (1) North 46 degrees, 11 minutes, 54 seconds West, 244.46 feet to a point; (2) North 02 degrees, 30 minutes, 66 seconds West, 291.37 feet to a point in the aforementioned center line of Colonial Drive; said point being the and place of beginning.

BEING the same premises that Robert A. Shoemaker and Pamela M. Nulty, by Deed November 30, 1995 and recorded December 12, 1995 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, granted and conveyed to James H. Ward and Sandra A. Ward, husband and wife.

Parcel Number: 38-00-00216-10-6.

Location of property: 222 Colonial Drive, Perkiomenville, PA 18074.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **James M. Ward a/k/a James H. Ward and Sandra A. Ward** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC. Debt: \$411,991.90.

LeeAne 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.

12-05554

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

BEGINNING at a point on the Northwest side of Stanbridge Street at the distance of one hundred sixty-five feet, seven inches Southwesterly from the Westerly corner of Washington and Stanbridge Streets a corner of this and

land of Howard W. Warren; thence by the same, the line passing through the middle of the partition wall between this and said Warren's adjoining house Northwesterly one hundred fifteen and thirteen one-hundredths feet, more or less, to the Southeast side of a twenty feet wide alley; thence by said side of said alley Southwesterly fourteen feet, five inches to a corner; thence Southeasterly parallel with the first course one hundred fifteen and four-tenths feet to Stanbridge Street aforesaid; thence along the Northwest side thereof Northeastwardly fourteen feet, five inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Diane E. Case, by Deed from John Stanish and Joan R. Stanish, dated 06/23/2011, recorded 07/05/2011 in Book 5805, Page 2946.

Parcel Number: 13-00-35184-00-2.

Location of property: 13 Stanbridge Street, Norristown, PA 19401-4429.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Diane E. Case** at the suit of Wells Fargo Bank, N.A. Debt: \$91,580.07.

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.

12-06940

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a record plan "Mitchell Court" prepared for James A. Nolen, III, by Robert E. Blue, Consulting Engineer, P.C. dated 4/15/1987, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Mitchell Court (56 feet wide) said point also being a corner of Lot #5 and place of beginning; thence extending from said place of beginning and along Lot #5 North 49 degrees, 3 minutes, 26 seconds West, 110 feet to a point in line of passive open space; thence extending along same North 40 degrees, 56 minutes, 34 seconds East, 20 feet to a point a corner of Lot #3; thence extending along Lot #3 South 49 degrees, 3 minutes, 26 seconds East, 110 feet to a point on the Northwesterly side of Mitchell Court; thence extending along the Northwesterly side of Mitchell Court South 40 degrees, 56 minutes, 34 seconds West, 20 feet to a point a corner of Lot #5, being the first mentioned point and place of beginning.

BEING Lot #4 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN David Hirsch, single man, by Deed from Brett R. Horwitz and Brenda J. Horwitz, his wife, dated 01/27/1994, recorded 02/01/1994 in Book 5068, Page 691.

Parcel Number: 65-00-08144-06-2.

Location of property: 3067 Mitchell Court, Lafayette Hill, PA 19444-2047.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David R. Hirsh a/k/a David Hirsh** at the suit of Citimortgage, Inc. d/b/a Citicorp Mortgage, Inc. Debt: \$130,285.65.

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.

12-08077

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, City of Bryn Mawr, County of Montgomery, Commonwealth of Pennsylvania.

BEGINNING at a point in the middle of Prospect Avenue at the distance of five hundred seventy-three and forty-nine one-hundredths feet Southwestwardly from the Southwesterly side line of Lancaster Avenue; thence extending along the middle of the said Prospect Avenue, South forty-eight degrees, thirty minutes West, twenty-five and seven-tenths feet to a point in line of land of Hester W. Morton; thence extending along the same passing through the center of the partition or division wall between the above-mentioned message or tenement and the one on the adjoining lot to the Southwest, North forty-one degrees, thirty minutes West, one hundred two feet to a point in the line of land now or late of Timothy Quinlan; thence extending along the same, North forty-eight degrees, thirty minutes East, twenty-five and seven-tenths feet to a point; and thence extending South forty-one degrees, thirty minutes East, one hundred two feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Arthur Prout a/k/a Arthur Garnet Prout, by Deed from Edgar Bolden, III and Helene Bolden-Wilson, dated 01/27/1998, recorded 01/30/1998 in Book 5214, Page 2455.

Parcel Number: 40-00-47968-00-7.

Location of property: 48 Prospect Avenue, Bryn Mawr, PA 19010.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Arthur Prout** at the suit of U.S. Bank National Association as Trustee for RASC 2005KS9. Debt: \$275,343.25.

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.

12-08126

ALL THAT CERTAIN three-story brick house and lot or piece of ground, situate at 549 High Street in the Fifth Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on High Street a corner of this and property belonging to Christian G. Bair; thence along said High Street in a Westerly direction between Washington and Warren Streets, a distance of thirty feet to a corner of Edwin Harley's land; thence along the same in a Northerly direction one hundred and forty feet to a twenty feet wide alley; thence along said alley in an Easterly direction thirty feet to a corner of Christian G. Bair's land; thence along the same in a Southerly direction one hundred and forty feet to the place of beginning.

Parcel Number: 16-00-15040-00-1.

Location of property: 549 East High Street a/k/a 549 High Street, Pottstown, PA 19464-5677.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Mark L. Zapata** at the suit of Wells Fargo Bank, N.A.
Debt: \$116,691.18.

Roger Fay, Attorney.

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

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

12-08874

ALL THAT CERTAIN brick 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 Southwesterly side of Front Street one hundred three and six-tenths feet Southeasterly from the Southerly corner of Front and Green Streets; thence extending along the Southwesterly side of Front Street, Southeasterly twenty-one feet to a point in line of other land of the said Norristown Trust Company of which this is a part; thence along the same Southwestwardly eighty-one and four-tenths feet to a point; thence Northwestwardly eight and one-tenth feet to a point; thence Northeastwardly nearly at right angles to the last mentioned course four and five-tenths feet to a point; thence Northwestwardly twelve and nine-tenths feet to a point; thence Northeastwardly parallel with the second course seventy-six and nine-tenths feet to a point in the Southwesterly side of Front Street aforesaid, the place of beginning; the line passing through the middle of the partition wall dividing a frame structure connecting the house on the property hereby conveyed with one on the adjoining property of the Norristown Trust Company.

TITLE TO SAID PREMISES IS VESTED IN Chris Hipwell, by Deed from Christopher Griffin and Donna Griffin, h/w, dated 09/16/2004, recorded 09/27/2004 in Book 5526, Page 1778.

Parcel Number: 02-00-02896-00-9.

Location of property: 122 West Front Street, Bridgeport, PA 19405-1035.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chris Hipwell** at the suit of Wells Fargo Bank, N.A. DBA Americas Servicing Company. Debt: \$143,104.50.

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..

12-09015

ALL THAT CERTAIN message, frame dwelling house 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 Southeasterly side of Ford Street at the distance of Ford and Holstein Streets a corner of this and a house and lot formerly of Briget Skelly; thence Southeasterly at right angles to said Ford Street passing through the middle of the partition wall between Skelly's house and the house hereby conveyed and along the line of said Skelly's lot one hundred and twenty-nine feet to a corner at Beach Alley laid out twenty feet wide; thence along the Northwesterly side of said alley Southwesterly twenty-nine feet more or less to a corner being the North corner of Beach Alley and Cherry Alley; thence along the Northeast side of said Cherry Alley laid out twenty feet wide Northwesterly parallel to the first line one hundred and twenty-nine feet to the East corner of said Cherry Alley and Ford Street laid out eighty feet wide; and thence along the Southeasterly side of said Ford Street Northeastly twenty-nine feet more or less to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Amy J. Probst, by Deed from Alfreda A. Keller, dated 10/04/2002, recorded 10/22/2002 in Book 5430, Page 1568.

Parcel Number: 02-00-02140-00-9.

Location of property: 412 Ford Street, Bridgeport, PA 19405-1410.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Amy J. Probst** at the suit of RBS Citizens, N.A. f/k/a Citizens Bank, N.A. s/b/m to Citizens Mortgage Corporation. Debt: \$135,487.67.

Paul Cressman, Attorney. I.D. #318079

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

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

12-10238

ALL THAT CERTAIN tract of land with the buildings and improvements constructed thereon, situate in **Whitpain Township**, County of Montgomery, Commonwealth of Pennsylvania, being a unit in the Whitpain Farm Adult Community (a plan prepared for Whitpain Farm, Inc. dated 05/04/1981), as prepared by Yorkes Associates, Inc., Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, said plan recorded in the County of Montgomery, Norristown, Plan Book No. A-44, Page 202 bounded and described, as follows, to wit:

BEGINNING at a point, a corner of said unit, said beginning point being located the following five courses and distances from the intersection of the centerlines of Farrier Lane and Farm Drive: (1) along the centerline of Farrier Lane, North 67 degrees, 11 minutes East, 59.59 feet to a point of curvature; (2) thence along a curve to the right in a Southeasterly direction with a radius of 50 feet, an arc distance of 52.36 feet to a point of reverse curvature; (3) thence along a curve to the left in a Northeasterly direction with a radius of 50 feet, an arc distance of 34.91 feet to a point of tangency; (4) thence North 87 degrees, 11 minutes East, 58 feet to a point on the centerline of Farrier Lane; (5) thence crossing the bed of Farrier Lane, South 02 degrees, 49 minutes East, 35 feet to the point of beginning; thence from said beginning point, North 87 degrees, 11 minutes East, 51 feet to a point a corner; thence South 02 degrees, 49 minutes East, 95 feet to a point a corner; thence South 87 degrees, 11 minutes West, 54 feet to a point a corner; thence North 02 degrees, 49 minutes West, 70 feet to a point a corner, thence North 87 degrees, 11 minutes East, 03 feet to a point a corner; thence North 02 degrees, 49 minutes West, 25 feet to the first mentioned point and place of beginning.

BEING the same premises that Jennifer Ellen Buck and Thomas William Buck, Executors of the Estate of H. Patricia Buck, deceased by Deed dated 6/21/2003 and recorded 7/10/2003 in the county of Montgomery, in Book 5463, Page 1980, granted and conveyed unto Samuel B. Kaye, his heirs and assigns, in fee.

Parcel Number: 66-00-02039-04-6.

Location of property: 3 Farrier Lane, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Samuel B. Kaye** at the suit of Wells Fargo Bank, N.A. Debt: \$159,690.09.

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

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

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

12-10897

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Hatboro Borough**, Montgomery County, Pennsylvania, and described according to a certain Plan of Property made for Lothar K. Miller by Alfred C. Young, Registered Professional Engineer, dated May 7, 1970, and revised July 8, 1970, as follows:

BEGINNING at a point on the Northwesterly side of Broad Street (54 feet wide) said point being at the distance of 287.60 feet measured North 38 degrees, 15 minutes East along the Northwesterly side of Broad Street from its point of intersection with the Northeasterly side of Moreland Avenue (47 feet wide); thence extending from said point of beginning, North 51 degrees, 45 minutes West, 256.29 feet to a pipe; thence extending North 49 degrees, 55 minutes East, 127.70 feet to a point; thence extending South 51 degrees, 45 minutes East, 70.77 feet to a point; thence extending South 38 degrees, 15 minutes West, 82.00 feet to a point; thence extending South 51 degrees, 45 minutes East, 160.00 feet to a point on the Northwesterly side of Broad Street aforesaid; thence extending South 38 degrees, 15 minutes West along the Northwesterly side of Broad Street 43.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Katie L. Metzger and Joseph D. Fedele, by Deed from Judith B. Conrad, dated 02/27/2006, recorded 03/03/2006 in Book 5592, Page 726.

Parcel Number: 08-00-00442-00-9.

Location of property: 23 Broad Street, Hatboro, PA 19040-3101.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Katie L. Metzger and Joseph D. Fedele** at the suit of U.S. Bank, National Association, as Trustee for RASC 2006-EMX3. Debt: \$333,827.06.

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

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

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

12-11177

PREMISES 'A'

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

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

PREMISES 'B'

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

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David Hirsch a/k/a David J. Hirsch, Mary Ellen Hirsch a/k/a Mary Ellen C. Hirsch and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Wells Fargo Bank, N.A. d/b/a Americas Servicing Company. Debt: \$428,765.61.

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.

12-12461

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

SITUATE on the Southeasterly side of Walnut Avenue at the distance of two hundred eighty feet measured North fifty-eight degrees, twenty-one minutes East, along the said side of Walnut Avenue from the intersection with the Northeastly side of Spring Avenue.

CONTAINING in front or breadth Northeastwardly along the said side of Walnut Avenue twenty feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said Walnut Avenue one hundred ten feet the Northeastly line thereof passing through the center of the partition wall dividing these from the premises to the Northeast.

TITLE TO SAID PREMISES IS VESTED IN Ermine Saunders, by Deed from Ermine Saunders, a/k/a Ermine Saunder as erroneously set forth in prior Seed, dated 11/22/1993, recorded 12/14/1993 in Book 5063, Page 2432.

Ermine Saunders died on 04/01/2009, leaving a will dated 03/27/2002. Letters Testamentary were granted to Balfour A. Saunders on 06/25/2010 in Montgomery County, No. 46-2010-2125. Decedent's surviving heir at law and next-of-kin is Balfour A. Saunders.

Parcel Number: 40-00-63868-00-1.

Location of property: 141 Walnut Avenue, Ardmore, PA 19003-2139.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Balfour A. Saunders, in His Capacity as Executor and Devisee of The Estate of Ermine Saunders** at the suit of Bryn Mawr Trust Company. Debt: \$35,252.77.

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.

12-12772

ALL THAT CERTAIN message and two lots or parcels of land, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described as, follows, to wit:

BEGINNING at a point in the centerline of a public road leading from the former turnpike to the Rahns School House Road, lately known as Sunnyside Avenue and being distant 416 feet, 6 inches Southwestly from an iron pin marking an angle in said road; thence along North line of a 50 feet proposed road North 45 degrees, West 241 feet, 6 inches to the Easterly line of a 20 feet wide alley; thence along said alley North 45 degrees, East 80 feet; thence along land now or late of Frank R. Keirn South 45 degrees, East 241 feet, 6 inches to the centerline of said road; thence along same South 45 degrees, West 80 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Flannery by Deed from Michael J. Flannery and Theresa B. Flannery, dated June 21, 2004 and recorded August 11, 2004 in Deed Book 5521, Page 1492.

Parcel Number: 42-00-04783-00-8.

Location of property: 2144 Sunnyside Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael J. Flannery** at the suit of Green Tree Servicing, LLC. Debt: \$213,986.53.

Joseph F. Riga, Attorney.

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

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

12-14281

ALL THAT CERTAIN parcel of land, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a certain plan and survey thereof made by William T. Muldrew, C. E., Jenkintown, 6/11/1926, as follows, to wit:

BEGINNING at a point on the Northeastwardly side of Butler Avenue (formerly Decatur Avenue) (40 feet wide) at the distance of 125 feet Southeastwardly from the Southeastwardly side of York Road (60 feet wide); thence along the said side of said Butler Avenue (formerly Decatur Avenue) South 57 degrees, 4 minutes, 40 seconds East, 41 and 4 one-hundredths feet to a point; thence North 32 degrees, 55 minutes, 20 seconds East, 100 and 2 one-hundredths feet to a point; thence North 58 degrees, 03 minutes West, West 78.19 feet to a point; thence South 12 degrees, 18 minutes West, 105.41 feet to said Northeastwardly side of Butler Avenue (formerly Decatur Avenue) and the place of beginning.

BEING the same premises conveyed to Nesly Jean and D'Jinna LaFalaize Jean, by Deed dated January 13, 2006 and recorded February 27, 2006, in Book 05591 Page 2117, as Instrument No. 2006024146, in Montgomery County, Pennsylvania.

Parcel Number: 30-00-05956-00-8.

Location of property: 2033 Butler Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nesly Jean and D'Jinna LaFalaize Jean a/k/a D'Jinna LaFalaize** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-7. Debt: \$283,247.54.

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

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

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

12-14843

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Perkiomen Township**, County of Montgomery, and Commonwealth of Pennsylvania described according to a plan made of the Maple Hill Development and recorded in the Montgomery County Court House in Plan Book A-23, Page 87 on 1/3/75, more fully bounded and described, as follows, to wit:

BEGINNING at a point, the Southwesterly corner of Lot No. 197, being 5.00 feet from the Northwesterly corner of Lot No. 196 and 10.45 feet from the front of the building erected therein; thence from the point of a beginning North 07 degrees, 44 minutes West, 20.03 feet to a point, (the breadth or front of the lot); thence along land of Lot No. 298 and through the party wall, (the depth of the lot); the three following courses and distances: (1) North 82 degrees, 16 minutes East, 10.45 feet to a point, (the front of the unit); (2) North 82 degrees, 16 minutes East, 34.56 feet to a point (the back of the unit); (3) North 82 degrees, 16 minutes East, 25.00 feet to a point; thence extending South 7 degrees, 44 minutes East, 20.05 feet to a point (the breadth of back of the lot); thence along land of Lot No. 196 and through the party wall), the depth of the lot, the three following courses and distances: (1) South 82 degrees, 16 minutes West, 25.00 feet to a point, (the back of the unit); (2) South 82 degrees, 16 minutes West, 34.56 feet to a point, (the front of the unit); (3) South 82 degrees, 16 minutes West, 10.45 feet to a point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Teri L. Walter and Michael F. Collier, by Deed from Alan F. Quartermain and Mary Ann Quartermain, h/w dated 06/25/1999, recorded 06/30/1999 in Book 5277, Page 1615.

Parcel Number: 48-00-01418-07-3.

Location of property: 252 Lexington Road, Schwenksville, PA 19473.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Teri L. Walter and Michael F. Collier** at the suit of JP Morgan Chase Bank, National Association s/b/m/t Chase Home Finance, LLC, s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$107,766.55.

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

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

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

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.

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.

12-16906

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Limerick Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Revised Final Plan of Phase 8-B of "Waterford Greene", drawn by Carroll Engineering Corporation, Job No. 97-1299.3, dated 3-30-1998, last revised 5-27-1998 and recorded in Land Site Plan Book 4, Page 268, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Gateway Drive, said point of beginning is being at a point a corner of Lot No. 305 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 305 for a portion of the distance and also extending along the line of Open Space Area as shown on said plan for the remaining distance, North 50 degrees, 44 minutes, 16 seconds West, 97.00 feet to a point in line of said Open Space Area; thence extending along the line of said Open Space Area, North 39 degrees, 15 minutes, 44 seconds East, 24.00 feet to a point a corner of Lot No. 307, as shown on said plan; thence extending along the line of said Lot No. 307, South 50 degrees, 44 minutes, 16 seconds East, 97.00 feet to a point on the Northwesterly side of Gateway Drive, aforesaid; thence extending along the said Northwesterly side of Gateway Drive, South 39 degrees, 15 minutes, 44 seconds West, 24.00 feet to a point a corner of Lot No. 305, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 306 as shown on the above mentioned plan.

UNDER AND SUBJECT, however, to a Declaration of Covenants, Conditions, Restrictions, Reservations, Charges and liens on Development known as "The Hamlet" (n/k/a Waterford Greene) by Hamlet Development Company, Inc., dated 11-30-1992 and recorded 12-28-1992 in Deed Book 5028, Page 2366, and First Supplemental thereto dated 11-30-1992 and recorded 12-28-1992 in Deed Book 5028, Page 2418, and First Amendment thereto dated 9-17-1993 and recorded 9-24-1993 in Deed Book 5055, Page 1437 and Assignment of Special Declarant Rights and Declarant Voting rights by Hamlet Development Company, Inc. in favor of Heritage-Country Greene, L.P., dated 11-30-1995 and recorded 12-4-1995 in Deed Book 5133, Page 632, and First Amendment Supplementary Declaration of Covenants, Conditions and Restrictions of "Waterford-Greene", dated 9-3-1996 and recorded 9-4-1996 in Deed Book 5159, Page 2115, and Second Supplementary Declaration thereto dated 7-24-1997 and recorded 8-4-1997 in Deed Book 5194, Page 1192, and Third Amendment thereto dated 11-10-1997 and recorded 11-18-1997 in Deed Book 5206, Page 2394, and Corrective Amendment there to dated 1-21-1998 and recorded 1-22-1998 in Deed Book 5214, Page 336, and third Supplementary Declaration of Covenants, Conditions and restrictions of "Waterford Greene" dated 7-14-1998 and recorded 7-16-1998 in Deed Book 5233, Page 243, and Fourth Supplementary Declaration of Covenants, Conditions and Restrictions of "Waterford Greene", dated 12-16-1998 and recorded 12-21-1998 in Deed Book 5253, Page 543.

ALSO UNDER AND SUBJECT, however to a Supplemental Declaration of Covenants, Restrictions, Easements, Charges and Liens of "Waterford Greene-Townhouse, Section" dated 9-3-1996 and recorded 9-4-1996 in Deed Book 5159, Page 2124, as Revised 9-18-1996 and recorded 9-19-1996 in Deed Book 5161, Page 1693, and First Amendment to Supplementary Declaration thereto, dated 7-25-1997 and recorded 8-4-1997 in Deed Book 5194, Page 1200, and Second Supplementary Declaration thereto, dated 7-14-1998 and recorded 7-16-1998 in Deed Book 5233, Page 265, and Third Amendment to Supplemental thereto dated 12-16-1998 and recorded 12-21-1998 in Deed Book 5253, Page 553.

VESTED BY Warranty Deed, dated 6/29/2009, given by Robert Scott Davis, Jr and Karen Elizabeth Kratzer to Robert Scott Davis, Jr, as Sole Owner and recorded 7/24/2009 in Book 5737, Page 02757 Instrument #2009080189.

Parcel Number: 37-00-00890-05-4.

Location of property: 2803 Gateway Drive, Limerick, PA 19468-1352.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Scott Davis, Jr.** at the suit of Nationstar Mortgage, LLC.

Debt: \$230,394.67.

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

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

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

12-20790

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 a plot plan of part of Section No. 1 "Wenwood in Abington" made by Herbert H., Metz, Inc., Registered Engineers, Lansdale, Pennsylvania, dated October 1, 1959, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Bluejay Road (fifty feet wide) at the distance of thirty feet measured South forty-two degrees, fifty-three minutes, thirty seconds West from a point of curve in the same which point of curve is at the arc distance of thirty-one and forty-two one-hundredths feet measured on the arc of a circle curving to the right direction in a Southwesterly direction having a radius of twenty feet from a point of tangent on the Southwesterly side of Senak Road (fifty feet wide); thence extending from said point of beginning along said side of Bluejay Road South forty-two degrees, fifty-three minutes, thirty seconds West, forty feet to a point in line of Lot No. 16-A on said plan; thence extending along the same North forty-seven degrees, six minutes, thirty seconds West, one hundred feet to a point; thence extending North forty-two degrees, fifty-three minutes, thirty seconds East, forty feet to a point in line of Lot No. 17-A on said plan; thence extending along the same South forty-seven degrees, six minutes, thirty seconds East, one hundred feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Penny Fitzgerald, sole owner, by Deed from Rosemary Samtmann and Charles M. Samtmann, dated 06/19/2009, recorded 06/29/2009 in Book 5734 and Page 2459.

Parcel Number: 30-00-04668-00-9.

Location of property: 1486 Bluejay Road, Abington, PA 19001-2208.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Penny Fitzgerald** at the suit of Nationstar Mortgage, LLC. Debt: \$177,304.94.

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.

12-20933

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

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

Jennifer Frechie, Attorney. I.D. #316160

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

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

12-21252

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof made April 14, 1953, by Russell S. Lyman, Registered Professional Engineer and Surveyor, Huntingdon Valley, PA, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Brae Bourne Road (fifty feet wide), said point being an arc distance of one hundred forty-one and seven one-hundredths feet and having a radius of four hundred feet from a tangent point, said tangent point being two hundred five and thirty-seven one-hundredths feet North forty-nine degrees, fifty-seven minutes West from a radius corner to Pine Road (forty-six and five-tenths feet wide), (formerly thirty-three feet wide,

widened thirteen and five-tenths feet on the Northwesterly side), said radius corner having a radius of twenty-four feet an arc distance of thirty-seven and twenty-six one-hundredths feet curving to the right from a tangent point on the Northwesterly side of Pine Road; thence extending along the Northeasterly side of Brae Bourne Road along a curve to the left an arc distance of one hundred eighteen and seventy-nine one-hundredths feet to a point; thence a new line cutting through the land of Robert H. Hewitt, North thirty-eight degrees, fifteen minutes, forty-four seconds East, three hundred forty-three feet to a point in Ormond R. Golcher's Southwesterly line; thence with said line South fifty-six degrees, one minute, fifty-eight seconds East, one hundred seventeen feet to the Northwesterly line of land about to be acquired by Woodman J. Herr; thence with his line South forty degrees, twenty-seven minutes, twenty-six seconds West, two hundred ninety-eight and sixty one-hundredths feet to the place of beginning.

BEING the same premises which Warren J. Schreiner and Andrea G. Schreiner by Deed dated 3/26/2010 and recorded 3/31/2010 in Montgomery County in Deed Book 5762, Page 1892 granted and conveyed unto Paul M. Stilwell.

Parcel Number: 41-00-00901-00-3.

Location of property: 245 Brae Bourne Road, Huntingdon Valley, PA 19006.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Paul M. Stilwell** 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: \$362,148.68.

Jennifer Frechie, Attorney. I.D. #316160

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

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

12-21633

ALL THAT CERTAIN lot or piece of ground, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision made for Glenn Garts, Inc., by Urwiler and Walter, Inc., Registered Professional Engineers, Summeytown, Pennsylvania, dated August 19th, 1970 and last revised June 21, 1971, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Eagle Way (50 feet wide), which point is measured the (6) following courses and distances from a point of curve on the Northwesterly side of Reinert Road, 41.5 feet wide: (1) on the arc of a circle curving to the right, having a radius of 20 feet, the arc distance of 31.42 feet to a point of tangent on the said Northeasterly side of Eagle Way; (2) North 44 degrees, 30 minutes West, 80.38 feet to a point of curve therein; (3) on the arc of a circle curving to the right, having a radius of 575 feet, the arc distance of 243.36 feet to a point of tangent therein; (4) North 20 degrees, 15 minutes West, 149.40 feet to a point of curve therein; (5) on the arc of a circle curving to the left, having a radius of 600 feet, the arc distance of 126.45 feet to a point of tangent therein; and (6) North 32 degrees, 19 minutes, 30 seconds West, 376.32 feet to the point of beginning; thence extending from said point of beginning along the said Northeasterly side of Eagle Way, North 32 degrees, 19 minutes, 30 seconds West, 83.46 feet to a point of curve therein; thence extending on the arc distance of 32.36 feet to a point, a corner of Lot #11 on said plan; thence extending along said Lot #11, the (2) following courses and distances, viz: (1) North 47 degrees, 4 minutes, 44 seconds East, 53.65 feet to an angle point therein; and (2) North 44 degrees, 44 minutes, 39 seconds East, 171.31 feet to a point in line of land, now or late of Dav-Max Construction Company, Inc.; thence extending along the same and land now or late of Ferdinand A. Knothe, South 32 degrees, 19 minutes, 30 seconds West, 163.82 feet to a point, a corner of Lot #13 on said plan; thence extending along the same, South 57 degrees, 40 minutes, 30 seconds West, 216.73 feet to the first mentioned point and place of beginning.

BEING Lot #12 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Matthew D. Chapman and Margaret Chapman, h/w, by Deed from Mark Richard Werkheisher and Patricia Kelley Werkheisher, h/w, dated 01/31/2002, recorded 02/28/2002 in Book 5397, Page 1932.

Parcel Number: 53-00-02496-00-7.

Location of property: 2055 Eagle Way, Hatfield, PA 19440-3723.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Margaret Chapman and Matthew D. Chapman** at the suit of U.S. Bank National Association as Trustee for JP Morgan Mortgage Acquisition Trust 2006-CH1 Asset-Backed Pass-Through Certificates, Series 2006-CH1. Debt: \$393,346.84.

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

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

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

12-23163

ALL THAT CERTAIN tract or parcel of ground, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania being shown as Phase IV on a Plan of Subdivision entitled Heritage Ridge a/k/a Heritage Ridge, prepared for David Cutler Group, by Stout, Tacconelli and Associates Inc., dated December 4, 1989 and last revised May 4, 1990 and filed as Plan A-53, Page 330 and being more fully described, as follows:

BEGINNING at a point on the Northeasterly side of Laurel Drive (50 feet wide) said point being a corner of Lot #83 (as shown on said plan); thence from said point of beginning extending along said drive North 44 degrees 02 minutes, 04 seconds West, 41.51 feet to a point, being a corner of Lot #81; thence leaving said drive extending along Lot #81 North 45 degrees, 57 minutes, 56 seconds East, 100.00 feet to a point in line of Lot #80 being a corner of Lot #81; thence extending partially along Lot #80 South 44 degrees, 02 minutes, 04 seconds East, 41.51 feet to a point being a corner of Lot #83; thence leaving Lot #80 extending along Lot #83 South 45 degrees, 57 minutes, 56 seconds West, 100.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Louis Carbajal, married and Laura Carbajal, his wife, by Deed from Richard K. Templin, married and Caridad C. Templin, his wife, dated 04/25/2003, recorded 05/28/2003 in Book 5457, Page 890.

Parcel Number: 37-00-01448-53-1.

Location of property: 338 Laurel Drive, Royersford, PA 19468-1334.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Laura Carbajal and Louis Carbajal** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for RAMP 2007-RS1. Debt: \$254,611.51.

Paul Cressman, Attorney. I.D. #318079

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

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

12-23394

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 Southeasterly side of Cherry Street at the distance of five hundred twenty-five and forty-five one-hundredths feet Northeasterly from Elm Street; thence Southeasterly through the middle of a two feet wide alley between this house and house now or late of Morgan and George W. Marsh and through the middle of the partition wall above and by and now or late of the said Morgan Wright and George W. Marsh, eighty-nine and three-tenths feet to a twenty feet wide alley; thence along the Northwesterly side of said alley Northeasterly sixteen feet to lot of land now or late of George H.L. Miller; thence by said now or late Miller's land Northwesterly the line passing through the middle of the partition wall between this and said now or late Miller's house eighty-nine and three-tenths feet to Cherry Street, aforesaid; and thence along the Southeasterly side of said street Southwesterly sixteen feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Terry S. Hamilton and Linda Milito, by Deed from Frank Bono, dated 02/03/2000, recorded 02/25/2000 in Book 5308, Page 306.

Parcel Number: 13-00-07960-00-1.

Location of property: 1056 Cherry Street, Norristown, PA 19401-3802.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda Milito and Terry S. Hamilton** at the suit of JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC. Debt: \$111,384.39.

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.

12-24034

ALL THAT CERTAIN message and tract of land, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a bend in a public road leading from Perkiomen Bridge to Black Rock and Phoenixville at a stone for a corner in a line of Joseph U. Metz's Land; thence by the same North forty-seven and one-fourth degrees, West forty-three and two-tenths perches to a stone in a line of land late of Henry Greisinger; thence by the same South fifty-six degrees, West fourteen and forty-three one-hundredths perches to a stake South sixty-four and one fourth degrees West, thirty-six and thirty-eight one-hundredths perches to a stake in the middle of the above mentioned public road; thence along the middle of the same North forty-six degrees, West twelve and ninety-seven one-hundredths perches to a stone a corner of John Fetterolf's Land; thence by the same the following two courses and distances South forty-two degrees, West twenty-six and four one-hundredths perches to a stake, South forty-six and one-fourth degrees East, fifty and twenty-four one-hundredths perches to an iron pin drilled in a rock in the middle of a run in a line of lands of John Gotwals; thence by the same North eighty-two and one-fourth degrees, East thirty-three and ninety-nine one-hundredths perches to a post a corner in line of David Buckwalter's Land; thence by the same the four following courses and distances, North forty-four and three-fourths degrees, East thirteen and eighty-six one-hundredths perches and North four degrees, West fourteen and thirty-six one-hundredths perches and North four degrees, West fourteen and thirty-six one-hundredths perches to the middle of said public road; thence along the middle of said road North eighty and one-half degrees, East sixteen and sixty-six one-hundredths perches to a corner; and thence along the middle of said road North seventy-nine and one-half degree, West eighteen and sixteen one-hundredths perches to the place of beginning.

CONTAINING twenty-one acres and one hundred forty-one perches of land, more or less.

BEING the same premises which Wilmer L. Hopwood a/k/a Wilmer Hopwood and Edna H. Hopwood a/k/a Edna Hopwood, his wife, by Indenture bearing date the 17th day of September, 1999 and recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery on the 13th day of January, 2000 in Deed Book 5303, Page 1823, etc., granted and conveyed unto Wilmer L. Hopwood and Edna H. Hopwood, his wife, Trustees of the Hopwood Family Trust, dated 09/17/1999, in fee.

AND THE SAID Wilmer Leroy Hopwood, Trustee departed this life on 12/14/1999.

AND THE SAID Edna H. Hopwood, Trustee departed this life on 02/12/2006 leaving a last will and testament registered in Montgomery County Under Will No. 05-0569 wherein she appointed Roy T. Schaeffer, Executor to whom letters testamentary were duly granted on 02/24/2005.

Parcel Number: 61-00-02593-00-1.

Location of property: 172 Hopwood Road, Upper Providence Township, Montgomery County, PA.

The improvements thereon are: Dilapidated unoccupied farmhouse and barn.

Seized and taken in execution as the property of **Hopwood Farm, LLC** at the suit of McCauley Associates, L.P.
Debt: \$1,411,103.48.

John T. Dooley, Attorney.

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

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

12-25092

ALL THAT CERTAIN tract or piece of land consisting of lots marked No. 188 and No 189 on a plan of lots laid out by John S. Pennypacker, situate on the West corner of Ninth Avenue and Walnut Street in the Fourth Ward of **Royersford Borough** (formerly Limerick Township) County of Montgomery, State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake in the Center line of Walnut Street, at the distance of twenty-eight and one-half feet South Westerly from the point of intersection of the center line of Walnut Street, with the center line of Ninth Avenue; thence on the center line of Walnut Street South Westerly the distance of one hundred feet to a stake; thence by Lot No. 187 North Westerly the distance of two hundred feet to a stake; thence by Lot No. 152 and No. 153 North Easterly the distance of one hundred feet to a stake on the margin line of Ninth Avenue; thence on the margin line of Ninth Avenue, South Easterly the distance of two hundred feet to the place of beginning.

CONTAINING twenty thousand square feet of land more or less.

Parcel Number: 19-00-04904-00-9.

Location of property: 867 Walnut Street, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Viengxay Sisonethasy** at the suit of The Bank of New York Mellon, as Trustee, et al. Debt: \$266,560.06.

Elizabeth S. Gallard, Attorney.

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

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

12-25967

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to an Amended Plan of Subdivision for a portion of Tannerle Wood prepared for B.G.S.P. Corporation made by Alan Engineering Associates, Inc., Southampton, Pennsylvania dated June 29, 1982, as follows, to wit:

BEGINNING at a point of intersection which the Southeasterly side of Monroe Lane (of irregular width) makes with the Northeasterly side of Honey Run Road (50 feet wide) (a private road); thence extending along the said side of Monroe Lane the two following courses and distances: (1) North 18°, 30' East, 30 feet to a point; and (2) South 71°, 39' East, 20 feet to a point, said point being a corner of Lot No. 1903 as shown on the above mentioned plan; thence extending along the aforesaid lot North 54°, 1', 22" East and crossing a certain 20 feet wide right-of-way for storm drainage and also crossing a certain 6 feet wide easement for walk 142.47 feet to a point a corner of lands now or late of PA School of Hort. for Women-Temple University; thence extending along the aforesaid land South 35°, 47' East, 51.38 feet to a point of Lot No. 2001 as shown on the above mentioned plan; thence extending from said point and along the aforesaid lot South 54°, 1', 22" West and re-crossing the aforementioned 6 feet wide easement for walk and also re-crossing aforementioned 20 feet wide right-of-way for storm drainage 151.96 feet to a point of curve on the Northeasterly side of Honey Run Road; thence extending from said point and along the Northeasterly side of Honey Run Road on the arc of a circle curving to the left having a radius of 359.61 feet the arc distance of 56.85 feet to the first mentioned point of intersection and place of beginning.

Parcel Number: 54-00-08680-40-1.

Location of property: 2000 Honey Run Road, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kyung M. Suh and Chung W. Suh** at the suit of Citizens Bank of Pennsylvania. Debt: \$236,946.94.

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.

12-26040

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan entitled "Evans Brooke", drawn by Bursich Associates, Inc., Engineers, Planners and Surveyors, Pottstown, PA, Job No. 023957, dated 11/15/2002, last revised on 5/14/2004 and recorded in Plan Book 23, Page 433, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Finley Circle, said point of beginnings as being measured along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet from a point on the Northwesterly side of Evansbrooke Lane; thence extending from said point of beginning and extending along the said Northeasterly side of Finley Circle, North 34 degrees, 43 minutes, 55 seconds West, 95.00 feet to a point a corner of Lot No. 23 as shown on said plan; thence extending along the line of said Lot No. 25, South 34 degrees, 43 minutes, 55 seconds East, 120.00 feet to a point on the Northwesterly side of Evansbrooke Lane, South 55 degrees, 16 minutes, 05 seconds West, 69.79 feet to a point of curve; thence leaving the said Northwesterly side of Evansbrooke Lane and measuring in a Southwesterly direction of which turns to a Northwesterly direction along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point on the Northeasterly side of Finley Circle, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 24 on said plan.

BLOCK 16, Unit 75.

TITLE TO SAID PREMISES VESTED IN Sean T. Colson by Deed from Heritage-Evanbrooke, L.P., a PA Limited Partnership dated 07/20/2005 and recorded 07/25/2006 in the Montgomery County Recorder of Deeds in Book 5563, Page 1792.

Parcel Number: 37-00-00741-06-8.

Location of property: 1451 Evansbrooke Lane, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Sean T. Colson** at the suit of Citimortgage, Inc. Debt: \$544,152.24.

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.

12-27932

ALL THAT CERTAIN messages, lots or pieces of land, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL THAT CERTAIN lot or piece or ground with the buildings and improvements thereon erected, situate in Upper Merion Township, County of Montgomery and State of Pennsylvania, and bounded and described according to a map of property of Anthony Volpi, made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania July 14, 1953, as follows, to wit:

BEGINNING at a point on the Northwest side of Tyler Road (fifty feet wide), said point is at the distance of ninety-six feet and sixty-four one hundredths feet measured South seventy-four degrees, twenty-five minutes West, along the Northwest side of Tyler Road from a point of radius round corner with a radius of fifteen feet curving to the left in a Northeastwardly direction into the Southwest side of Henderson Road (fifty feet wide); thence along the Northwest side of Tyler Road, South seventy-four degrees, twenty-five minutes West, eighty feet to a point; thence leaving Tyler Road by Lot #19, North fifteen degrees, thirty-five minutes West, one hundred forty feet to a point; thence North seventy-four degrees, twenty-five minutes East, eighty feet to a point; thence by Lot #21 South fifteen degrees, thirty-five minutes East, one hundred forty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lauren Weisslandon (a/k/a Lauren M. Weiss) by Deed from Brendon Landon and Lauren M. Weiss-Landon dated May 18, 2011 and recorded May 27, 2011 in Deed Book 5802, Page 1017.

Parcel Number: 58-00-19114-00-7.

Location of property: 104 Tyler Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brendon Landon and Lauren M. Weiss-Landon** at the suit of JP Morgan Chase Bank, N.A. Debt: \$326,142.84.

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.

12-28642

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

BEGINNING at a point on the Northwest side of Arch Street at the distance of 100.00 feet Southwesterly from Wood Street; thence Northwesterly passing through the middle of the partition wall of this and the adjoining house now or late of Catharine Boreland, 100.00 feet to land of Henry King; thence along said land Southwesterly 20.00 feet to other land now or late of Catharine Boreland; thence Southeasterly 100.00 feet to Arch Street aforesaid; thence along the Westerly side thereof Northeasterly 20.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Renita Sherman and Anthony Wilson by Deed from Kay F. Butler dated October 21, 2005 and recorded November 1, 2005 in Deed Book 05577, Page 2482.

Parcel Number: 13-00-02400-00-8.

Location of property: 1211 Arch Street, Norristown, PA 19401-3501.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Renita Sherman and Anthony Wilson** at the suit of Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2005-C, Asset-Backed Pass-Through Certificates. Debt: \$194,652.24.

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.

12-29053

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

BEGINNING at a point on the Northeasterly side of Sixth Street, at the distance 92 feet Southeastwardly from its point of intersection with the Southeasterly side of Green Street, a corner of this and land now or late of Catherine McPherson; thence along the same and at right angles to said Sixth Street Northeastwardly the line passing through the middle of the partition wall between the house located hereon and the house located on the adjoining land now or late of Catherine McPherson, 112 feet to the Southwesterly side of an alley (12.40 feet wide); thence along said side of said alley Southeastwardly 13 feet, 11 inches, more or less to land now or late of James McFadden; thence along the same line passing through the middle of an alley and through the middle of the partition wall between the house located hereon and the house located on the said land now or late of James McFadden, Southwestwardly 112 feet to Sixth Street, aforesaid; thence along the Northeasterly side thereof Northwestwardly 13 feet, 11 inches, more or less, to the first mentioned point and place of beginning.

TITLE IS VESTED IN Michael F. Zielinski and Danielle Zielinski, husband and wife and Felix M. Zielinski, Jr. and Joanne Zielinski, husband and wife by Deed dated 5/11/05 and recorded in the Montgomery County Recorder of Deeds on 5/17/2005 under Book 5554, Page 751.

Parcel Number: 02-00-05888-00-5.

Location of property: 129 West 6th Street, Bridgeport, PA 19405.

The improvements thereon are: Two story residential single family rowhouse.

Seized and taken in execution as the property of **Michael F. Zielinski and Danielle Zielinski and Felix M. Zielinski, Joanne Zielinski and United States of America** at the suit of U.S. Bank National Association, as Trustee, et al. Debt: \$157,403.78.

Richard J. Nalbandian, Attorney.

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

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

12-29611

ALL THAT CERTAIN tract of land, situate in **East Greenville Borough**, County of Montgomery, Commonwealth of Pennsylvania, being Lot No. 70, as shown on Plan of 'Colonial Village' (Sheet I of 7) made for Axelrod Construction Company by Urwiler and Walter, Inc., dated 2/26/1974, last revised 3/26/1988 being bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly sideline of Blaker Drive (82 feet wide), said point being located South 24 degrees, 06 minutes, 10 seconds East, 811.84 feet from the intersection of said sideline with the Southeasterly sideline of Forge Road; thence extending along Lot #71 North 65 degrees, 53 minutes, 50 seconds East, 128.41 feet to a point; thence extending South 24 degrees, 06 minutes, 10 seconds East, 20.00 feet to a point in line of Lot #69; thence extending along said lot, South 65 degrees, 53 minutes, 50 seconds West, 128.41 feet to a point on the aforementioned sideline of Blaker Drive; thence extending along said sideline North 24 degrees, 06 minutes, 10 seconds West, 20.00 feet to the point and place of beginning.

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

RESERVING UNTO THE SELLER a ten foot wide ingress and egress easement along the rear property line for the benefit of the adjoining property owners.

TITLE TO SAID PREMISES IS VESTED IN Robert S. Derstine and Robert C. Derstine, by Deed from Alfred H. Dise and Eileen C. Dise, Trustees of Dise Family Trust dated 7/23/1999, dated 06/30/2006, recorded 07/19/2006 in Book 5608, Page 2615.

Parcel Number: 06-00-00396-00-3.

Location of property: 425 Blaker Drive, East Greenville, PA 18041-1762.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert S. Derstine and Robert C. Derstine** at the suit of Wells Fargo Bank, N.A. Debt: \$153,112.05.

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.

12-32536

ALL THAT CERTAIN lot or place of land, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to Subdivision Plan of Canterbury III, made by Showalter and Associates, dated 10/31/1988, last revised 4/10/1989 and recorded in Plan Book A-51, Page 19, as follows, to wit:

BEGINNING at a point on the Southerly side of Walden Lane (50 feet wide) which point is measured along the arc of a circle curving to the right, having a radius of 25.00 feet, the arc distance 39.27 feet from a point on the Easterly side of Pioneer Drive (50 feet wide); thence from said point of beginning, extending along the said Southerly side of Walden Lane, the two following courses and distances, viz: (1) North 87 degrees, 56 minutes, 54 seconds East, 77.71 feet; (2) along the arc of a circle curving to the right, having a radius of 175.00 feet, the arc distance of 55.33 feet to a point, a corner of Lot No. 57 on said plan; thence extending along the same, South 02 degrees, 59 minutes, 53 seconds West, 86.62 feet to a point, a corner of Lot No. 55 on said plan; thence extending along the same, South 87 degrees, 56 minutes, 54 seconds West, 150.00 feet to a point on the Easterly side of Pioneer Drive, aforesaid; thence extending along the same, North 02 degrees, 03 minutes, 06 seconds West, 70.00 feet to a point of curve in the same; thence extending along the arc of a circle curving to the right, having a radius of 25.00 feet, the arc distance of 39.27 feet to the first mentioned point and place of beginning.

BEING Lot No. 56 on said plan.

BEING the same premises which Ronald A. Miniscalco and Donna M. Miniscalco, husband and wife by Deed dated 4/27/2000 and recorded 5/24/2000 in Montgomery County in Deed Book 5317, Page 2056 granted and conveyed unto Ralph F. Fagan and Gail Barlow Fagan, husband and wife.

Parcel Number: 46-00-03085-59-5.

Location of property: 110 Pioneer Drive, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Gail Barlow Fagan and Ralph F. Fagan** at the suit of U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency). Debt: \$192,770.77.

Salvatore Filippello, Attorney, I.D. #313897

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

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

13-00267

ALL THOSE TWO CERTAIN lots or pieces, of ground, with the buildings and improvements thereon erected, being Lots Nos. 484 and 485 on the revised Plan of the Lots of the Edgehill Land Association, situate on the Southeasterly side of Logan Avenue at the distance of 550 feet Northeastwardly from the Northeastly side of Chestnut Avenue, in **Upper Dublin Township**, County of Montgomery, State of Pennsylvania.

CONTAINING in front or breadth on the said Logan Avenue 50 feet (each lot 25 feet) and extending in length or depth Southeastwardly between parallel lines at right angles to said Logan Avenue 119 feet.

ALSO ALL That CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, being Lot No. 486 on the revised Plan of the Lots of the Edge Hill Land Association, situate on the Southeasterly side of Logan Avenue at the distance of 600 feet Northeastwardly from the Northeastly side of Chestnut Avenue in **Upper Dublin Township**, County of Montgomery, State of Pennsylvania.

CONTAINING in front or breadth on the said Logan Avenue 25 feet and extending in length or depth Southeastwardly between parallel lines at right angles to said Logan Avenue 110 feet.

ALSO ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, being Lot No. 487 on the revised Plan of the Lots of the Edgehill Land Association, situate on the Southeasterly side of Logan Avenue (at the distance of 625 feet Northeastly from the Northeastly side of Chestnut Avenue) in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania.

CONTAINING in front or breadth on the said side of Logan Avenue, 25 feet and extending in length or depth southeastwardly between parallel lines at right angles to said Logan Avenue 110 feet.

BEING the same premises which Redevelopment Authority of the County of Montgomery, by Deed dated December 15, 1977 and recorded December 29, 1977 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4269, Page 469, granted and conveyed unto Dorothy J. Newman and Beverly D. Newman, her daughter, as Joint Tenants With the Right of Survivorship. Dorothy J. Newman has since departed this life on December 3, 1979.

Parcel Number: 54-00-10996-00-2.

Location of property: 247 Logan Avenue a/k/a 245 Logan Avenue, North Hills, PA 19038.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Beverly D. Newman** 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 2002-4, by its Attorney-in-Fact, Ocwen Loan Servicing, LLC. Debt: \$91,859.81.

Andrew J. Marley, Attorney.

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

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

13-01341

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a certain plan thereof known as 'Plan of Huntingdon Dales' Section No. 4 made by Charles E. Shoemaker, Registered Professional Engineer, dated March 28, 1956 said plan being recorded in the Office of the Recorder of Deeds of Montgomery County at Norristown, Pennsylvania in Plan Book A-3, Page 12, as follows, to wit:

BEGINNING at a point on the Easterly side of Morgan Mill Road (50 feet wide) (intended to be dedicated) said point being the four following courses and distances from a point of curve on the Northeasterly side of Ball Road (50 feet wide): (1) leaving Ball Road on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent on the Southeasterly side of Morgan Mill Road; (2) North forty degrees, thirty-seven minutes, fifty-five seconds East along the Southeasterly side of Morgan Mill Road one hundred forty and seven one-hundredths feet to a point of curve on the same; (3) Northwestwardly and Northwardly partly along the Southeasterly and partly along the Easterly sides of Morgan Mill Road on the arc of a circle curving to the left having a radius of one hundred seventy-five feet the arc distance of one hundred thirty-six and twenty-six one-hundredths feet to a point of tangent on the Easterly side of Morgan Mill Road; (4) North three degrees, fifty-eight minutes, fifty-one seconds West along the Easterly side of Morgan Mill Road eighty and three one-hundredths feet to the point of beginning; thence extending from said point of beginning North three degrees, fifty-eight minutes, fifty-one seconds West along the Easterly side of Morgan Mill Road nineteen and ninety-seven one-hundredths feet to a point of curve on the same; thence extending Northwardly and Northeastwardly partly along the Easterly and partly along the Southeasterly sides of Morgan Mill Road on the arc of a circle curving to the right having a radius of one hundred twenty-five feet the arc distance of ninety-six and three one-hundredths feet to a point of tangent on the Southeasterly side of Morgan Mill Road; thence extending North forty degrees, two minutes, nine seconds East along the Southeasterly side of Morgan Mill Road ninety-one and nine one-hundredths feet to a point; thence extending South forty-nine degrees, fifty-seven minutes, fifty-one seconds East crossing the head of a certain twenty feet drainage right-of-way also crossing a stream in the bed of same eighty and seven one-hundredths feet to a point; thence extending South twenty-four degrees, thirty-eight minutes, fifty-two seconds East, one hundred twenty-four and seventy-two one-hundredths feet to a point; thence extending South eighty-six degrees, one minute, nine seconds West recrossing the aforesaid stream two hundred feet to the first mentioned point and place of beginning.

BEING Lot Number 24 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Bernard Bradley, by Deed from John D. Luetzow, dated 12/23/2002, recorded 01/10/2003 in Book 5442, Page 181.

Parcel Number: 59-00-13081-00-9.

Location of property: 2925 Morgan Mill Road, Willow Grove, PA 19090-1519.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bernard Bradley** at the suit of Wells Fargo Bank, N.A.
Debt: \$417,072.44.

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

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

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

13-01714

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvement thereon erected, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to Final Land Development Plans made for Pulre Homes "Longford Crossing" made by Bohler Engineering, Inc., dated 02/06/2004 and last revised 04/29/2005 in Plan Book 25, Page 19 to 28, as follows, to wit:

BEGINNING at a point, said point of beginning being a point, a corner of Lot 124 as shown on above plan; thence from said point of beginning and along said lot North 42 degrees 51 minutes, 00 seconds West, 51.84 feet to a point; thence from said point North 47 degrees, 09 minutes, 00 seconds East, 22.75 feet to a point; thence from said point South 42 degrees, 51 minutes, 00 seconds East, 51.84 feet to a point; thence from said point South 47 degrees, 09 minutes, 00 seconds West, 22.75 feet to the first mentioned point and place of beginning.

BEING Lot 125 as shown on above plan.

BEING the same premises which Michael Smith and Jill Smith by Deed dated 12/22/2010 and recorded 1/10/2011 in the County of Montgomery in Deed Book 5793, Page 2340 conveyed unto Michael Smith, as Sole Owner.

Parcel Number: 61-00-04848-27-2.

Location of property: 193 Hudson Drive, Phoenixville, PA 19460.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael Smith** at the suit of Lakeview Loan Servicing, LLC.
Debt: \$329,074.42.

Salvatore Filippello, Attorney. I.D. #313897

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

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

13-02341

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Guy C. and Shirley M. Blevins made by Ralph E. Shaner, P.E., Pottstown, Pennsylvania, dated 8/25/1986, last revised 11/13/1986 and recorded in Montgomery County in Plan Book C-16, Page 89, as follows, to wit:

BEGINNING at a point on the title line in the bed of Hill Road (80 feet wide) (LR 46012) said point being a corner of Lot 2 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 2 as shown on the above mentioned plan, the two following courses and distances: (1) South 49 degrees, 5 minutes, 25 seconds East, crossing the Southwesterly side of Hill Road 114.86 feet to a point; and (2) South 30 degrees, 12 minutes West, 245.57 feet to a point in line of lands now or late of Ralph Schoenly; thence extending along the same North 51 degrees, 48 minutes West (erroneously omitted) 143.79 feet to a point in line of lands now or late of Frank Fulmer; thence extending along the same North 30 degrees, 28 minutes East recrossing the Southwesterly side of Hill Road 371 feet to a point on the title line in the bed of Hill Road; thence extending along the title line in the bed of Hill Road the two following courses and distances: (1) South 62 degrees, 7 minutes East, 126.80 feet to a point; and (2) South 57 degrees, 42 minutes, 37 seconds East, 64.77 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.334 acres, more or less.

BEING Lot 1 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Terry L. Ryan, by Deed from Richard Parke and Michael Goldberg, dated 06/24/2009, recorded 07/13/2009 in Book 5736, Page 2061.

Parcel Number: 32-00-04752-00-4.

Location of property: 116 Hill Road, Barto, PA 19504-9227.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Terry L. Ryan** at the suit of Wells Fargo Bank, N.A. Debt: \$246,999.66.

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

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

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

13-03129

ALL THAT CERTAIN parcel or piece of land, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according to a plan thereof made by G.D. Houtman and Son, Civil Engineers and Land Surveyors, dated May 18, 1955, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Dreshertown Road (formerly Horsham Road) (41.5 feet wide) at the distance of 1530 feet measured on a bearing of North 40 degrees, 10 minutes East along the said side of Dreshertown Road from a point a corner of land of Loretta Restiluta; thence extending from said point of beginning North 40 degrees, 10 minutes East along the said side of Dreshertown Road 152.99 feet to a point in line of a private cemetery; thence extending along the line of said private cemetery the two following courses and distances: (1) South 58 degrees, no minutes East, 40.58 feet to a corner; and (2) North 42 degrees, no minutes East, 54.78 feet to a point in line of land of Elias Wolf; thence extending along the said Wolf's land the two following courses and distances: (1) South 50 degrees, no minutes East, crossing a certain proposed 40 feet wide easement for drainage, sewers and stream straightening 272.25 feet to a stone a corner; and (2) South 41 degrees, no minutes West, 215.5 feet to a point; thence extending North 49 degrees, 50 minutes West recrossing the aforesaid proposed 40 feet wide easement 311.33 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.45 acres.

BEING Parcel No. 8 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Omar P. Bounds, III and Doris Arner-Bounds, a/k/a, Doris A. Bounds, his wife, as Joint Tenants With the Right of Survivorship, by Deed from William R. Cooper, Executor of the Estate of Omar P. Bounds, Jr., dated 03/08/2001, recorded 03/21/2001 in Book 5353, Page 1665.

Parcel Number: 54-00-05185-00-8.

Location of property: 1435 Dreshertown Road, Dresher, PA 19025-1504.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Doris A. Bounds and Omar P. Bounds, III** at the suit of Green Tree Servicing, LLC. Debt: \$126,351.91.

Paul Cressman, Attorney. I.D. #318079

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

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

13-03518

THIS land referred to in this Commitment is described, as follows:

ALL THAT CERTAIN lot or piece of ground, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision known as "The Village at Newbury" prepared by W.B. Homes, Inc. by Schlosser & Clauss, Inc. dated 5/30/2000 and last revised 2/22/2001 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Plan Book A-60, Page 52, as follows, to wit:

BEING the same premises which Williamsburg Village Properties, L.P. by Deed dated 08/15/2002 and recorded 09/19/2002 in Montgomery County in Deed Book 5425, Page 264 granted and conveyed unto Margaret Chapman. Parcel Number: 53-00-05717-22-4.

Location of property: 78 Newbury Way, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Margaret Chapman** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-1. Debt: \$344,387.13.

Jennifer Frechie, Attorney. I.D. #316160

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

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

13-04532

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania described in accordance with a Subdivision Plan made for Carl Bowers by David Meixner, Registered Professional Engineer, Collegeville, Pennsylvania, dated 2/17/1970 and revised 4/15/1970, as follows, to wit:

BEGINNING at a point on the title line in the bed of Buckwalter Road (to be 50 feet wide), a corner of this and Lot No. 2 on said plan, said point being at the distance of 347.57 feet measured North 45 degrees, 14 minutes, 10 seconds East, from a corner of lands now or late of Ronald Rhoads, Jr.; thence extending from said point of beginning along the aforesaid title line North 56 degrees, 14 minutes, 10 seconds East, 151.59 feet to a point, a corner of lands previously conveyed by Carl Bowers of which this was a part; thence extending along said lands, South 36 degrees, 3 minutes, 20 seconds East, crossing the Southeasterly side of Buckwalter Road with the Ultimate Right-of-Way line of same 273.70 feet to a point in line of land now or late of Sol N. Berman; thence extending along said lands South 48 degrees, 3 minutes West, 164.28 feet to a point, a corner of Lot No. 2 aforesaid; thence extending along Lot No. 2 North 33 degrees, 45 minutes West, recrossing the Southeasterly side of Buckwalter Road and the Ultimate Right-of-Way line of same, 296.87 feet to a point on the title line of same, the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Antonia Iovino and David J. Iovino by Deed from Daniel P. Doran and Claudia C. Doran, dated November 30, 2006 and recorded December 21, 2006 in Deed Book 5628, Page 01934.

Parcel Number: 48-00-00381-00-3.

Location of property: 151 Trappe Road, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Antonia Iovino and David J. Iovino** at the suit of Federal National Mortgage Association. Debt: \$374,268.18.

Christine L. Graham, Attorney.

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

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

13-05278

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, as shown on a subdivision plan prepared for Henry J. and Dorothy J. Abbott, dated April 17, 1984 and revised February 4, 1988, as prepared by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, Ambler, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesternly ultimate right-of-way line of Franklin Avenue (48 feet wide) which said point is located North 10 degrees, 45 minutes West, 2 feet from a point, a corner of this and land of Robert W. and Beverly F. Schneck, which said point is located North 79 degrees, 15 minutes East, 529.35 feet from the intersection of the Northwesternly right-of-way line of Franklin Avenue with the Northeastly right-of-way line of Bethlehem Pike (60 feet wide); thence from the point of beginning by land of Robert W. and Beverly F. Schneck, North 10 degrees, 45 minutes West along the Northeastly side of a 10 feet wide sanitary sewer easement, 95.16 feet to a point, a corner of Lot 'B'; thence by the same, North 79 degrees, 20 minutes East, 50 feet to a point in line of land of William and Linda Rescigno; thence by the same, South 10 degrees, 45 minutes East, 95.09 feet to a point, a corner on the aforementioned Northwesternly ultimate right-of-way line of Franklin Avenue (48 feet wide); thence by the same, South 79 degrees, 15 minutes West, 50 feet to the point and place of beginning.

CONTAINING in area 475.63 square feet of land, be the same more or less.

BEING Lot 'A' as shown on the subdivision plan.

BEING the same property conveyed to Jane Dorothy Abbott from Henry J. Abbott, Sr., widower, by Deed dated July 25, 1995 and recorded on August 8, 1995 in Deed Book 5121, Page 440.

TITLE TO SAID PREMISES IS VESTED IN Joseph Groarke, by Deed from Jane Dorothy Abbott, dated 07/31/2006, recorded 09/20/2006 in Deed Book No. 5617, Page No. 165.

Parcel Number: 52-00-06490-00-1.

Location of property: 19 Franklin Avenue, Flourtown, PA 19031-2005.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Groarke** at the suit of Deutsche Bank, National Trust Company, as Trustee for GSAA Home Equity Trust 2006-18, Asset-Backed Certificates, Series 2006-18. Debt: \$332,380.97.

Paul Cressman, Attorney. I.D. #318079

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

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

13-05938

ALL THAT CERTAIN lot of land, situate in **West Pottsgrove Township**, County and State aforesaid, bounded, limited and described, as follows, to wit:

BEGINNING at an iron bolt at post standing on the side of the turnpike; and thence along side of the public road leading from Grosstown to the Schuylkill River, South forty degrees and eight minutes West, one hundred and fifty-eight feet and three inches to an iron bolt at the side of said road; thence along lands of Samuel Dewees South seventy-seven degrees and fifteen minutes East, sixty five feet to a corner of land of Mary Kirkhoff; thence along said land North twenty-eight degrees and ten minutes East, one hundred and forty feet to the South side of the said turnpike, twenty-five feet from the center line thereof; thence along the same North seventy-seven degrees and fifteen minutes West, thirty feet to the place of beginning.

CONTAINING six thousand six hundred and fifty square feet.

TITLE TO SAID PREMISES IS VESTED IN Dennis R. Haslam, sole owner, by Deed from Dennis R. Haslam and Georgia D. Haslam, h/w, dated 06/29/2007, recorded 07/27/2007 in Book 5657, Page 1551.

Parcel Number: 64-00-03805-00-1.

Location of property: 574 Old Reading Pike, Pottstown, PA 19464-3732.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis R. Haslam** at the suit of U.S. Bank, National Association as Successor Trustee to Bank of America, N.A., as Successor to LaSalle Bank, N.A., as Trustee for the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-5. Debt: \$119,299.09.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-08635

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, known and designated as Lot No. 39 on plan of lots of Wellington H. Rosenberry, situate in the Township of Montgomery now **Lansdale Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made December 20, 1943, by Herbert H. Metz, R.E. and L.S., as follows, to wit:

BEGINNING at a point on the Southwest side of Lakeview Drive, fifty feet wide, at the distance of three hundred ten and sixty-two one-hundredths feet Southeasterly from a point of intersection of the said Southwest side of Lakeview Drive and the Northeast side of Main Street or Welsh Road, as widened to the width of fifty feet, both lines produced; thence extending along the said Southwest side of Lakeview Drive on a line curving to the right having a radius of two hundred forty-four and fourteen one-hundredths feet the distance of seventy-three and twenty-five one-hundredths feet to a point a corner of Lot No. 38 on said plan; thence extending along said lot South thirty-four degrees, fifty-four minutes West, one hundred twenty-three and seventy-five one-hundredths feet to a point a corner of Lot No. 4 on said plan; thence extending along said lot and Lot No. 3 North sixty-two degrees, thirty-two minutes West, thirty-eight and forty-eight one-hundredths feet to a point a corner of Lot No. 40 on said plan; thence extending along said lot North sixteen degrees, forty two minutes East, one hundred twenty-two and sixty-one one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ryan Stagliano, by Deed from Thomas A. Ferraro and Mary Ann Ferraro, dated 02/28/2007, recorded 03/07/2007 in Book 5638, Page 74.

Parcel Number: 11-00-08764-00-9.

Location of property: 1100 Lakeview Drive, Lansdale, PA 19446-3109.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ryan Stagliano** at the suit of Green Tree Servicing, LLC. Debt: \$249,105.94.

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

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

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

13-10193

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, PA, described according to a plan of subdivision made for 20th Century Construction Company, Inc., by George B. Mebus, Registered Professional Engineer, Glenside, PA, dated 3/21/1950 and recorded at Norristown, PA, on 5/15/1950 in Deed Book 2072, Page 801, as follows, to wit:

BEGINNING at the Northeasternmost terminus of a radial round corner connecting the Southerly side of Dell Lane (40 feet wide) with the Southeasterly side of Green Lane (40 feet wide); thence extending South 74 degrees, 47 minutes, 30 seconds East along the Southerly side of Dell Lane 58.74 feet to a point of curve in the said Dell Lane; thence in a Southeasterly direction along the Southwesterly side of Dell Lane on the arc of a circle on a line curving to the right having a radius of 110 feet the arc distance of 75.83 feet to a point of tangent in the said Dell Lane; thence extending South 35 degrees, 17 minutes, 30 seconds East, still along the Southwesterly side of Dell Lane 99.99 feet to a point; thence extending South 34 degrees, 42 minutes, 30 seconds West, 120 feet to a point; thence extending South 40 degrees, 41 minutes, 57 seconds West, 91.87 feet to a point; thence extending North 47 degrees, 52 minutes, 14 seconds West, 195.38 feet to the Southeasterly side of Green Lane; thence along the Southeasterly side of Green Lane the two following courses and distances: (1) North 42 degrees, 7 minutes, 46 seconds East, 91.55 feet

to a point of curve; (2) in a Northerly direction on the arc of a circle on a line curving to the left having a radius of 260 feet the arc distance of 81.53 feet to the Southwesternmost terminus of aforesaid radial round corner; thence in a Northeasterly direction on the arc of a circle on a line curving to the right having a radius of 20 feet the arc distance of 28.29 feet to the Southerly side of Dell Lane the first mentioned point and place of beginning.

BEING the same premises which John C. Jackson and Annie T. Jackson, his wife and Doretha Tillman by Deed dated 10/7/1996 and recorded 7/3/1997 in Montgomery County in Deed Book 5191, Page 0412 granted and conveyed unto John C. Jackson and Annie T. Jackson, his wife.

Parcel Number: 31-00-08242-00-7.

Location of property: 1006 Dell Lane, Wyncote PA 19095.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John C. Jackson and Annie T. Jackson** at the suit of The Bank of New York Mellon, the Successor to JP Morgan Chase Bank, as Trustee for CIT Home Equity Loan Trust 2002-1. Debt: \$381,667.69.

Jennifer Lynn Frechie, Attorney. I.D. #316160

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

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

13-12714

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania and described according to a certain plan thereof known as Final Plan of Property made for Glenside Bond and Mortgage Company, by Charles E. Shoemaker, Registered Professional Engineer, dated November 27, 1962, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-7, Page 31, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Carnation Avenue (50 feet wide), said point being the (2) following courses and distances from a point of curve on the Northwesterly side of Osborne Avenue on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the Northeasterly side of Carnation Avenue; and (2) North 35 degrees, 16 minutes West along the Northeasterly side of Carnation Avenue 132 feet to the point of beginning; thence extending from said point of beginning North 35 degrees, 1 minutes West along the Northeasterly side of Carnation Avenue 50 feet to a point; thence extending North 54 degrees, 44 minutes East, 144.54 feet to a point; thence extending South 40 degrees, 57 minutes East, 50.25 feet to a point; thence extending South 54 degrees, 44 minutes West, 149.52 feet to the first mentioned point and place of beginning.

BEING Lot Number 27 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Angela Miller, by Deed from Robert Miller and Angela Miller, dated 08/02/2011, recorded 08/22/2011 in Book 5610, Page 2590.

Parcel Number: 30-00-06540-00-9.

Location of property: 2815 Carnation Avenue, Willow Grove, PA 19090-9090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Angela Miller a/k/a Angela Megan Salley Miller** at the suit of Nationstar Mortgage, LLC. Debt: \$132,963.69.

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

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

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

13-12740

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

BEGINNING at a point in the middle of Graham Lane (thirty feet wide) at the distance of four hundred and ninety-four feet and seventy-five hundredths of a foot Northwestward from the middle of Sycamore Avenue as laid upon the map of Cheltenham Hills, being a corner of other ground now or late of Christoph Huber; thence by ground of the said Christoph Huber, and at right angles with Cheltenham Lane, Southwestward one hundred and sixty feet and two-tenths of a foot; thence Northwestward parallel with said Graham Lane, forty-five feet and thirty-three hundredths of a foot; thence by land granted to Philip Stitz and at right angles with the said Graham Lane, Northeastward one hundred and sixty feet and two-tenths of a foot to the middle of said Graham Lane; and thence by the said middle of Graham Lane, Southeastward forty-five feet and thirty-three hundredths of a foot to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Deborah Alonzo, by Deed from Jeffrey M. Wooding and Deborah Wooding, n/k/a Deborah Alonzo, dated 11/13/2007, recorded 01/08/2008 in Book 5678, Page 11.

Parcel Number: 31-00-12160-00-4.

Location of property: 1804 Graham Lane, Elkins Park, PA 19027-1074.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Deborah Alonzo a/k/a Deborah Wooding** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$196,223.75.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-12776

ALL THAT CERTAIN tract or parcel of land, situate in the Fifth Ward, **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner & Son Engineering Company, as follows, to wit:

BEGINNING at the Northwesterly corner #516 North Evans Street, said point being on the Easterly Property Line of North Evans Street (50 feet wide), and distant along the same from a point marking the Northeasterly Property Line intersection of West Street and the aforesaid North Evans Street, North 39 degrees, 31 minutes West, 229 feet, 09 inches; thence from the said point of beginning, continuing along the Easterly side of North Evans Street, North 39 degrees, 31 minutes East, 39 feet, 09 inches to a corner; thence South 50 degrees, 29 minutes East, 140.0 feet to a corner on the Westerly side of a given 20 foot wide public alley; thence along the same, South 39 degrees, 31 minutes West, 15.0 feet to a corner #518 North Evans Street; thence along the same, North 50 degrees, 29 minutes West, 50.0 feet to a corner and continuing along the same, South 39 degrees, 31 minutes West, 24 feet, 09 inches to a joint corner #516 and #520 North Evans Street; thence along the Northerly side of #516 North Evans Street, North 50 degrees, 29 minutes West, 90.0 feet to a corner on the Easterly side of North Evans Street and place of beginning.

Parcel Number: 16-00-07688-00-9.

Location of property: 520 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Robert M. Ribick, Jr.** at the suit of Pottstown School District. Debt: \$4,387.96.

James R. Wood, Attorney.

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

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

13-12815

ALL THAT CERTAIN unit, designated as Unit Number E-2 Building E being a unit in Maple Gardens Condominium, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of Uniform Condominium Act 68 Page C. S. 3101 et seq. as designated in the Declarations of Condominium of Maple Gardens Condominium bearing date 9/12/1983 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA on 10/14/1983 and Plats and Plans for Condominium bearing date 4/20/1982 and recorded as Exhibit "B" of the Declaration of Condominium bearing date 4/20/1982 and recorded as Exhibit "B" of the Declaration of Condominium of Maple Gardens Condominium in Deed Book 4720, Page 1157, which Declaration was amended by Amendment dated 1/30/1984 and recorded in Deed Book 4730, Page 2168.

TOGETHER with all the rights, title and interest, being 1.730% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

Parcel Number: 16-00-12992-80-7.

Location of property: 200 Maplewood Drive, Unit E-2, Pottstown, PA 19464.

The improvements thereon are: Residential condominium dwelling.

Seized and taken in execution as the property of **David P. Volpe** at the suit of Pottstown School District. Debt: \$3,107.22.

James R. Wood, Attorney.

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

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

13-12818

ALL THAT CERTAIN lot or piece of land, with the buildings and 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 Engineer, dated the 23rd day of January A.D. 1952 and revised the 7th day of February A.D. 1952, as follows, to wit:

BEGINNING at a point in the center line of the Penlllyn-Ambler Road, sometimes known as the Penn-Ambler Road (originally thirty-three feet wide, now thirty-six and five-tenths feet, widening on the Northerly side thereof) at a distance of two hundred seventy-seven feet and ninety-one one-hundredths of a foot Southeastwardly from the center line of Mather Road (thirty-three feet wide).

CONTAINING in front or breadth on the Penlllyn-Ambler Road, fifty-five feet and three one-hundredths of a foot, and extending of that width in length or depth Southwestwardly between parallel lines two hundred eighty-two feet and eighty-one hundredths of a foot.

ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by C. Raymond Weir, Registered Professional Engineer of Ambler, Pennsylvania, for Ellwood Adams and dated June 20, 1953, as follows, to wit:

BEGINNING at a point in the center line of Penlllyn-Ambler Road, as originally laid out thirty-three feet wide, at the distance of three hundred three and sixty-nine one-hundredths feet from a point the intersection of the center line of Penlllyn-Ambler Road, as originally laid out, with the center line of Foulke Road, forty feet wide, said beginning point being also a corner of land now or late of Tyson H. Whittock, et ux.; thence by the center line of Penlllyn-Ambler Road, as originally laid out, South forty-five degrees, nine minutes East, nineteen feet to a point; thence crossing the Southwestly side of Penlllyn-Ambler Road, which has been widened and thus making the Southwesterly half of Penlllyn-Ambler Road twenty-five feet wide, South forty-six degrees, forty-three minutes thirty seconds West,

two hundred eighty-two and eighty one-hundredths feet to a point in line of land now or late of American Chemical Paint Company; thence by said Paint Company's land North forty-five degrees, nine minutes West, nineteen feet to a point in line of land now or late of Tyson H. Whittock, et ux.; thence by land now or late of Tyson H. Whittock, et ux., North forty-six degrees, forty-three minutes, thirty seconds East, two hundred eighty-two and eighty one-hundredths feet to the first mentioned point and place of beginning.

Parcel Number: 39-00-03415-00-2.

Location of property: 518 Pen Ambler Road, Ambler, PA 19002.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Carl Siddell** at the suit of Wissahickon School District. Debt: \$3,046.38.

James R. Wood, Attorney.

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

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

13-12896

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Ambler Borough**, Montgomery County, Pennsylvania and described according to a plan thereof made by C. Raymond Weir, Registered Professional Engineer, dated October 1, 1953, as follows:

BEGINNING at a point on the Northeasterly side of East Park Avenue (50 feet wide) at the distance of 42.30 feet measured on a bearing of South 86 degrees, 39 minutes East along the said of East Park Avenue from a point of tangent in the same, said point of tangent being at the distances of 31.63 feet measured on the arc of a circle curving to the left having a radius of 30 feet from a point of curve on the Northeasterly side of South Spring Garden Street (40 feet wide).

CONTAINING in front or breadth on the said side of East Park Avenue 16.20 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to East Park Avenue partly through the party walls and crossing a certain 10 feet wide easement for drainage 100 feet to the center line of certain 20 feet wide driveway said driveway extending from South Spring Garden Street to East Park Avenue.

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

Parcel Number: 01-00-03709-00-7.

Location of property: 209 East Park Avenue, Ambler, PA 19002.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Prosource Two, L.L.C.** at the suit of Wissahickon School District. Debt: \$2,479.11.

James R. Wood, Attorney.

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

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

13-12899

ALL THAT CERTAIN brick message, tenement and three lots of ground on which is erected the Dairy Plant, situate on the Southeast corner of Chestnut and Washington Streets, **Pottstown Borough**, PA, bounded, limited and described, as follows, to wit:

BEGINNING at a point a corner of Washington and Chestnut Streets; thence Southwardly and parallel with Washington Streets, one hundred and forty feet to a twenty feet wide alley; thence by and parallel to Chestnut Street, ninety feet to Lot No. 38, now or late of Elizabeth Williams; thence Northwardly along the same and parallel to Washington Street one hundred and forty feet to Chestnut Street as aforesaid; thence Westwardly along the same Ninety feet to the place of beginning.

EMBRACING AND INCLUDING in said description Lots Nos. 39, 40 and 41; known as Nos. 502-504 and 506 Chestnut Street.

Parcel Number: 16-00-32024-00-9.

Location of property: 68 North Washington Street, Pottstown, PA 19464.

The improvements thereon are: Industrial property.

Seized and taken in execution as the property of **Edward Lyons** at the suit of Pottstown School District. Debt: \$9,086.09.

James R. Wood, Attorney.

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

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

13-12980

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as The Ahrens-Tague Partnership Townhouses at 550 North York Road, **Hathboro Borough**, Montgomery County, Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963 P.L. 196, by the Recording in the Office of the Recorder of Deeds of Montgomery County, a Declaration dated February 7, 1973 and recorded on February 8, 1973 in Deed Book 3826, Page 353 and Declaration Plan dated August 15, 1972 and recorded on February 8, 1973, in Condominium Plan Book 1, Page 48 and a Code of Regulations dated February 8, 1973 and recorded on February 8, 1973 in Deed Book 3826, Page 378, being and designated on Declaration Plan as Unit Number 168 as more fully described in such Declaration Plan and Declaration, together with the proportionate undivided interest in the Common Elements.

BEING the same premises which Samuel Alamo and Claudia Carucho, husband and wife, by Deed dated March 30, 2007 and recorded April 23, 2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5644, Page 00802, granted and conveyed unto Samuel Alamo and Claudia Carucho, husband and wife, as Tenants by the Entirety.

Parcel Number: 08-00-06268-15-9.

Location of property: 16 Hunters Way (550 North York Road #16-B), Hatboro, PA 19040.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Samuel Alamo, Claudia Carucho and United States of America, Department of Treasury, Internal Revenue Service** at the suit of Wilmington Trust National Association, as Successor Trustee to Citibank, N.A., as Trustee for BNC Mortgage Loan Trust Series 2007-3, by its Servicer, Ocwen Loan Servicing, LLC. Debt: \$227,314.14.

Andrew J. Marley, Attorney.

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

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

13-13095

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania and described according to a Plan of Subdivision of Gwynedd Knoll prepared for Toll Brothers by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated September 4, 1984 and last revised August 9, 1985 and recorded in Montgomery County in Plan Book A-46, Page 450, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Uxbridge Way (50 feet wide) which point is measured the two (2) following courses and distances from a point of curve on the Southeasterly side of Windsor Drive, viz: (1) on the arc of a circle curving to the left having a radius of 13.00 feet the arc distance of 20.48 feet to a point; and (2) South 31 degrees, 19 minutes, 24 seconds East, 180.00 feet to the place of beginning; thence extending from said point of beginning along Lot No. 89 North 58 degrees, 40 minutes, 36 seconds East, 230.00 feet to a point in line of Lot No. 85; thence extending along the same South 24 degrees, 11 minutes, 54 seconds East, 201.57 feet to a point, a corner of Lot No. 91; thence extending along the same South 58 degrees, 40 minutes, 36 seconds West, 205.00 feet to a point on the said Northeasterly side of Uxbridge Way; thence extending along the same, North 31 degrees, 19 minutes, 24 seconds West, 200.00 feet to the first mentioned point and place of beginning.

BEING Lot # 90 as shown on said plan.

Parcel Number: 39-00-04664-45-4.

Location of property: 1405 Uxbridge Way, North Wales, PA 19454.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Thomas F. Mignone and Kathleen M. Mignone** at the suit of Wissackon School District. Debt: \$9,296.25.

James R. Wood, Attorney.

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

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

13-13424

ALL THAT CERTAIN building unit in the property known, named and identified in the Declaration Plan referred to below as Towamencin Condominium, Section Two, located on Bustard Road, **Towamencin Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, PL 196, by the recording in the Office of the Recorder of Deeds of Montgomery County, a Declaration dated February 8, 1974 and recorded March 4, 1974 in Deed Book 3925, Page 308, and Amendment thereto dated March 21, 1974 and recorded March 25, 1974 in Deed Book 3929, Page 387, and further Amendment thereto dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942, Page 64, and further Amendment thereto dated October 11, 1974 and recorded October 17, 1974 in Deed Book 3983, Page 412, and Declaration Plan dated February 8, 1974 and recorded March 4, 1974 in Condominium Plan Book 2, Page 48, and Amendment to the Declaration Plan of Towamencin Condominium dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942, Page 55, and Amended Declaration Plan dated February 6, 1974 and recorded May 14, 1974 in Condominium Plan Book, 3 Page 8, and Declaration Site Plan "Towamencin Condominium Section 1 and 2" dated October 11, 1974 and recorded October 17, 1974 in Condominium Plan Book 3, Page 72, and Code of Regulations dated February 8, 1974 and recorded March 4, 1974 in Deed Book 3925, Page 273, and Amendment thereto dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942, Page 83; being designated on said Declaration Plan as Building 52, Unit 420, as more fully described in such Declaration Plan and Declaration.

TOGETHER with an undivided interest in the common elements (as defined in such Declaration of Condominium) of 20823% which interest may be reduced to not less than an undivided 12525% interest, within ten years from the date of recordation of the Declaration of Condominium, by the execution and recording by Grantor of one or more Amendments to the Declaration of Condominium pursuant to and in accordance with provisions of Section VII of Declaration of Condominium.

BEING the same premises which Taragam Corporation, a Pennsylvania Corporation by Indenture dated November 12, 2003 and recorded on December 29, 2003 in the Office for the Recorder of Deeds, in and for the County of Montgomery in Deed Book No. 5487, Page 1779, granted and conveyed unto Richard T. Nelson and Richard E. Nelson, in fee.

Parcel Number: 53-00-03918-27-7.

Location of property: 417 Independence Drive, Harleysville, PA 19438.

The improvements thereon are: Residential real estate condominium unit.

Seized and taken in execution as the property of **Richard E. Nelson and Richard T. Nelson** at the suit of Towamencin Condominium Association. Debt: \$8,087.11.

Stefan Richter, Attorney.

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

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

13-13460

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

BEGINNING at an iron pin, a corner at the Southwesterly property line intersection of School Lane (28 feet wide) and a 20 feet wide alley (not ordained); thence along the Southerly side of School Lane, North 48 degrees, 37 minutes West, 96 feet, 0 inches to an iron pin, a corner; thence South 38 degrees, 44 minutes West, 24 feet, 9 inches to a corner and South 25 degrees, 58 minutes West, 57 feet, 3 inches to a corner, other Lands of Anthony A. Confino; thence along the same, South 48 degrees, 57 minutes East, 80 feet, 7 1/2 inches to a corner on the Westerly side of the aforesaid 20 feet wide alley; thence along the same North 41 degrees, 03 minutes East, 80 feet, 0 inches to the place of beginning.

BEING the same premises by which Randall Raser by Deed dated 3/31/2005 and recorded 4/18/2005 in Montgomery County in Book 5550 on Page 1850 granted and conveyed unto Ronald Mansmann and Julia Mansmann, husband and wife, in fee.

Parcel Number: 64-00-04501-00-7.

Location of property: 226 School Lane, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Julia Mansmann and Ronald Mansmann** at the suit of Queen's Park Oval Asset Holdings Trust c/o U.S. Bank National Association. Debt: \$188,635.12.

Jennifer Frechie, Attorney. I.D. #316160

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

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

13-13675

ALL THAT CERTAIN brick dwelling House #249 Green Street, being the Southwesterly side of a double brick dwelling house and the lot or piece of land thereunto belonging situate upon the Northwesterly side of Green Street, in **Royersford Borough**, County of Montgomery and State of PA, bounded and described, as follows, to wit:

BEGINNING at the point of intersection of the center line of Maple Street, with the center line of Green Street being 400 feet Northeasterly from the center lines of Second Avenue; thence on the center line of Green Street North 43 dividing 3/4 degrees, East 25 1/2 feet to a point directly opposite and in line with the center line of the middle or party wall dividing house No. 249 and 251; thence by property 251 by a line running along the center line of said party wall North 46 1/4 degrees, West 200 feet to a point in the line of lands late of the Estate of Daniel Latshaw; thence by the same, South 43 1/3 degrees, West 19 1/2 feet to a pin; thence by lands late of Clara Fleming, South 44 1/2 degrees, East 200.1 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Scott A. Smith, by Deed from Scott A. Smith and Elaine Smith, dated 10/27/2008, recorded 01/23/2009 in Book 5720, Page 440.

Parcel Number: 19-00-01768-00-4.

Location of property: 249 Green Street, Royersford, PA 19468-2214.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Scott A. Smith** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$196,425.91.

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.

13-14000

ALL THAT CERTAIN frame message or tenement and lot or piece of land, situated in the Sixth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania on the North side of Maple Street, between Roland and Mt. Vernon Streets being known as No. 1221 Maple Street, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of said Maple Street at a distance of two hundred and two feet three inches (202', 3") Eastwardly from the Northeast corner of Roland and Maple Streets, a corner of this and land late of Stanley Swinehart; now or Frank Sauer; thence by the same Northwardly one hundred and forty (140) feet to a twenty (20) feet wide alley, passing in part of said course and distance through the middle of the concrete partition or division wall of this and house of said Bauer, immediately adjoining to the West; thence by said twenty (20) feet wide alley Eastwardly twenty feet, eleven inches (20', 11") to land of Charles Christman; thence by the same Southwardly one hundred and forty (140) feet to the North line of Maple Street aforesaid; thence by the same Westwardly twenty feet, eleven inches (20', 11") to the place of beginning.

Parcel Number: 16-00-20504-00-9.

Location of property: 1221 Maple Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Wayne J. Acito and Deborah L. Acito** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$152,253.78.

Roger Fay, Attorney.

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

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

13-14497

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as 'Plan of Woodhill Gardens', made by George B. Mebus, Registered Professional Engineer, dated November 1955, said plan being recorded at the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-2, Page 122, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Russell Road (50 feet wide) at the distance of 848.00 feet measured on a bearing of North 67 degrees, 26 minutes, 30 seconds West along the said side of Russell Road from a point of tangent in the same, said point of tangent being at the distance of 39.44 feet measured on the arc of a circle curving to the left having a radius of 25 feet from a point of curve on the Northwesterly side of Fitzwatertown Road (58.50 feet wide); thence extending from said point of beginning South 22 degrees, 33 minutes, 30 seconds West, 157.09 feet to a point; thence extending North 54 degrees 17 minutes West 14.17 feet to a point; thence extending North 6 degrees, 33 minutes, 30 seconds West, 158.04 feet to a point on the Southwesterly side of Russell Road aforesaid; thence extending Southeastwardly along the said side of Russell Road on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 63.52 feet to a point of tangent in the same; thence extending South 67 degrees, 26 minutes, 30 seconds East still along the said side of Russell Road 29.87 feet to the first mentioned point and place of beginning.

BEING Lot No. 114 as shown on the above mentioned plan.

BEING the same premises which Francine M. Cheftalian by Deed dated 10-28-04 and recorded 11-10-04 in Deed Book 5532, Page 990 did grant and convey unto Jessica I. Kroll and Edward A. Kroll and Francine Cheftalian. Parcel Number: 59-00-15523-00-6. Map #59046A106.

Location of property: 38 Russell Road, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Francine Cheftalian, Jessica I. Kroll a/k/a Jessica L. Kroll and Edward A. Kroll** at the suit of Wilmington Savings Fund Society, FSB, Not in its Individual Capacity but Solely as Trustee for the PrimeStar-H Fund I Trust. Debt: \$285,699.56 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

13-15165

ALL THAT CERTAIN lot or piece of land, situate in **Douglass Township**, Montgomery County, Pennsylvania, described according to a Subdivision Plan of Phase I prepared as part of "Sheffield" and made by Richard C. Mast Associates, P.C., Consulting Engineers, dated 1/12/2001 and last revised on 2/18/2002 and recorded in Plan Book A-60, Page 372 to 376, as follows, to wit:

BEGINNING at a point in the Northeasterly side of Emerald Road, said point being a common corner of Lot #12 and Lot #11; thence from point of beginning and along Lot #11 North 31°, 50', 07" East, 159.38 feet to a point in line of Lot #10; thence along Lot #10 North 88°, 55', 11" East, 33.42 feet to a point; thence South 37°, 24', 33" East, 80.24 feet to a point and corner of Lot #13 South 38°, 07', 14" West, 153.18 feet to a point on the Northeasterly side of Emerald Road; thence along Emerald Road on the arc of a circle curving to the left having a radius of 525.00 feet the arc distance of 57.59 feet to a point, thence still along Emerald Road North 58°, 09', 53" West, 28.84 feet to the first mentioned point and place of beginning.

BEING Lot #12 as set forth on above mentioned plan.

UNDER AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BEING the same premises which Peter P. DePolo, Jr., married, by Deed dated November 17, 2005 and recorded March 1, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5591, Page 2628, as Instrument Number 2006025093, granted and conveyed unto Peter P. DePolo, Jr. and Deborah A. DePolo, husband and wife, in fee.

Parcel Number: 32-00-01561-00-9.

Location of property: 709 Emerald Road, Gilbertsville, PA 19525.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Peter P. DePolo, Jr. and Deborah A. DePolo, husband and wife**, by Deed from **Peter P. DePolo, Jr.** dated 11/17/2005 and recorded on 03/01/2006 in Deed Book 5591, Page 2628, as Instrument Number 2006025093 in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania at the suit of LSF8 Master Participation Trust. Debt: \$328,628.20.

M. Troy Freedman, Attorney.

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

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

13-21194

ALL THAT CERTAIN lot or piece or ground, with the buildings and improvements to be erected thereon, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan made for Joseph Darcangelo, as follows, to wit:

SITUATE on the Southwesterly side of Fornance Street (66 feet wide) at the distance of 134.80 feet Southeasterly side of Tremont Avenue (60 feet wide).

CONTAINING In front or breadth on the said Southwesterly side of Fornance Street (66 feet wide), 24.66 feet and extending of that width or depth Southwestwardly between parallel lines at right angles to Fornance Street, the distance of 125 feet.

Parcel Number: 13-00-11708-00-6.

Location of property: 710 East Fornance Street, Norristown, PA 19401-3540.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Sydney Boone** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-2 Trust, Home Equity Asset-Backed Certificates, Series 2006-2. Debt: \$147,788.49.

Roger Fay, Attorney.

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

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

13-21521

ALL THAT CERTAIN unit in the property known, named and identified as Montgomery place at Welsh Village Condominium, located in **Montgomery 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 Recorder of Deeds Office of Montgomery County of a Declaration recorded 7/6/1990 in Deed Book 4951, Page 375, First Amendment thereto as in Deed Book 4953, Page 146, recorded 7/27/1990, Second Amendment thereto as in Deed Book 4955, Page 1686, Third Amendment thereto as in Deed Book 4957, Page 1333, Fourth Amendment thereto recorded 11/16/1990 as in Deed Book 4963, Page 617, Fifth Amendment thereto recorded 12/20/1990 in Deed Book 4965, Page 1430, Sixth Amendment thereto recorded 3/8/1991 in Deed Book 4970, Page 2451, Seventh Amendment thereto recorded 3/26/1991 in Deed Book 4971, Page 2462, Eighth Amendment thereto recorded 7/30/1991 in Deed Book 4982, Page 919, Ninth Amendment thereto recorded 8/15/1991 in Deed Book 4983, Page 2448, Tenth Amendment thereto recorded in Deed Book 4986, Page 1295, Eleventh Amendment thereto recorded 1/22/1992 in Deed Book 4997, Page 727, restated and Amended Declaration thereto recorded 6/25/1993 in Deed Book 5045, Page 995, a First Amendment Restated and Amended Declaration thereto recorded in Deed Book 5047, Page 1528, a Second Amendment Restated and Amended Declaration thereto recorded 8/17/1993 in Deed Book 5051, Page 698 a Third Amendment Restated and Amended Declaration thereto recorded 11/24/1993 in Deed Book 5061, Page 2480 and a Fourth Restated and Amended Declaration thereto recorded 1/14/1994 in Deed Book 5067, Page 194 and a Fifth Restated and Amended Declaration thereto recorded 2/22/1994 in Deed Book 5070, Page 44, and a Sixth Restated and Amended Declaration thereto recorded 3/21/1994 in Deed Book 5072, Page 1245; and a Seventh Restated and Amended Declaration thereto recorded 5/3/1994 in Deed Book 5076, Page 911 and an Eighth Restated and Amended Declaration thereto recorded 7/11/1994 in Deed Book 5083, Page 1716 and a Ninth Restated and Amended Declaration thereto recorded 9/7/1994 in Deed Book 5090, Page 715 and a Tenth Restated and Amended Declaration thereto recorded 12/2/1994 in Deed Book 5099, Page 132 and an Eleventh Restated and Amended Declaration thereto recorded 2/7/1995 in Deed Book 5105, Page 261, and a Twelfth Restated and Amended Declaration thereto recorded June 2, 1995 in Deed Book 5113, Page 2427, and a Thirteenth Restated and Amended Declaration there to recorded August 2, 1995 in Deed Book 5120, Page 1249, and a Fourteenth Restated and Amended Declaration thereto recorded November 1, 1995 in Deed Book 5130, Page 472 being and designated as Unit No. 2407, together with a proportionate undivided interest in the common elements as set forth in and subject to adjustment as defined in such declaration and amendments.

TITLE TO SAID PREMISES IS VESTED IN Viki Milkis Corbitt, by Deed from Renee A. Baldwin, dated 06/25/2003, recorded 07/02/2003 in Book 5452, Page 2301.

Parcel Number: 46-00-02807-96-3.

Location of property: 2407 Noras Court, North Wales, PA 19454-2018.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Viki Milkis Corbitt** at the suit of Wells Fargo Bank, N.A. Debt: \$186,418.87.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-21761

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

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

BEING all of Lot No. 3 on said plan.

BEING the same premises which Richard R. Clark and Ruth Clark by Indenture bearing date the 8th day of August A.D. 1986 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Deed Book 4810, Page 212 granted and conveyed unto John C. Carles and Denise J. Carles, in fee.

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

BY virtue of the death of Darcey J. English on or about 12/18/2001, James T. English became the sole owner of the premises as Surviving Tenant by the Entireties.

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

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

The improvements thereon are: Residential property.

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

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-21956

ALL THAT CERTAIN lot of land together with the building or other improvements thereon, situate on the Northside of Buchert Road, **New Hanover Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded, limited and described in accordance with a survey by George F. Shaner, Register Engineer, dated 1/26/1957, as follows, to wit:

BEGINNING at a point in the middle of a public road known as Buchert Road, leading from Gilbertsville Road to State Traffic Route No. 663, said point being distant along said road from line of lands of John Fadler, Jr., South 78 degrees, 48 minutes East, 570 feet; thence from said point of beginning (1) by lands of George Davies and passing through a stake set at the side of a given 50 feet wide street North 11 degrees, 12 minutes East, 250 feet to a corner; thence (2) continuing by lands of George Davies North 78 degrees, 48 minutes West, 100 feet to a corner of other lands of the grantors; thence (3) by lands of said grantors South 11 degrees, 12 minutes West, 250 feet to a point in the middle of the aforesaid Buchert Road; thence (4) along said road South 78 degrees, 48 minutes East, 100 feet to the place of beginning.

CONTAINING 0 acres 91.82 perches of land.

UNDER AND SUBJECT, NEVERTHELESS, to the following restrictions: (1) that no buildings shall be erected on said premises except those used for residential purposes and an attached garage; (2) No homes shall be built costing less than \$10,000.00 or the equivalent thereof in the event the cost of living should fluctuate; (3) All lots in the tract shall consist of a minimum of 20,000 square feet; (4) No open sewage shall be permitted on any lots of which this is a part, but sewage may be disposed of by septic tanks, or cesspools of a public sewage system; (5) No livestock shall be maintained or raised on the premises for commercial purposes and no animals shall be permitted except for the usual family pets; (6) All homes must be built with a minimum setback of 75 feet from the center of Buchert Road.

TITLE TO SAID PREMISES VESTED IN James J. Forcinio, Individually by Deed from James H. Forcinio and Sandra L. Forcinio dated 7/14/1977 and recorded on 7/21/1977 in the Montgomery County Recorder of Deeds in Instrument No. 001264, Book 4220, Page 426.

Parcel Number: 47-00-00524-00-5.

Location of property: 367 Buchert Road, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **James H. Forcinio a/k/a Jim H. Forcinio** at the suit of Citifinancial Services, Inc. Debt: \$201,994.68.

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.

13-22382

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

BEGINNING at a point on the Northwesterly side of Willow Street at the distance of 161.12 feet Southwesterly from the West corner of Freedley and Willow Streets and at the corner of a house and lot recently conveyed to Harry E. Sacks et ux.; thence along the Northwesterly side of said Willow Street Southwesterly 16 feet, 2 inches to a point a corner of this and another house and lot of the said Irvin B. Houpt; thence at right angles to said Willow Street the line partly passing through the middle of the partition wall between this house and the house erected on the adjoining lot Northwesterly 118 feet to a point a corner of this and said lot of the said Irvin B. Houpt and on the Southeasterly side of a 20 foot wide alley running from Freedley Street to Fornance Street; thence Northeasterly along the Southeasterly side of said alley 16 feet, 2 inches to a point on the said side of said alley and a corner of the lot recently conveyed to said Harry E. Sacks, et ux.; thence by and along said lot of Harry E. Sacks, et ux. the line passing through the middle of the partition wall between this house and the house erected on the adjoining lot Southeasterly 118 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William L. Harp and Everlina Harp, by Deed from Hoc Kaing and Leang Guekte, dated 10/09/2002, recorded 11/13/2002 in Book 5433, Page 2202.

Parcel Number: 13-00-38988-00-5.

Location of property: 1445 Willow Street, Norristown, PA 19401-3329.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Everlina Harp and William L. Harp** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF3. Debt: \$81,322.94.

Jonathan Lob, Attorney, I.D. #312174

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

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

13-22482

ALL THAT CERTAIN message and lot or piece of ground, situate in **Bridgeport Borough**, County of Montgomery and Commonwealth of Pennsylvania, and numbered according to the plan of numbering houses in said Borough as No. 48 Front Street, and bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Front Street at the distance of thirty-one and ninety-five one-hundredths feet Southeasterly from the Southeast corner of Front and Mill Streets said point of beginning being in the middle of the partition wall between the premises hereby conveyed and the adjoining premises now or late of said John J. Stamp; thence Southwesterly the line passing through the middle of the partition wall between the premises hereby conveyed and said John J. Stamp's adjoining premises one hundred thirty-seven and five-tenths feet to the Northeasterly side of Second Street; and thence along said side of said Second Street Southeasterly thirteen and five-tenths feet to a point a corner of this and land recently conveyed by Charles J. Quillman to Raffaele Naccarelli, et ux.; thence along the line of said Raffaele Naccarelli, et ux.'s land Northeasterly and passing through the middle of the partition wall between the premises hereby conveyed and said Naccarelli's adjoining premises one hundred thirty-seven and forth-three one-hundredths feet to the Southwest side of Front Street and along said side of said Front Street Northwesterly fourteen feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David E. O'Donnell and Doreen O'Donnell, h/w, by Deed from James Terpoilli and Mary Iacovino and Charles Terpoilli and Sadie Terpoilli and The Estate of Emma Terpoilli, dated 12/31/1992, recorded 07/23/1993 in Book 5048, Page 715.

Parcel Number: 02-00-02996-00-8.

Location of property: 46 West Front Street a/k/a 46 W. Front Street, Bridgeport, PA 19405-1023.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David E. O'Donnell and Doreen O'Donnell** at the suit of Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, as Trustee for Bear Stearns Asset-Backed Securities, Inc., Asset-Backed Certificates, Series 2000-2. Debt: \$107,393.25.

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.

13-23057

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof know as Subdivision Plan 'Brentwood Village' Section No. 8 made by C. Raymond Weir Associates, Inc., dated December 6, 1962 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book C-2, Page 65, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Clarrige Drive (50 feet wide) said point being the four following courses and distances from a point of curve on the Northwesterly side of Jill Road (50 feet wide): (1) leaving Jill Road 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 Northeasterly side of Clarrige Drive; (2) North 47 degrees, 49 minutes, 30 seconds West along the Northeasterly side of Clarrige Drive 240.00 feet to a point of curve on the same; (3) Northwestwardly and Northeastwardly partly along the Northeasterly and Southeasterly side of Clarrige Drive on the arc of a circle curving to the right having a radius of 150.00 feet the arc distance of 235.62 feet to a point of tangent on the Southeasterly side of same; and (4) North 42 degrees, 10 minutes, 30 seconds East along the Southeasterly side of Clarrige Drive 277.01 feet to the point of beginning; thence extending from said point of beginning, North 43 degrees, 10 minutes, 30 seconds East along the Southeasterly side of Clarrige Drive 46.84 feet to a point of curve on the same; thence extending

Northeastwardly and Eastwardly partly along the Southeasterly and partly along the Southerly side of Clarrige Drive on the arc of a circle curving to the right having a radius of 160.00 feet the arc distance of 147.10 feet to a point on the Southerly side of same; thence extending, South 04 degrees, 51 minutes West, 218.90 feet to a point; thence extending North 47 degrees, 49 minutes, 30 seconds West, 195.71 feet to the first mentioned point and place of beginning.

BEING Lot No. 92 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Walter S. Keller, Jr. and Renalda D. Keller, his wife, by Deed from Karl C. Smith and Lois D. Smith, dated 03/05/1968, recorded 03/06/1968 in Book 3503, Page 1078. Walter S. Keller Died on 1/8/2008, vesting interest to the premises solely to the Surviving Tenant by the Entireties, Renalda D. Keller.

Parcel Number: 54-00-04279-00-5.

Location of property: 135 Clarrige Drive, Willow Grove, PA 19090-4218.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Renalda D. Keller** at the suit of Wells Fargo Bank, N.A. Debt: \$235,270.02.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-24829

ALL THAT CERTAIN lot or piece of ground, situate in the 7th Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, described according to a plan thereof made by George F. Shaner, C.E., dated 11/21/1952, as follows, to wit:

SITUATE on the Northeasterly side of North Hills Boulevard (50 feet wide) at the distance of 285.72 feet measured on a bearing of North 49 degrees, 45 minutes West along said Boulevard from a point of tangent in the same, which point of tangent is at the distance of 14.62 feet measured on the arc of a circle curving to the right having a radius of 10 feet from a point of curve on the Northwesterly side of Henry Street (50 feet wide).

CONTAINING in front or breadth on the said side of North Hills Boulevard 59 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to said North Hills Boulevard 85 feet.

BEING Lot No. 97 on the above mentioned plan.

Parcel Number: 16-00-21676-00-7.

Location of property: 931 North Hills Boulevard, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Lauren Ashley Carter** at the suit of Pottstown School District. Debt: \$4,403.31.

James R. Wood, Attorney.

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

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

13-25410

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Montgomery Mews Condominium, located in **Lower Merion Township**, Montgomery County, Commonwealth of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Recorder of Deeds Office of a Declaration dated July 26, 1979 and recorded on September 26, 1980 in Deed Book 4563, Page 538, and a First Amendment thereto dated November 1, 1980 and recorded August 3, 1981 in Deed Book 4648, Page 135 and Declaration Plan dated January 8, 1979 and revised May 1, 1979 and recorded on September 26, 1980 in Condominium Plan Book 8, Page 40; and a Code of Regulations dated July 26, 1979 and recorded on September 28, 1980 in Deed Book 4563, Page 554, and a First Amendment thereto dated November 1, 1980 and recorded August 3, 1981 in Deed Book 4648, Page 151, being and designated on Declaration Plan as Unit No. 'H' as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 7.6923080%.

BEING Block 2G, Unit 449.

TITLE TO SAID PREMISES IS VESTED IN Sherle Goldman and Nellie Goldman, by Deed from Sherle Goldman, f/k/a Sherle Toole, dated 11/06/2006, recorded 11/24/2006 in Book 5625, Page 811.

Parcel Number: 40-00-38188-40-9.

Location of property: 20 Montgomery Avenue Unit H a/k/a 20 Montgomery Avenue, Condominium H, Bala Cynwyd, PA 19004-2945.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Nellie R. Goldman a/k/a Nellie Goldman and Sherle Goldman** at the suit of Wells Fargo Bank, N.A. Debt: \$316,215.57.

Michael Dingerdisen, Attorney. I.D. #317124

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

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

13-25599

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by Will D. Hiltner, Civil Engineer dated October 1937, as follows, to wit:

BEGINNING at a point on the Southeast side of Mill Road at the distance of 519 feet on a course of South 78°, 27' minutes West from an angle in said road a point, a corner of land of William Charles Coudnet and wife; thence extending along said land, South 14°, 28' East, 198.4 feet to a point on the North right-of-way line of the Lehigh Valley Transit Company (now the Philadelphia Electric Company); thence extending along said Northerly right-of-way line Westerly along a curved line having a radius of 1,934.1 feet the arc distance of 60.05 feet to a point, a corner of land of Herman Rickers; thence extending along said land, North 14°, 28' West, 198 feet to a point on the Southeast side of Mill Road aforesaid; thence extending along the Southeast side of Mill Road, North 78°, 27' East, 59.4 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Helen Butterly by Deed from Mary Craig by her agent Robert Craig dated 09/25/2003 and recorded 11/10/2003 in the Montgomery County Recorder of Deeds in Book 5480, Page 1886. Parcel Number: 33-00-05755-00-8.

Location of property: 128 Mill Road, East Norriton, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Helen Butterly** at the suit of Citimortgage, Inc. Debt: \$249,404.75.

Robert W. Williams, Attorney.

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

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

13-25652

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania, described to a plan or survey of Oak Lane Manor, Section 8, made by Franklin and Lindsey, Registered Engineers, Philadelphia, on 08/25/1952, as follows, to wit:

BEGINNING at a point on the Southwest side of Meadow Lane (50 feet wide), which point is measured along the said side of Meadow Lane North 7 degrees, 38 minutes, 5 seconds West, 217.144 feet from the Northernmost terminus of a radius round corner, connecting the Southwest side of Meadow Lane with the Northeast side of Boncover Road (50 feet wide); thence from the beginning point and leaving the Southwest side of Meadow Lane South 82 degrees, 21 minutes, 55 seconds West, 135 feet to a point; thence extending North 7 degrees, 38 minutes, 5 seconds West, 63 feet to a point; thence extending North 82 degrees, 21 minutes, 35 seconds East, 35 feet to a point on the Southwest side of Meadow Lane; thence extending along the said side of Meadow Lane South 7 degrees, 38 minutes, 5 seconds East, 63 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Troy Parker and Sandra Parker, his wife, as Tenants by the Entireties, his/her heirs and assigns, in fee, by Deed dated 07/31/1998 from Luz M. Colon and recorded 08/28/1998 in Book 5238, Page 919 of the Recorder of Deeds of Montgomery County.

Parcel Number: 31-00-18556-00-7.

Location of property: 46 Meadow Lane, Cheltenham, PA 19012.

The improvements thereon are: Split level single family residential dwelling.

Seized and taken in execution as the property of **Troy Parker, Sandra Parker and United States of America** at the suit of Residential Mortgage Loan Trust 2013-TT2, et al. Debt: \$255,849.73.

Richard J. Nalbandian, Attorney.

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

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

13-26474

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a survey and plan thereof known as York Road Heights, made by Metz and Wier, Civil Engineers, dated December 1, 1920, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Rockwell Road, (formerly Grove Avenue), 50 feet wide, at the distance of 50.87 feet, Southwestwardly from the intersection of the Northwestwardly side of Rockwell Road with the Southwestwardly side of Parkview Avenue, 50 feet wide; thence extending North 49 degrees, 38 minutes West, 127.32 feet to a point in line of land of the Northeast Pennsylvania Railroad Company; thence extending along the same, South, 24 degrees, 51 minutes West, 51.18 feet to a point; thence extending South 49 degrees, 38 minutes East, 121.64 feet to a point on the aforesaid side of Rockwell Road; thence extending along the said side of Rockwell Road, North 31 degrees, 9 minutes East, 50 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain restriction and rights as now appear of record.

TITLE TO SAID PREMISES IS VESTED IN David C. Parr and Josephine Parr, h/w, by Deed from Rose Henderson, widow, dated 06/16/2005, recorded 01/31/2007 in Book 5633, Page 2260.

Parcel Number: 30-00-57496-00-2.

Location of property: 1814 Rockwell Road, Abington, PA 19001-1008.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Josephine Parr and David Parr a/k/a David C. Parr** at the suit of U.S. Bank National Association, as Trustee for The Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-AR1. Debt: \$175,997.29.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-26482

ALL THAT CERTAIN brick message and lot of land, situate No. 267 North York Street in **Pottstown Borough**, Montgomery County, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the West side of York Street at the distance of 112 feet Southwardly from the Southwest corner of Third and York Streets, a corner of this and land now or late of Frederick B. Keiser; thence by the same Westwardly 60 feet in land now or late of Edwin G. Wagner, passing in part of said course and distance through the middle of the brick division or partition wall of this house and house now or late of Keiser immediately adjoining to the North; thence by Wagner land and Southwardly 27 feet, 8 inches to 20 feet wide public alley; thence by the alley Eastwardly 60 feet to the West side of York Street; thence by York Street Northwardly 28 feet to the place of beginning.

BEING the same premises which Larry M. Challenger and Matthew W. Challenger by Deed dated 8/29/2003 and recorded 11/19/2003 in Montgomery County in Deed Book 5482, Page 209 granted and conveyed unto Barbara A. Digenova.

Parcel Number: 16-00-33888-00-8.

Location of property: 267 North York Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Barbara A. Digenova** at the suit of U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency). Debt: \$108,164.03.

Jennifer Lynn Frechie, Attorney. I.D. #316160

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

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

13-27354

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon situated, in **West Pottsgrove Township**, Montgomery County, Pennsylvania, being a Plan of Clover Leaf Apartments dated 2/7/1970, last revised 9/19/1970 made by Ralph E. Shaner Engineering Company, Pottstown, Pennsylvania, recorded at Norristown, Pennsylvania, in Plan Book A-18, Page 10, and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Jay Street (50 feet wide) which point is measured North 37 degrees, 39 minutes East, 196.63 feet from a point of curve which last mentioned point of curve is measured along the arc of a circle curving to the right having a radius of 10 feet the arc distance of 11.52 feet from a point on the Northeast side of North Vine Street (50 feet wide); thence extending from said point of beginning along said side of Jay Street North 37 degrees, 39 minutes East, 26.00 feet to a point a corner of Lot #11 on said plan; thence extending along the same South 52 degrees, 21 minutes East, 140 feet to a point on the Southwest side of a 20 feet wide alley; thence extending along the same South 37 degrees, 39 minutes West, 26.00 feet to a point a corner of Lot No. 9; thence extending along the same passing in part through the middle of a partition wall of this house and the one adjoining North 52 degrees, 21 minutes West, 140 feet to the first mentioned point and place of beginning.

BEING Lot 10 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Michael W. Via, by Deed from Norcastle Corporation, dated 11/24/2008, recorded 12/01/2008 in Book 5715, Page 1344.

Parcel Number: 64-00-02827-72-7.

Location of property: 202 Jay Street, Pottstown, PA 19464-3718.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael W. Via** at the suit of JP Morgan Chase Bank, National Association. Debt: \$163,957.12.

Paul Cressman, Attorney. I.D. #318079

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

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

13-28657

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision of Pineview Estates, made by Barry Isett and Associates, Consulting Engineers, Norristown, PA dated 10/3/1989 and last revised 7/9/1990 and recorded in the Office of the Recorder of Deeds in Plan Book A-52, Page 244, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Lafayette Street measured on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.40 feet from a point of tangent on the Southeasterly side of Rosemont Avenue; thence extending from said point and place of beginning along said side of Lafayette Street, South 49 degrees, 32 minutes, 00 seconds East, 69.91 feet to a point in the center of a 20 feet wide alley; thence extending along said alley South 41 degrees, 20 minutes, 00 seconds West, 38.13 feet to a point a corner of Lot #15; thence extending along said lot passing through a partition wall North 48 degrees, 56 minutes, 00 seconds West, 84.75 feet to a point of tangent on the Southeasterly side of Rosemont Avenue; thence extending along said side thereof North 41 degrees, 04 minutes, 00 seconds East, 22.40 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.40 feet to the first mentioned point and place of beginning.

BEING Lot No. 16 on side plan.

BEING the same premises which Craig Rainey and Sheryl Rainey, His Wife by Deed dated 7/23/2009 and recorded 7/27/2009 in Montgomery County in Deed Book 5738, Page 581 granted and conveyed unto Riley Saxon and Shayla T. Lee, as Joint Tenants With Right of Survivorship.

Parcel Number: 13-00-32680-80-5.

Location of property: 122 Rosemont Avenue, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Shayla T. Lee and Riley Saxon** at the suit of Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in its Individual Capacity, but Solely as Legal Title Trustee for Bronze Creek Title Trust 2013-NPL1. Debt: \$184,149.83.

Jennifer Lynn Frechie, Attorney. I.D. #316160

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

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

13-28832

ALL THOSE CERTAIN lots or pieces of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, known as Lots Nos. 5 and 6, Block S on Plan of Roslyn Heights made by J. Owen Carter, Civil Engineer, dated November 1927 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book No. 1033, Page 600 and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Edgewood Avenue (50 feet wide) distant one hundred three and thirteen one-hundredths feet Northeastwardly from the Northeastly side of Woodland Road; thence extending along the Southeasterly side of Edgewood Avenue North forty-four degrees, East fifty feet to a point; thence extending Southeastwardly along the Southwesterly line of Lot No. 7 Section S on said Plan one hundred twelve and fifty-seven one-hundredths feet to a point; thence extending South forty-three degrees, forty-two minutes West, fifty feet to a point in line of Lot No. 4 Section 3 on said plan; thence extending Northwestwardly along the Northeastly line of Lots Nos. 4, 3, 2 and 1 Section S on said plan one hundred twelve and eighty-three one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Jerry Iaconianni and Rosalie Iaconianni, his wife, by Deed dated 10/10/1958 and recorded in Montgomery County in Deed Book 2915, Page 247, granted and conveyed unto Ralph Buccelli and Teresa L. Buccelli, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Maceo J. Randall, III and Renna Randall, his wife, by Deed from Palma B. Buccelli and Elaine B. Ford, Executrixes Under Will of Ralph Buccelli, deceased, dated 08/26/1983, recorded 09/01/1983 in Book 4716, Page 1790.

NOTE: Teresa L. Buccelli departed this life 6/5/1982 thereby vesting sole interest in Ralph Buccelli.

NOTE: Ralph Buccelli departed this life 1/18/1983 thereby vesting interest in Palma B. Buccelli and Elaine B. Ford as Executrixes.

Parcel Number: 30-00-17056-00-5, Map #30212040.

Location of property: 1349 Edgewood Avenue, Roslyn PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Renna Randall** at the suit of Federal National Mortgage Association. Debt: \$189,895.90 plus interest to sale date.

Jeniece D. Davis, Attorney.

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

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

13-29658

ALL THAT CERTAIN tract or piece of ground, with the buildings and improvements thereon erected, as follows, situate in **Upper Dublin Township**, the County and State aforesaid, bounded and described according to a survey thereof by C. Raymond Weir, Registered Surveyor, February 1, 1937, as follows:

BEGINNING at an iron pin marking the point of intersection of the Southeasterly side of Church Street 40 feet in width (the center line thereof being the line dividing the Township of Upper Dublin from the Borough of Ambler) and the Northerly side of Highland Avenue, 50 feet in width; thence along said side of Church Street, North 45 degrees, 15 minutes East, 113.87 feet to an iron pin; thence along other land of Mattison Estates, Inc., of which this was formerly a part, the two following courses and distances; North 89 degrees, 32 minutes East, 47.1 feet to an iron pin and South 10 degrees, 11 minutes West, 101.9 feet to an iron pin in the Northerly side of Highland Avenue aforesaid; and along said side thereof North 79 degrees, 49 minutes West, 111.71 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN George M. Alden and Ruth M. Alden, by Deed from Frank Locketto and Josephine Locketto, dated August 25, 1978 and recorded August 30, 1978 in Deed Book 4337, Page 175.

Parcel Number: 54-00-08377-00-2.

Location of property: 401 Highland Avenue, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **George M. Alden and Ruth M. Alden** at the suit of Bank of America, N.A. Debt: \$395,187.25.

Marc S. Weisberg, Attorney.

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

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

13-29848

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 Southeasterly side of Hartranft Avenue, said point being at the distance of 135.95 feet Southwestwardly from the Southwesterly side of Lafayette Street, a corner of this and property now or late of John M. Yerger; thence along the same, South 45 degrees, 30 minutes East, 105.00 feet to the Northwesterly side of a twenty feet wide alley; thence along the said side of said alley, South 44 degrees, 30 minutes West, 22.85 feet to a point, a corner of this and property now or late of John M. Yerger; thence along the same, North 45 degrees, 30 minutes West, the line passing through the center of the partition wall between this and the adjoining property, 105.00 feet to a point on the said Southeasterly side of Hartranft Avenue; thence along the said side of Hartranft Avenue, North 44 degrees, 30 minutes East, 22.85 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Deborah A. Batzel by Deed from Daniel Kline and Judith T. Kline dated May 28, 1999 and recorded June 7, 1999 in Deed Book 5274, Page 1884.

Parcel Number: 13-00-15648-00-8.

Location of property: 124 Hartranft Avenue, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Deborah A. Batzel** at the suit of JP Morgan Chase Bank, National Association. Debt: \$119,861.82.

Marc S. Weisberg, Attorney.

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

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

13-30091

ALL THAT CERTAIN tract of land, situate in **Marlborough Township**, County of Montgomery, and Commonwealth of Pennsylvania bounded and described in accordance with a Plan of Subdivision made for J.S. Schoelkopf by Urwiler & Walter, Inc. dated January 25, 1968, revised April 8, 1968, as follows, to wit:

BEGINNING at a point in the center line of Church Road, said point being the intersection of Lot No. 3 (lands of J.S. Schoelkopf) and herein described Lot No. 4 with said center line; thence extending along Lot No. 3 North 44 degrees, 56 minutes, 55 seconds East, five hundred sixty-four and twenty-six one-hundredths feet to a point in line of Lot No. 6; thence extending along said Lot South 60 degrees, 15 minutes, 19 seconds East, 20 feet to an iron pin in line of Lot No. 5; thence extending along said Lot the following two courses and distances: (1) South 22 degrees, 9 minutes West, 460 feet to an iron pin; (2) South 50 degrees, 4 minutes, 16 seconds West, one hundred fifty-four and thirty one-hundredths feet to a point in the aforementioned center line of Church Road; thence extending along the same the following two courses and distances: (1) North 41 degrees, 54 minutes West, 151 feet to a point; (2) North 45 degrees, 10 minutes West, 33 feet to the point and place of beginning.

BEING Lot No. 4 on said plan.

Parcel Number: 45-00-00387-00-9.

Location of property: 1105 Church Road, Sumneytown, PA 18084.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Brent A. Stanek** at the suit of Round Point Mortgage Servicing Corporation. Debt: \$82,319.60.

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.

13-30187

ALL THOSE CERTAIN lots or pieces of land, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by William T. Muldrew, Civil Engineer and Surveyor, Jenkintown, Pennsylvania, May 11, 1922 and recorded in Plan Book 843, Page 600, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Crooked Billet Road (50 feet wide) at the distance of 288.51 feet Northwest of the radius corner at the intersection of Crooked Billet Road and Moreboro Road; thence along the Northeasterly side of said Crooked Billet Road, North 47 degrees, 16 minutes West, 50 feet to a corner; thence by Lot No. 163, North 42 degrees, 44 minutes East, 162.06 feet to a corner; thence by Lots Nos. 148 and 149, South 47 degrees, 16 minutes East, 50 feet to a corner; thence by Lot No. 166, South 42 degrees, 44 minutes West, 162.06 feet to the place of beginning.

BEING Lot Nos. 164 and 165 on above mentioned plan.

BEING the same premises which David Overwise and Diane Overwise, husband and wife, and Paul Wolfert and Evelyn Wolfert, husband and wife, by Deed dated August 18, 2009 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 5742, Page 2108, granted and conveyed unto David Overwise and Diane Overwise, husband and wife, in fee.

Parcel Number: 08-00-01255-00-6.

Location of property: 324 Crooked Billet Road, Hatboro Borough, Hatboro, Montgomery County, PA 19040.

The improvements thereon are: A one and a half story cape cod dwelling consisting of 6 rooms, 2 bedrooms and 2 baths on a lot size of approximately 8,103 square feet irregular.

Seized and taken in execution as the property of **David Overwise and Diane Overwise, h/w** at the suit of Hatboro Federal Savings. Debt: \$142,927.11.

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.

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.

Michael Dingerdissen, Attorney. I.D. #317124

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount 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 Northeastwardly 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 Northeastly 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: \$323,200.08.

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.

13-31578

ALL THAT CERTAIN message and lot of land, known as No. 1012 Cherry Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Cherry Street at the distance of 112.45 feet Northeastly from the East corner of Cherry and Elm Streets, a corner of this and land now or late of Messino and Giovanna Forbidone; thence along the Southeast side of said Cherry Street Northeastly 22 feet to a point, a corner of another house now or late of Corrolia Wekiser; thence Southeasterly at right angles to said Cherry Street, the line passing through the middle of the partition wall between the house hereby conveyed and the said adjoining house 89.3 feet to Maple Alley; thence along said alley Southwesterly 22 feet; and thence Northwesterly parallel with the first line and along land now or late of Messino and Giovanna Forbidone 89.3 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David H. Green, as Sole Owner given by David H. Green dated September 27, 200, recorded October 3, 2006 in Bk./Pg. or Instrument #DE 05573/1797.

Parcel Number: 13-00-07880-00-9.

Location of property: 1012 Cherry Street, Norristown, PA 19401-3802.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David H. Green** at the suit of HSBC Bank USA, National Association, as Trustee for the Deutsche Alt-A Securities, Inc. Mortgage Loan Trust, Series 2005-6, Mortgage Pass-Through Certificates, Series 2005-6. Debt: \$160,980.28.

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.

13-31894

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:

BEGINNING on the North side of Chestnut Street at a corner of Lot No. 82; thence Westwardly by said Chestnut Street 30 feet to a stake; thence Northwardly through the middle of Lot 81, 150 feet past to a stake; thence Eastwardly 30 feet to Lot No. 82 aforesaid; thence by the same Southwardly 150 feet to Chestnut Street aforesaid the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John Quinn and Rose Maria T. Quinn, h/w, by Deed from Myrtle M. Vogt, widow, dated 10/24/2007, recorded 10/31/2007 in Book 5670, Page 1086.

Parcel Number: 16-00-05964-00-5.

Location of property: 117 Chestnut Street, Pottstown, PA 19464-5407.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John Quinn and Rose Maria T. Quinn** at the suit of Caliber Home Loans, Inc. Debt: \$103,337.64.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-31899

ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate in **Upper Dublin Township**, County of Montgomery, and Commonwealth of Pennsylvania being shown as Lot 2 on a Final Plan of Minor Subdivision, prepared for Upper Dublin Township by Metz Engineers and Surveyors, Lansdale, Pennsylvania, dated November 2, 1998, last revised November 28, 2000 and recorded in Plan Book A-59, Page 419, and being more fully described, as follows:

BEGINNING at a point on the ultimate right-of-way line of Fitzwatertown Road (SR 2038.40 feet Southeasterly of the centerline thereof) said point being located the following two courses and distances from the centerline intersection of

Fitzwatertown Road and David Drive, as shown on the said Plan: (1) Southwesterly along said road 331.34 feet to a point on the original deed title line; (2) crossing the Easterly side of Fitzwatertown Road, along the line of lands now or late of Elaine R. Jennings South 72 degrees, 49 minutes, 00 seconds East, 56.73 feet thence from said beginning point, continuing along the said Jennings Land and lands of now or late Charles and Maryanne Rosner, South 72 degrees, 49 minutes, 00 seconds East, 351.31 feet to a corner; thence extending along Lot No. 1, as shown on said plan the following three courses and distances: (1) South 17 degrees, 11 minutes, 00 seconds West, 263.97 feet; (2) North 72 degrees, 49 minutes, 00 seconds West, 280.10 feet; (3) North 41 degrees, 51 minutes, 15 seconds West, 197.15 feet to a point on the aforementioned ultimate right-of-way line of Fitzwatertown Road; thence extending along the said ultimate right-of-way line the following two courses and distances: (1) North 48 degrees, 08 minutes, 45 seconds East, 110.28 feet to a point of curvature; (2) on the arc of a circle curving to the right in a Northeasterly direction having a radius of 11,419.19 feet, the arc distance of 79.43 feet to a point, being the point and place of beginning.

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

RESERVING all that certain 50 foot wide access easement in favor of Upper Dublin Township as shown on said plan and more fully described as follows:

BEGINNING at a common corner of Lot No. 1 and Lot No. 2 on the Southeasterly ultimate right-of-way line of Fitzwatertown Road (SR 2038.40 feet from the centerline thereof); thence extending along the said ultimate right-of-way line North 48 degrees, 08 minutes, 45 seconds East, 50.00 feet to a point; thence extending on and through Lot No. 2 the two following courses and distances: (1) South 41 degrees, 51 minutes, 15 seconds East, 130.00 feet; (2) South 48 degrees, 08 minutes, 45 seconds West, 50.00 feet to a point in line of Lot No. 1; thence extending along the line of Lot No. 1, North 41 degrees, 51 minutes, 15 seconds West, 130.00 feet to the point of beginning.

SUBJECT to a certain 20 feet wide sanitary lateral easement as shown on said plan.

UNDER AND SUBJECT to the certain Conservation Easement and Declaration of Restrictions and Covenants made January 26, 2001 by and between the Township of Upper Dublin as Grantor and the Conservancy of Montgomery County, Inc., as Grantee and that certain Deed of Facade Easement made January 26, 2001 by and between the Township of Upper Dublin as Grantor and the Conservancy of Montgomery County, Inc. as Grantee, both of which are intended to be recorded prior to the recording of this Deed.

TITLE TO SAID PREMISES IS VESTED IN Glen G. Naessens and Suzan E. Naessens, h/w and Jerry A. Naessens, a married man, by Deed from Glen Naessens, dated 05/10/2002, recorded 05/23/2002 in Book 5409, Page 1438.

Parcel Number: 54-00-06265-00-8.

Location of property: 1001 Fitzwatertown Road, Roslyn, PA 19001-4009.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Suzan E. Naessens, Glen G. Naessens and Jerry A. Naessens** at the suit of Wells Fargo Bank, N.A. Debt: \$280,574.59.

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.

13-31989

ALL THAT CERTAIN message, being the Southwesterly half of a double stone dwelling and lot or piece of land thereunto belonging, situate upon the Northwesterly side of Washington Street in the Second Ward of **Royersford Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by Francis W. Wack, Registered Surveyor, dated November 26th, 1942, as follows, to wit:

BEGINNING at a point in the center line of Washington Street, at the distance of three hundred eight and one-half feet Southwesterly from the point of intersection of the center line of Washington Street with the Centerline of Fourth Avenue, a corner of this and premises now or late of Raymond C. Knight, et us.; thence by said premises, North forty-one degrees, West two hundred feet passing in part of said course and distance on the center of the middle or party wall dividing said double stone dwelling house, to a spike in the center line of Plum Alley; thence on the center line of Plum Alley, South forty-nine degrees, West, thirty feet to a spike, a corner of this and lands of John Overdorf; thence by said lands of said John Overdorf, South forty-one degrees, East two hundred feet to a point in the center line of Washington Street aforesaid; thence on the center line of Washington Street, North forty-nine degrees, East thirty feet to the place of beginning.

CONTAINING six thousand square feet of land, being the same more or less.

SUBJECT to the exceptions, reservations, easements, rights-of-way, rights and privileges as set forth in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Judy A. Drum, by Deed from Robin R. Shalkowski and Judy A. Drum dated September 28, 2005 and recorded October 11, 2005 in Deed Book 05574, Page 1539.

Parcel Number: 19-00-05304-00-5.

Location of property: 331 Washington Street, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Judy A. Drum** at the suit of Green Tree Servicing, LLC. Debt: \$142,965.47.

Joseph F. Riga, Attorney.

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

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

13-32009

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey and plan thereof, as follows, to wit:

BEGINNING at a point, the corner formed by the Southwesterly side of Delaware Avenue (forty-eight feet wide) and the Northwesterly side of Towamencin Avenue (forty-eight feet wide).

CONTAINING in front or breadth on the said side of Delaware Avenue, fifty-six and forty one-hundredths feet and extending of that width in length or depth Southwesterly between parallel lines at right angles to the said side of Delaware Avenue, the Southeasterly line thereof being along the Northwesterly side, of Towamencin Avenue, one hundred forty-four feet to the twelve feet wide alley, which extends Northwesterly into Cannon Avenue and Southeasterly into Towamencin Avenue.

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

BEING the same premises which Marta N. Duran by Deed dated 11/22/1996 and recorded 11/25/1996 in the Office for the Recording of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania in Deed Book 5168, Page 1897, granted and conveyed unto Michael J. Groller and Margaret J. Groller, his wife, their heirs and assigns, as Tenants by the Entireties, in fee.

TITLE TO SAID PREMISES IS VESTED IN Mark J. Bryson and Kristi Bryson, husband and wife, as Tenants by the Entireties by Deed from Michael J. Groller and Margaret J. Groller, husband and wife dated 09/19/2002 recorded 01/22/2003 in Deed Book 5443, Page 1088.

Parcel Number: 11-00-03716-00-8.

Location of property: 500 Delaware Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kristi Bryson and Mark Bryson a/k/a Mark J. Bryson** at the suit of Deutsche Bank National Trust Company as Trustee for Fremont Home Loan Trust 2002-2, Asset-Backed Certificates, Series 2002-2. Debt: \$364,759.61.

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

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

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

13-32047

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

BEGINNING at the Northwest corner of Race and Jefferson Streets, thence in a Westerly direction along the North side of Jefferson Street 110 feet to a 15 feet wide alley; thence in a Northerly direction along said alley 120 feet to Lot No. 205; thence in an Easterly direction along Lot No. 205 and parallel with Jefferson Street 110 feet to Race Street, aforesaid; thence in a Southerly direction along said street 120 feet to said Jefferson Street, the point or place of beginning.

BEING the same premises which Vilma A. Brumbaugh by Deed dated 11/30/2006 and recorded 12/13/2006 in Montgomery County in Deed Book 5827, Page 1494 granted and conveyed unto Dennis V. Greer.

Parcel Number: 64-00-04042-00-7.

Location of property: 203 East Race Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dennis V. Greer** at the suit of SRP 2013-2, LLC. Debt: \$160,770.28.

Salvatore Filippello, Attorney. I.D. #313897

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

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

13-33117

ALL THAT CERTAIN lot, situated in **Upper Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Robert Christman, made by Urwiler and Walter, Inc., dated 8-28-1980, said plan being recorded in Plan Book A-41, Page 65, as follows, to wit:

BEGINNING at a point on the Southwesterly ultimate right-of-way line of Geryville Pike, said point being measured the 3 following courses and distances from a point of curve on the Northwesterly ultimate right-of-way line of Buck Road: (1) leaving Buck Road on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 35.37 feet to a point of tangent on the Southwesterly ultimate right-of-way line of Geryville Pike; (2) North 13 degrees, 05 minutes, 25 seconds West, 369.29 feet to a point; and (3) North 13 degrees, 26 minutes, 22 seconds West, 240.56 feet to the point of beginning, said point of beginning also being a corner of Lot 2 as shown on above mentioned plan; thence extending from said point of beginning along the last mentioned lot, South 77 degrees, 56 minutes, 29 seconds West, 329.00 feet to a point in line of Lot 5, as shown on the above mentioned plan; thence extending along the same, North 20 degrees, 01 minute, 10 seconds West, 250.00 feet to a point in line of lands now or late of James and Debra Kline; thence extending along the same, the 2 following courses and distances: (1) North 37 degrees, 19 minutes, 30 seconds East, 70.00 feet to a point; (2) North 59 degrees, 16 minutes, 18 seconds East, 317.78 feet to a point on the Southwesterly ultimate right-of-way line of Geryville Pike; thence extending along the same, South 13 degrees, 26 minutes, 22 seconds East, 395.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Amy Miller and Eric S. Miller, w/h, by Deed from Amy Miller, dated 09/21/2001, recorded 10/05/2001 in Book 5379, Page 1636.

Parcel Number: 57-00-00967-52-4.

Location of property: 2768 Geryville Pike, Pennsburg, PA 18073-2305.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Amy Miller a/k/a Amy L. Gingerich Miller and Eric S. Miller** at the suit of PNMAC Mortgage Opportunity Fund Investors, LLC. Debt: \$301,498.65.

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.

13-33158

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Royersford Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a Subdivision Plan of property of Alvin H. Hill made for Frank M. Mastroangelo by Hopkins and Scott, Registered Surveyors, Kimberton, Pennsylvania, 10/07/1971, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Third Avenue (56 feet wide) which point is at the distance of 136.50 feet measured North 41 degrees, 10 minutes West from the point of intersection of the said Northeasterly side of Third Avenue and the Northwesterly side of Chestnut Street (56 feet wide); thence extending from said point of beginning along the said Northeasterly side of Third Avenue North 41 degrees, 10 minutes West, 35.50 feet to a point in line of land now or late of Mary E. Waters; thence extending along said land North 48 degrees, 50 minutes East, 120.50 feet to a point in line of land now or late of Roy C. Koch; thence extending along the same South 41 degrees, 10 minutes East, 35.50 feet to a point a corner of lot on said plan; thence extending along said Lot 2 South 48 degrees, 50 minutes West, 120.50 feet to the first mentioned point and place of beginning.

BEING Lot #1 on said plan.

Parcel Number: 19-00-03936-00-5.

Location of property: 220 North 3rd Avenue, Royersford, PA 19468.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kelly N. James a/k/a Kelly Coleman and United States of America** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Successor Trustee to JP Morgan Chase Bank, N.A., as Trustee for the Certificateholders of CWABS Master Trust, Revolving Home Equity Loan Asset-Backed Notes, Series 2004-C. Debt: \$10,251.74.

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.

13-33261

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey for Russell V. Doran by Meixner Civil Engineers and Surveyors dated August 15, 1984 and last revised September 12, 1984, as follows, to wit:

BEGINNING at a point in the bed of Gravel Pike, T.R. #29, F.A.P. 158 (legal right-of-way 33 feet) a corner of this and the lands of the n/l Leonard Shallcross; thence, through the bed of the said Gravel Pike, North 18 degrees, 04 minutes, 53 seconds West, 346.44 feet to a point; thence, 76 degrees, 34 minutes, 13 seconds East, 146.69 feet to a point on the Southwesterly side of the former Perkiomen Branch of the Reading Railroad, now lands of Montgomery County; thence, continuing along the lands of Montgomery County, South 00 degrees, 10 minutes West, 339.18 feet to a point; thence along the lands of the n/l Leonard Shallcross, South 86 degrees, 29 minutes, 59 seconds West, 34.17 feet to the point and place of beginning.

CONTAINING 0.723 acres (31,494 square feet) net area 17554 square feet.

BEING the same premises in which Edna Doran, widow, by Deed dated May 1, 1990 and recorded May 2, 1990 in Montgomery County in Deed Book 4945, Page 64, granted and conveyed unto Wnette M. Rowden and Betty E. Rowden, h/w, as Tenants by the Entireties, and collectively as one co-partner and Effa Mae Doran, singlewoman, as the other co-partner, in fee.

AND THE SAME Wnette M. Rowden departed this life on or about March 29, 1999, whereby his ownership and interest became vested in Betty E. Rowden by the Right of Survivorship.

Parcel Number: 48-00-00994-05-6.

Location of property: 842 Gravel Pike, Collegeville, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Betty Rowden a/k/a Betty E. Rowden and Effa M. Doran a/k/a Effa Mae Doran** at the suit of PennyMac Corporation. Debt: \$188,115.85.

LeeAne O. Huggins, Attorney.

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

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

13-33465

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania bounded and described according to a Survey made by Malcolm D. Patterson, C. E. May 12, 1909, as follows, to wit:

BEGINNING at a point on the Northeast side of Highland Avenue (fifty feet wide) at the distance of nine hundred and thirty-eight and thirty-four hundredths feet Northeast from the Northeast side of Ridge Turnpike Road, it being a corner of this and land now or late of Edward A. Reilly; thence extending along land North forty-nine degrees, twenty-five minutes West, two hundred thirty and fifty-nine hundredths feet, to a point in line of land now or late of Edward D. Saint; thence extending along said land North forty degrees, thirty-five minutes East, fifty feet to a point in line of land of Clarence Custer; thence extending along said land South forty-nine degrees, twenty-five minutes East, two hundred and thirty and forty-three hundredths feet to a point on the Northwest side of Highland Avenue; thence along said side of Highland Avenue South forty degrees, twenty-four minutes West, fifty feet to the place of beginning.

ALSO ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made May 12, 1909 and by Malcolm D. Patterson, C. E., as follows, to wit:

BEGINNING at a point on the Northwesterly side of Highland Avenue, fifty feet wide, at the distance of nine hundred and eighty-eight and thirty-four hundredths feet, Northeastwardly from the Northeast side of the Ridge Turnpike Road, being a corner of this and land now or late of Hattie I. Lake, of which this was a part, thence extending along said land, North forty-nine degrees, twenty five minutes West, two hundred and thirty and forty-three hundredths feet to a point a corner of land now or late of Edward B. Saint and C. T. Keeler, thence extending along said land of C. T. Keeler North forty degrees, thirty-five minutes East, fifty feet to a point in line of land now or late of Mrs. Heydrick; thence extending along said land South forty-nine degrees, twenty-five minutes East, two hundred and thirty and twenty-six hundredths feet to a point on the Northwesterly side of Highland Avenue aforesaid; thence extending along said side of the said avenue, South forty degrees, twenty-four minutes West, fifty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Earnest S. Eddowes and Jan B. Eddowes, h/w, by Deed from David B. Vogelsang and Mary M. Vogelsang, his wife, dated 08/10/1988, recorded 08/11/1988 in Book 4883, Page 364.

Parcel Number: 63-00-03070-00-8.

Location of property: 69 Highland Avenue, Norristown, PA 19403-3207.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jan B. Eddowes and Earnest S. Eddowes** at the suit of Wells Fargo Bank, N.A. Debt: \$158,836.75.

Paul Cressman, Attorney. I.D. #318079

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

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

13-34201

ALL THAT CERTAIN lot or piece of land, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, as shown on a Plan of "The Colony at Valley Forge" made by Nave, Newell & Stampfl, Ltd., dated 10/18/1996, last revised 7/18/1997, and recorded in Plan Book A-57, Page 152, bounded and described, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Hunt Club Drive (50 feet wide) which point is measured on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet from a point of curve on the Southwesterly side of Minuteman Drive (50 feet wide); thence extending along the Northwesterly side of Hunt Club Drive, South 05 degrees, 54 minutes, 59 seconds West, 100.00 feet to a point; thence extending along open space on said plan, North 84 degrees, 05 minutes, 01 second West, 85.00 feet to a point; thence extending along Lot 7 aforementioned, North 05 degrees, 54 minutes, 59 seconds East, 120.00 feet to a point on the Southwesterly side of Minuteman Drive aforementioned; thence extending along the same, South 84 degrees, 05 minutes, 01 second East, 65.00 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to the point and place of beginning.

BEING Lot 8 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Carl C. Ciavarelli and Randi S. Ciavarelli by Deed from Sukonik Colony Corporation, a Pennsylvania Corporation dated May 28, 1998 and recorded June 2, 1998 in Deed Book 5227, Page 1710.

Parcel Number: 61-00-03731-11-4.

Location of property: 317 Minuteman Drive, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carl C. Ciavarelli and Randi S. Ciavarelli** at the suit of M&T Bank. Debt: \$209,082.94.

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.

13-34365

ALL THAT CERTAIN volume of air space, according to the provisions of 68 P.D. Ch. 19 Act of August 14, 1963, being an upper unit having a lower elevation of 9 feet, 6-1/2 inches and shall extend horizontally up to 17 feet, 7-1/2 inches to the ceiling line and which is bounded by and lies within the vertical planes which are respectively formed by projecting vertically upwards the building lines which lie within the boundaries, as follows:

ALL THAT CERTAIN lot or piece of land, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with the Terraces at Maple Ridge "As Built Survey", Lots Nos. 73 through 78 First Floor, by Bursich Associates, Inc., Pottstown, Pennsylvania, Drawing No. 71409 - dated January 14, 1994, as follows, to wit:

BEGINNING at an interior point at the Northeasterly corner of the premises which point is measured the 2 following courses and distances from a point on the center line of Sunnyside Road: (1) South 10 degrees, 16 minutes, 19 seconds West, 59.55 feet to a point; and (2) South 79 degrees, 1 minute, 18 seconds West, 30 feet to the point of beginning, said point also being a corner in the line of Lot No. 73 on aforesaid plan; thence extending from said point of beginning, along said Lot No. 73, South 10 degrees, 58 minutes, 42 seconds East, 39.33 feet to a point in common area; thence extending along same South 79 degrees, 1 minute, 18 seconds West, 30 feet to a point, said point being a corner in the line of Lot No. 75 on aforesaid plan; thence extending along same, North 10 degrees, 58 minutes, 42 seconds West, 39.33 feet to a point in common area; thence extending along same, North 79 degrees, 1 minutes, 18 seconds East, 30 feet to the first mentioned point and place of beginning.

BEING Lot No. 74, Second Floor, as shown on the above mentioned plan.

BEING the same premises which Robert R. Brensinger, II, by Deed dated April 25, 2008 and recorded in the Montgomery County Recorder of Deeds Office on May 14, 2008 in Deed Book 5692, Page 1611 as Deed Instrument No. 2008050312, granted and conveyed unto Charice L. McCray.

Parcel Number: 42-00-04125-03-6.

Location of property: 1504 Rosewood Court, Unit 74, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Charice L. McCray** 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: \$142,932.10.

LeeAne O. Huggins, Attorney.

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

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

13-34653

ALL THOSE CERTAIN lots or pieces of ground, with buildings and improvements thereon erected, being Lot Nos. 137 and 138 on the plan of lots of North Wales Land Association and being further known as No. 412 West Montgomery Avenue, situate on the Northwesterly side of Montgomery Avenue at the distance of one hundred and fifty feet southwesterly from the Southwesterly side of Centre Street in **North Wales Borough**, County of Montgomery and State of Pennsylvania.

CONTAINING in front or breadth on the said Montgomery Avenue one hundred feet Southwesterly and of that width extending in length or depth between line parallel with the said Centre Street Northwesterly one hundred and thirty-six feet and five-tenths of a foot to a fourteen feet wide alley.

BEING the same premises which Paul J. Zoski, by Deed dated March 31, 2008 and recorded in the Montgomery County Recorder of Deeds Office on April 15, 2008 in Deed Book 5689, Page 566, granted and conveyed unto Janel R. Dalesio.

Parcel Number: 14-00-01948-00-9.

Location of property: 412 West Montgomery Avenue, North Wales, PA 19454.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Janel R. Dalesio** 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: \$322,669.42.

LeeAne O. Huggins, Attorney.

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

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

13-34987

ALL THAT CERTAIN brick messuage and lot or piece of land, being a part of Lot No. 59 on a Plan of 65 Town Lots known as 'Old Spring Farm,' situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania and bounded and described according to a survey made thereof 9/18/1918 by Herbert H. Metz, Civil Engineers, as follows, to wit:

BEGINNING at an iron pin the Northeasterly side line of Penn Street (48 feet wide) distance 317.92 feet Southeastwardly from the Southeast side line of Chestnut Street (48 feet wide) (formerly 40 feet wide).

CONTAINING in front or breadth on said side line of Penn Street Southeasterly 20.75 feet to an iron pin and extending of that width in length or depth between parallel lines at right angles to said Penn Street the Northwesterly line thereof passing through the middle of the partition wall of this and the adjoining dwelling 151 feet to the Southwesterly side line of a 20 feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Stephanie A. Spear, by Deed from George E. White and Holly E. White, dated 01/29/2010, recorded 02/03/2010 in Book 5758, Page 617.

Parcel Number: 11-00-12192-00-1.

Location of property: 133 Penn Street, Lansdale, PA 19446-2526.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephanie A. Spear** at the suit of JP Morgan Chase Bank, National Association. Debt: \$182,288.70.

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.

13-35566

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 Southeasterly side of George Street at the distance of 316.00 feet measured Northeastwardly from the East corner of Oak and George Streets, at a corner of this and lot of Susan S. Smith; thence along said lot Southeastwardly 100.00 feet to an alley (laid out 20.00 feet wide); thence along said alley Northeastwardly 20.00 feet to a point, a corner of this and lot of Marzell Wassmer; thence by said lot passing through the middle of the partition wall between this house and the house of said Wassmer Northwestwardly 100.00 feet to the Southeasterly side of George Street; thence along said side of George Street Southwestwardly 20.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael F. Zielinski, by Deed from Scott Mendelsohn and Irving Askow, dated 03/20/2007, recorded 03/29/2007 in Book 5641, Page 384.

Parcel Number: 13-00-13176-00-5.

Location of property: 732 George Street, Norristown, PA 19401-3731.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael F. Zielinski** at the suit of Green Tree Servicing, LLC. Debt: \$81,879.83.

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

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

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

13-35795

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **North Wales Borough** Montgomery County, Pennsylvania, bounded and described according to a part of the property of Harry Mason to be conveyed to Samuel Andrews made by Herbert H. Metz, Inc., Registered Engineer, Lansdale, Pennsylvania dated June 10, 1961, as follows, to wit:

BEGINNING at a point of intersection with the Northeastly side of West Street (40 feet wide); thence extending from said point of beginning North 52 degrees, 22 minutes, 00 seconds (erroneously stated as 80 seconds on previous Deed) West along the Northeastly side of West Street 100.00 feet to a point a corner of land to be conveyed by Henry Mason to Samuel Andrews; thence extending along the aforesaid lands North 37 degrees, 38 minutes, 00 seconds East, 100.00 feet to a point a corner; thence extending from said point South 32 degrees, 22 minutes, 00 seconds East, 100.00 feet to a point on the Northwestly side of Washington Avenue, thence extending South 37 degrees, 38 minutes, 00 seconds West along the Northwestly side of Washington Avenue 100.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Alice T. Allen by Deed from Wachovia Bank, N.A., as Trustee, by Chase Home Finance, LLC its Attorney-in-Fact, dated December 15, 2006 and recorded January 18, 2007 in Deed Book 5632, Page 00070. The said Alice Allen died on August 25, 2011 thereby vesting title in Hazel A. Andrews, Administratrix of the Estate of Alice Allen.

Parcel Number: 14-00-04604-00-8.

Location of property: 436 Washington Avenue, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Hazel A. Andrews, Administratrix of the Estate of Alice Allen, Deceased Mortgagor and Real Owner** at the suit of Federal National Mortgage Association. Debt: \$225,768.62.

Marc S. Weisberg, Attorney.

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

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

13-36451

THE LAND referred to herein below is situated in the County of Montgomery, State of Pennsylvania, and is described, as follows:

ALL THAT CERTAIN lot or piece of land, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan thereof recorded in the Office for the Recording of Deeds in and for the County in Deed Book 348, Page 408, as follows, to wit

SITUATE in the Northwest corner of Hancock Street and Spruce Street, containing in front or breadth on said Hancock Street, sixty feet and extending at right angles and along the Northerly side of Spruce Street, South forty-one degrees, fifty-five minutes West, one hundred fifty feet to the Northeast side of Seventeenth Avenue.

BEING Lot #320 as shown on said recorded Plan of Pennbrook #1.
Parcel Number: 11-00-15744-00-4.
Location of property: 400 Spruce Street, Lansdale, PA 19446-0000.
The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **David M. Keppel and Michelle H. Keppel, husband and wife** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loan Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$205,806.40.

Roger Fay, Attorney.

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

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

14-00657

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Heather Hill, located on Coates Lane in **Upper Merion Township**, Montgomery County, PA, which heretofore has been submitted to the Unit Property Act of Pennsylvania, Act of 7/3/1963 P.L. 196, by the Recording in the Office for the Recording of Deeds in and for the County of Montgomery PA, of a Declaration of Condominium dated May 16, 1974 and recorded May 17, 1974 in Deed Book 3942, Page 472; an amended Declaration of Condominium dated May 16, 1975 and recorded June 3, 1975 in Deed Book 4029, Page 242; a Declaration Plan dated October 20, 1973 and recorded May 17, 1974 in Condominium Plan Book 3, Page 9; and First Amendment thereto dated June 4, 1974 in Condominium Plan Book 3, Page 14 and Second Amendment dated May 16, 1975 and recorded June 3, 1975 in Condominium Plan Book 4, Page 7 and Code of Regulations dated May 16, 1974 and recorded in May 17, 1974 in Deed Book 3942, Page 487, being designated on such Declaration Plan as Unit No. 3 as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in Common Elements (as defined in such Declaration).

TITLE TO SAID PREMISES IS VESTED IN Joseph N. Ferraioli, by Deed from Jeffrey M. Stluka and Colleen M. Stluka, dated 01/31/2008, recorded 02/05/2008 in Book 5681, Page 745.

Parcel Number: 58-00-10874-02-1.

Location of property: 205 Holly Drive #205, King of Prussia, PA 19406-2553.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Joseph N. Ferraioli** at the suit of Nationstar Mortgage, LLC. Debt: \$173,478.96.

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.

14-00814

ALL THAT CERTAIN tract of land, situate in the Eighth Ward in **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described, as follows:

BEGINNING at a corner of other lands of the late Pearl H. Zem, said lands intended to be conveyed to June V. Clemmer, said point being on the Westerly property line of Spruce Street and distant along the same from the Northwestern property line intersection of Wilson Street and aforesaid Spruce Street, North sixty-four degrees, thirty-eight minutes East, one hundred eighty-eight feet, two and one-half inches; thence from said point of beginning continuing along the Westerly side of Spruce Street North sixty-four degrees, thirty-eight minutes East, forty-nine feet to a corner of No. 813 Spruce Street; thence along Southerly side of same North twenty-five degrees, twenty-two minutes West, seventy feet to a corner on the Easterly side of given twenty feet wide alley; thence along same South sixty-four degrees, thirty-eight minutes West, forty-nine feet to a corner of No. 805 Spruce Street; thence along same on a course passing through the middle of a joint brick partition wall South twenty-five degrees, twenty-two minutes East, seventy feet to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM:

ALL THAT CERTAIN lot of land with buildings thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania described, as follows, to wit:

BEGINNING at an iron pin on the Northwestern side of Spruce Street (fifty feet wide) which point is located one hundred eighty-nine and twenty-one one-hundredths feet measured in a Northeasterly direction along the Northwestern side of said Spruce Street from the point of intersection of said side of said street with the Northeasterly side of Wilson Street (fifty feet wide); thence along 805 Spruce Street and passing through the party wall between the houses on this and the adjoining lot North twenty-five degrees, twenty-two minutes West, seventy feet to an iron pin; thence along the Southeasterly side of a certain twenty feet wide alley North sixty-four degrees, thirty-eight minutes East, nineteen and fifty one-hundredths feet to an iron pin; thence along 811 Spruce Street and passing through the party wall between houses on this and adjoining lot South twenty-five degrees, twenty-two minutes East, seventy feet to an iron pin; thence along Northwestern side of Spruce Street aforesaid, South sixty-four degrees, thirty-eight feet West, nineteen and fifty one-hundredths feet to the point and place of beginning.

BEING the same premises which Joan E. D'Alessandro, by Indenture bearing dated 4/28/2010 and recorded on 5/26/2010 in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Deed Book 5768, Page 350, granted and conveyed unto Coleen Kebrich, in fee.

Parcel Number: 16-00-28240-00-4.

Location of property: 811 Spruce Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Coleen Kebrich** at the suit of Nationstar Mortgage, LLC. Debt: \$111,185.61.

Jennifer Frechie, Attorney. I.D. #316160

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

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

14-01045

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements hereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, being Lot No. 23 on a plan of lots of Whitehall Park, surveyed by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania on the third day of August and the Fifth day of October, A.D. 1950 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING on at a point on the Southwesterly side of Oxford Circle, fifty feet wide, at the distance of three hundred fifty-four feet and eighty-one hundredths of a foot Northwestwardly from a point of tangent of the radius round corner of Oxford Circle and Prospect Avenue, fifty feet wide, a corner of Lot No. 22 on the said plan; thence along the Southwesterly side of Oxford Circle South forty-eight degrees, twenty-six minutes East, fifty-five feet to a point a corner of Lot No. 24; thence along Lot No. 24 South forty-one degrees, thirty-four minutes West, one hundred ten feet to a point a corner of Lot No. 34; thence along Lot No. 34 North forty-eight degrees, twenty-six minutes West, fifty-five feet to a point, a corner of Lot No. 22; thence along Lot No. 22 North forty-one degrees, thirty-four minutes East, one hundred ten feet to the place of the beginning.

BEING Lot No. 23 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Florence C. Brady, in Trust for herself, Florence C. Brady and her son, Timothy Brady, and Josephine Brady, his wife/her daughter-in-law as hereinafter set forth by Deed from Florence C. Brady, widow, dated 09/05/2003, recorded 09/09/2003 in Book 5472, Page 687.

Parcel Number: 63-00-05662-00-8.

Location of property: 22 Oxford Circle, Norristown, PA 19403-2939.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Florence C. Brady, The Florence Brady Trust, dated September 5, 2003** at the suit of Nationstar Mortgage, LLC. Debt: \$183,440.99.

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.

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., Sumneytown, 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.

14-02594

ALL THOSE CERTAIN lots or land with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point formed by the intersection of the Southwesterly side of Hancock Avenue (as laid out 50 feet wide) with the Westerly side of Second Street (as laid out 50 feet wide) according to a plan of Grand View Heights recorded at Norristown in Deed Book No. 606, Page 500; thence from said mentioned point of beginning Northwesterly along said side of Hancock Avenue 80 feet to a corner of Lot No. 314 on said plan; thence along the line of said Lot 314 in a Southwesterly direction at right angles to said Hancock Avenue 150 feet to a point; thence along Lots 352 and 351 in a Southeasterly direction 80 feet to a point in the Westerly side of said Second Street; thence along said side of Second Street Northeasterly 150 feet to beginning.

BEING Lots Nos. 315 and 316 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Francine Foxe and Vivian Foxe, by Deed from Rex Maroney and Kathleen L. Maroney, his wife, f/k/a, Kathleen L. Zummo, dated 12/30/2004, recorded 01/10/2005 in Book 5539, Page 2458.

The said Vivian Foxe died on 2/1/06, vesting sole ownership in Francine Foxe as Surviving Joint Tenant With Right of Survivorship.

Parcel Number: 33-00-03412-00-2.

Location of property: 201 Hancock Avenue, Norristown, PA 19401-1919.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Francine Foxe** at the suit of Santander Bank, N.A. Debt: \$165,783.19.

Paul Cressman, Attorney. I.D. #318079

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

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

14-02716

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Indian Crest Farms, made by Chambers Associates, Consulting Engineers and Surveyors, dated 7/11/1978 last revised 1/28/1980 and recorded in Plan Book A-39, Page 10-A, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Indian Crest Way (50 feet wide) a corner of Lot No. 128 on said plan, which point is measured on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 20.94 feet to a point of curve therein, which point is measured South 51 degrees, 47 minutes, 25 seconds East, 39.15 feet from a point of tangent is measured South 51 degrees, 47 minutes, 25 seconds East, 39.15 feet from a point of tangent therein, which point is measured on the arc of a circle curving to the right having a radius of 15.71 feet from a point of curve on the Southeasterly side of Kulp Road (35 feet from existing centerline); thence extending from said beginning point and along the Southwesterly side of Indian Crest Way, on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 109.01 feet to a point a corner of Lot No. 126 on said plan; thence extending along the same North 86 degrees, 14 minutes, 49 seconds West, 69.04 feet to a point, a corner of Lot No. 129 on said plan; thence extending along the same North 51 degrees, 47 minutes, 25 seconds West, 30.00 feet to a point a corner of Lot No. 28 on said plan; thence extending along the same North 38 degrees, 12 minutes, 35 seconds East, 90.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 127 on said plan.

BEING the same premises which Michael E. Wood and Madeline Wood, by Deed dated March 31, 2004 and recorded June 18, 2004 in Montgomery County in Deed Book 5512, Page 1110 granted and conveyed unto Michael Wood and Madeline Wood, husband and wife, in fee.

AND said Michael E. Wood has since departed this life on November 2, 2005, whereby title to the said premises vested solely in the said Madeline Wood by Right of Survivorship.

Parcel Number: 50-00-01267-78-9.

Location of property: 380 Indian Crest Way, Harleysville, PA 19438.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **The Unknown Heirs of Madeline Wood, Deceased and Brian Howard, Solely, in His Capacity as Heir of Madeline Wood, Deceased** at the suit of Green Tree Servicing, LLC. Debt: \$192,793.42.

Jennifer Lynn Frechie, Attorney. I.D. #316160

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

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

14-02839

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery, State of Pennsylvania and described according to a plan of Section No.3 of Whitmarsh Village made for McCloskey Homes, Inc. on March 17, 1947 and revised September 5, 1950 by Franklin and Lindsey Registered Engineers, Philadelphia, which plan is recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 2063, Page, 601, as follows, to wit:

BEGINNING at a point on the Northeast side of Cheltenham Avenue (50 feet wide) at the distance of 230.14 feet measured along the said side of Cheltenham Avenue South 52 degrees, 18 minutes, 30 seconds East from its point of intersection with the Southeast side of Paper Mill Road (41.5 feet wide) as widened on the Southeast side thereof (both lines produced).

CONTAINING in front or breadth on the said side of Cheltenham Avenue from the said beginning point 80 feet and extending of that width in length or depth North 37 degrees, 41 minutes, 30 seconds East between parallel lines at right angles to the said Cheltenham Avenue on the Northwest line thereof 355.88 feet and the Southeast line thereof 356.02 feet.

TITLE TO SAID PREMISES IS VESTED IN Clifford L. Bardliving, Jr. and Tanya L. Bardliving by Deed from Samuel J. Melincoff and Julia Melincoff, dated April 29, 1999 and recorded May 18, 1999 in Deed Book 5272, Page 0307. Parcel Number: 52-00-03328-00-4.

Location of property: 8907 Cheltenham Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Clifford L. Bardliving, Jr. and Tanya L. Bardliving** at the suit of Household Finance Consumer Discount Company. Debt: \$368,952.75.

Marc S. Weisberg, Attorney.

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

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

14-02841

ALL THAT CERTAIN message and tract of land, situate on the West side of North Fifth Street between Broad and Chestnut Streets, in **Souderton Borough**, County of Montgomery, State of Pennsylvania, bounded and described according to a plan and survey of building lots dated October 2, 1937, as prepared by Stanley F. Moyer, R.S., as follows, and being Lot No. 18 on said plan.

BEGINNING at an iron pin, a corner at the intersection of the West side line of North Fifth Street (forty feet wide) and the North side line of a fifteen feet wide alley, said corner being opposite a point in the center line of North Fifth Street, two hundred and ten feet North of the center line of East Broad Street; thence along the North side line of the fifteen feet wide alley, South seventy-three degrees, twenty-six minutes West, the distance of one hundred sixty-three and twenty-five one-hundredths feet to an iron pin a corner at the East side line of another fifteen feet wide alley; thence along the East side line of the said alley, North eighteen degrees, fifty minutes East, the distance of fifty and four one-hundredths feet to an iron pin, a corner of Lot No. 17; thence along Lot No. 17, North seventy-three degrees, twenty-six minutes East the distance of one hundred sixty-five and twenty-two one-hundredths feet to an iron pin a corner in the West side line of North Fifth Street; thence along the same, South sixteen degrees, thirty-four minutes East the distance of fifty feet to the place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN James Daley, Sr. by Deed from Evelyn R. Alderfer dated June 29, 2007 and recorded July 11, 2007 in Deed Book 5654, Page 02631. The said James Daley, Sr. died on December 27, 2011 thereby vesting title in James J. Daley, Jr., Marianne S. Landis, Terry M. Stitt a/k/a Theresa M. Fluck and unknown surviving heirs.

Parcel Number: 21-00-02548-00-5.

Location of property: 20 North 5th Street, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marianne S. Landis, Known Surviving Heir of James Daley, Sr. a/k/a James J. Daley, Sr., Deceased Mortgagor and Real Owner and James J. Daley, Jr., Known Surviving Heir of James Daley, Sr. a/k/a James J. Daley, Sr., Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of James Daley, Sr. a/k/a James J. Daley, Sr., Deceased Mortgagor and Real Owner, and Terry M. Stitt a/k/a Theresa M. Fluck, Known Surviving Heir of James Daley, Sr. a/k/a James J. Daley, Sr., Deceased Mortgagor and Real Owner** at the suit of LPP Mortgage, Ltd. Debt: \$137,506.07.

Terrence J. McCabe, Attorney.

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

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

14-02958

ALL THAT CERTAIN message and lot or piece 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 at the Northwest intersection of High and York Streets; thence along said High Street, Westerly sixty (60) feet to land now or late of the B. P. O. Elks; thence along the same Northwardly one hundred eighteen (118) feet to a corner of other lands of Ellen S. Storb and John W. Storb; thence along the same Easterly along a line parallel with the aforesaid High Street sixty (60) feet to York Street; thence Southwardly along the same one hundred eighteen (118) feet to the point or place of beginning.

UNDER AND SUBJECT to building restrictions and agreements of record.

Parcel Number: 16-00-14648-00-6.

Location of property: 71 High Street, Pottstown, PA 19464.

The improvements thereon are: Commercial multi-use structure.

Seized and taken in execution as the property of **Robert J. Mento and Rose Mento** at the suit of Phoenixville Federal Bank & Trust. Debt: \$108,741.84.

Kristen Wetzel Ladd, Attorney.

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

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

14-02991

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

BEGINNING at a point in the South line of High Street, also known as the Wm. Penn Highway, formerly Perkiomen & Reading Turnpike, a corner of this and land now or late of John Frederick Schwab; thence by the same and through the center of the dividing wall of this and message adjoining Southwardly 112 feet, 7 inches more or less to the North line of the Reading Company right-of-way; thence by the same Westwardly 40 feet to a corner of this and land now or late of Stanley G. Flagg; thence by the same Northwardly 108 feet, 7 inches to the South line of said High Street; thence by the same Eastwardly 40 feet to the place of beginning.

Parcel Number: 64-00-02326-00-4.

Location of property: 998 West High Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Robert J. Mento** at the suit of Phoenixville Federal Bank & Trust. Debt: \$59,023.02.

Kristen Wetzel Ladd, Attorney.

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

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

14-03003

ALL THAT CERTAIN brick message or tenement and lot of land, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, on the East side of Charlotte Street, between King and High Streets, being known as 20 North Charlotte Street, bounded and described, as follows, to wit:

BEGINNING at a point for a corner on the East side of said Charlotte Street, at the distance of one hundred sixty-three feet, five inches Northwardly from the Northeast corner of High and Charlotte Streets, a corner of this and land now or late of Amelia Edelman Estate; thence Eastwardly at right angles to Charlotte Street, sixty feet to a point of this and land now or late of the Estate of Amelia Edelman; thence Southwardly along the same and parallel to Charlotte Street, thirteen feet and one-quarter inch more or less to a point, a corner in line of this and land now or late of Tyrus B. Dubbs et al; thence Eastwardly along the same, thirty-five feet, more or less, to land now or late of the Estate of Sarah Leshner; thence Northwardly along the same, forty-three feet, three-quarter inches, more or less to land now or late of Louis Gussman; thence Westwardly along the same and land now or late of Lewis Dampman, at right angles to Charlotte Street, ninety-five feet, more or less, to the East side of Charlotte Street aforesaid; thence Southwardly along the same thirty feet, one-half inch to the place of beginning.

Parcel Number: 16-00-03172-00-7.

Location of property: 20 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: Commercial multi-use structure.

Seized and taken in execution as the property of **Robert J. Mento and Rose Mento** at the suit of Phoenixville Federal Bank & Trust. Debt: \$102,853.44.

Kristen Wetzel Ladd, Attorney.

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

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

14-03032

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

WHICH HAS heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S. 310 et seq. by the recording in the Montgomery Department of Records of a Declaration dated April 26, 1988 in Deed Book 4871, Page 360, amended 4874, Page 157 as the same may now or hereafter be lawfully amended being and designated as Unit No. 18 Hatters Court together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

TITLE TO SAID PREMISES IS VESTED IN Valerie P. Davis, as sole owner from James P. Beal, in a Deed dated 6/24/2005, recorded 7/6/2005 in Book 5560, Page 2796.

Parcel Number: 08-00-02162-17-9.

Location of property: 18 Hatters Court a/k/a 18 Hatters Court Condominium 18, Hatboro, PA 19040-4802.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Valerie P. Davis** at the suit of Ocwen Loan Servicing, LLC. Debt: \$133,868.98.

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.

14-04070

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a general plan entitled 'Berk side' drawn by CNC Engineering, dated 3/5/1989, last revised 5/11/89 and recorded in Plan Book A-51, Page 93, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Glasgow Street, said point being at a point a corner of lands now or late of Dale Burritt as shown on said plan; thence extending from said point of beginning and extending along the line of said lands of Burritt, South 48 degrees, 19 minutes East, 130.16 feet to a point in the center line of an alley 15 feet wide; thence extending along the same, South 38 degrees, 58 minutes, 10 seconds West, 36.83 feet to a point a corner of Lot No. 2 on said plan; thence extending along the line of said Lot No. 2, North 51 degrees, 01 minute, 56 seconds West, 130.01 feet to a point on the Southeasterly side of Glasgow Street, aforesaid; thence extending along the said side of Glasgow Street, North 38 degrees, 57 minutes, 50 seconds East, 43.00 feet to a point a corner of lands of Dale Burritt, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

CONTAINING in area 5187 square feet.

TITLE TO SAID PREMISES IS VESTED IN Bruce A. Frame and Dorothy M. Frame, by Deed from James G. Klingensmith and Mary L. Klingensmith, dated 07/21/1997, recorded 07/28/1997 in Book 5193, Page 1761.

Bruce A. Frame died on 02/20/2009, and upon information and belief, his surviving heir is Dorothy M. Frame.

Parcel Number: 16-00-11352-20-6.

Location of property: 844 Glasgow Street, Pottstown, PA 19464-6332.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dorothy M. Frame, Individually and in Her Capacity as Heir of Bruce A. Frame, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Bruce A. Frame, Deceased** at the suit of Nationstar Mortgage, LLC. Debt: \$129,595.25.

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.

14-04441

ALL THAT CERTAIN brick message and lot of land, known as No. 114 West Fornance Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the Southwesterly side of Fornance Street in the line of land of James H. and Ella M. Burnett at the distance of 185.58 feet more or less Northwesterly from the true Northwesterly side of Locust Street as established by a recent survey made by Borough Engineer of Norristown, PA; thence Southwesterly parallel with Locust Street and passing through the middle of the partition wall between this and the house on the adjoining premises of James H. and Ella M. Burnett 120 feet to the Northeasterly side of Boorse Alley; thence along said side of said alley Northwesterly 25 feet more or less to other premises belonging to the said Rush B. Smith and Frank L. Smith; thence by said land Northwesterly parallel to the first line and passing through the middle of a cement pavement between this and other land of the said Rush B. and Frank L. Smith 125 feet to the Southwesterly side of Fornance Street aforesaid; and thence along said side of said Fornance Street, Southeasterly 25 feet more or less to the place of beginning.

Parcel Number: 13-00-12028-00-1.

Location of property: 114 West Fornance Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Fritz and Deborah Fritz** at the suit of Home Loan Investment Bank, F.S.B. Debt: \$155,125.71.

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.

14-04710

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

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

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

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

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

UNDER AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TITLE TO SAID PREMISES IS VESTED IN Keith Jenkinson and Danielle Jenkinson by Deed from Joseph J. Weiss III and Tara M. Weiss, dated December 30, 2002 and recorded March 6, 2003 in Deed Book 5448, Page 1399. Parcel Number: 30-00-63180-00-6.

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

The improvements thereon are: Residential dwelling.

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

Heidi R. Spivak, Attorney.

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

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

14-04788

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery, State of Pennsylvania, described according to a Plan of Part of Whitemarsh Green, Section No. 2 made for Heywood- Hall Construction Company by Aladino A. Autillo, Jr., Registered Professional Engineer of Devon, Pennsylvania on April 3, 1954 and revised September 13, 1954, as follows, to wit:

BEGINNING at a point on the Northeast side of Fairway Road (fifty feet wide) measured along same the three following courses and distances from a point of tangent on the Southeast side of Marquis Road (forty feet wide): (1) on the arc of a circle curving to the left, having a radius of twenty feet, the arc distance of twenty-eight feet and fifty-nine one-hundredths of a foot to a point of reverse curve; (2) on the arc of a circle curving to the right, having a radius of three hundred feet, the arc distance of twenty-five feet and sixty-four one-hundredths of a foot to a point of tangent; (3) South forty-four degrees, twenty-five minutes, thirty seconds East, two hundred sixty-seven feet and seven one-hundredths of a foot to the point and place of beginning.

CONTAINING in front or breadth on the said Fairway Road seventy feet measured South forty-four degrees, twenty-five minutes, thirty seconds East from the said beginning point and extending of that width in length or depth North forty-five degrees, thirty-four minutes, thirty seconds East between parallel lines at right angles to the said Fairway Road, the Southeast line thereof extending partly through an eight feet wide driveway laid out between these premises and the premises adjoining to the Southeast one hundred fifty feet.

TOGETHER with and subject to the free and common use, right, liberty and privilege of the aforesaid driveway, as and for a driveway, passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the lots or pieces of ground abounding thereon and entitled to the use thereof subject, however, to the proportionate share of the cost and expense of maintaining the said driveway in good order, condition and repair.

TITLE TO SAID PREMISES IS VESTED IN Tara Landes Markoski and Michael Markowski a/k/a Michael G. Markoski, her husband, by Deed from Ronald Reiff Landes and Margaret Landes, his wife, dated 05/01/1998, recorded 05/04/1998 in Book 5224, Page 564.

Parcel Number: 65-00-03487-00-3.

Location of property: 4023 Fairway Road, Lafayette Hill, PA 19444-1329.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Markoski a/k/a Michael G. Markowski and Tara Landes Markoski** at the suit of Federal National Mortgage Association ("Fannie Mae"), a Corporation Organized and Existing Under The Laws of The United States of America. Debt: \$191,471.41.

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

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

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

14-05222

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

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

South 42 degrees, 17 minutes, 40 seconds East crossing the Northeasterly side of said Dietz Mill Road, 227.45 feet to an I.P. found and held on the Northeasterly side of said Dietz Mill Road; thence extending South 6 degrees, 47 minutes, 10 seconds East, crossing the Northeasterly side of said Dietz Mill Road, 107.72 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on said plan.

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

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

The improvements thereon are: Residential dwelling.

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

Carl A. DiPrinzio, Attorney.

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

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

14-05713

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, County of Montgomery, Pennsylvania, bounded and described according to a location Plan of Trewellyn Farms, Phase V and VI, made for the David Cutler Group, Inc., by Bursich Associates, Inc., Engineers, Landscape Architects and Surveyors, dated 11/19/1985, revised 1/21/1986 and recorded in Plan Book A-47, Page 142 and 143, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Harlow Circle, said point being a corner of Lot 66 as shown on the above mentioned plan; thence extending along the Northeasterly side of Harlow Circle the two following courses and distances: (1) North 55 degrees, 20 minutes, 00 seconds West, 60.230 feet to a point; and (2) on the arc of a circle curving to the left having a radius of 160,000 feet the arc distance of 15.694 feet to a point, a corner of Lot 64 as shown on the above mentioned plan; thence extending along the same North 34 degrees, 30 minutes, 00 seconds East, 90.795 feet to a point; thence extending South 75 degrees, 20 minutes, 20 seconds East, 40.780 feet to a point a corner of Lot 66 as shown on the above mentioned plan; thence extending along the same, South 14 degrees, 40 minutes, 00 seconds West, 110.646 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Marianne P. Pavlovitz, as Sole Owner by Deed from Gregory J. Pavlovitz And Marianne P. Pavlovitz, h/w dated 12/22/2000 recorded 01/08/2001 in Deed Book 5345, Page 1525.

Parcel Number: 39-00-01801-14-9.

Location of property: 65 Harlow Circle, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marianne Pavlovitz a/k/a Marianne P. Pavlovitz** at the suit of U.S. Bank, National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB8. Debt: \$274,247.49.

Sherri J. Braunstein, Attorney. I.D. #90675

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

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

14-05877

ALL THAT CERTAIN house and lot of land, situate on the North side of King Street, between Evans and Charlotte Streets in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the Northerly line of King Street distant 149.31 feet Westwardly from the point of intersection of the said Northerly line of King Street with the Westwardly line of Evans Street; thence North 15 degrees, 03 minutes East, 22.44 feet; thence North 63 degrees, 43 minutes East, 3.88 feet; thence North 15 degrees, 03 minutes East, 8.12 feet; thence North 19 degrees, 28 minutes West, 1.55 feet; thence North 15 degrees, 03 minutes East, 69.3 feet to a point; thence North 74 degrees, 57 minutes West, 8.53 feet to a point; thence North 15 degrees, 03 minutes East, 36.3 feet to a point; thence North 74 degrees, 45 minutes East, 16.69 feet to a point; thence South 15 degrees, 3 minutes West, 140 feet to a point; thence along King Street South 74 degrees, 45 minutes West, 23.19 feet to the point and place of beginning.

BEING the same premises which Harry J. Anderson, Michelle B. Anderson, Patricia Anderson Nazeryk, Donald E. Nazeryk, Anna L. Anderson and Donald R. Anderson being all of partners of Anderson Enterprises, a Limited Partnership by Deed dated January 6, 1995 and recorded on January 24, 1995 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5103, Page 2363 granted and conveyed unto Randall C. Smith.

Parcel Number: 16-00-17804-00-9.

Location of property: 325 King Street, Pottstown, PA 19464.

The improvements thereon are: A single family dwelling.

Seized and taken in execution as the property of **Randall C. Smith** at the suit of ARC NP LLC, Assignee of National Penn Bank. Debt: \$52,321.88.

Richard Brent Somach, Attorney.

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

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

14-06070

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **West Pottsgrove Township** Montgomery County, PA 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 (50 feet wide) said point being the 2 following courses and distances from a point of curve on the Northwesterly side of Glasgow Street (50 feet wide): (1) leaving Glasgow Street on the arc of a circle curving to the right having a radius 20.00 feet the arc distance of 30.53 feet to a point of tangent on the Northeasterly side of Pulaski Street; and (2) North 51 degrees, 17 minutes West along the Northeasterly side of Pulaski Street 340.95 feet to the point of beginning.

CONTAINING in front or breadth Northwestwardly along the Northeasterly side of Pulaski Street, 53.00 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Pulaski Street 100.00 feet.

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

TITLE TO SAID PREMISES IS VESTED IN Michael A. Harbach, by Deed from Michael A. Harbach and Kathaleen M. Harbach, his wife, dated 09/07/2001, recorded 12/19/2002 in Book 5439, Page 537.

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

Location of property: 120 Pulaski Street, Stowe, PA 19464-6261.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael A. Harbach a/k/a Michael A. Harbach, Sr.** at the suit of Santander Bank, N.A. Debt: \$98,813.92.

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

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

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

14-06209

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Ambler Borough**, Montgomery County, Pennsylvania and described according to a plan thereof made by C. Raymond Weir, Registered Professional Engineer, dated the 25th day of January, A.D. 1952, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Church Street (forty feet wide) at the distance of one hundred sixty-six feet and seventy-two one-hundredths feet Northeastwardly from the Northeasterly side of Bannockburn Avenue (fifty feet wide).

CONTAINING in front or breadth on the said side of Church Street sixteen feet and thirty-three one-hundredths of a foot and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Church Street through the party walls one hundred feet to the center line of a certain fifteen feet wide driveway (the center line of said driveway being the center line of a certain twenty feet wide Borough right-of-way), said driveway extending Northeastwardly and communicating with a certain other twelve feet wide driveway (laid out in the bed of a certain fifteen feet wide Borough right-of-way) said last mentioned driveway leading Southeastwardly into Church Street, said last mentioned fifteen feet wide driveway also extending Southwestwardly and communicating with another certain fifteen feet wide driveway (laid out in the bed of a certain twenty feet wide Borough right-of-way), said last mentioned driveway leading Southeastwardly into Church Street.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Scott and by Deed from Robert J. Scott dated January 28, 2002 and recorded February 21, 2002 in Deed Book 5396, Page 2078. The said Robert J. Scott died on August 16, 2012 thereby vesting title in The Robert J. Scott Trust c/o Barbara Ann Deturo a/k/a Barbara Deturo, Greg William Scott, and Barbara Ann Deturo a/k/a Barbara Deturo.

Parcel Number: 01-00-01198-00-7.

Location of property: 113 Church Street, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gregg William Scott, Known Surviving Heir of Robert J. Scott, Deceased Mortgagor and Real Owner and Barbara Ann Deturo a/k/a Barbara Deturo, Known Surviving Heir of Robert J. Scott, Deceased Mortgagor and Real Owner, The Robert J. Scott Trust, dated January 9, 2002 c/o Barbara Ann Deturo a/k/a Barbara Deturo** at the suit of Urban Financial of America, LLC. Debt: \$149,356.13.

Brian T. LaManna, Attorney.

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

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

14-06487

ALL THAT CERTAIN brick message or tenement and lot of land, situate in **Pottstown Borough**, described as follows:

BEGINNING at the South side of Walnut Street at a corner of land of James Missimer; thence extending along the same Southwardly 140 feet to a 20 feet wide alley; thence Eastwardly along said alley 22 1/2 feet to other land now or late of John V. MacKart; thence along the line of the same Northwardly 140 feet to Walnut Street aforesaid; thence along said Walnut Street Westwardly 22 1/2 feet to the place of beginning.

Parcel Number: 16-00-29940-00-5.

Location of property: 338 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cherise D. Cornish** at the suit of RBS Citizens, N.A. Debt: \$182,050.59.

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.

14-06498

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, known and designated as Lots Nos. 145 and 146, on the Plan of Oak Lane Terrace which said Plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book No. 420, Page 500:

BEGINNING at a point on the Northwestern side Oak Avenue at the distance of one hundred forty-two and sixteen one-hundredths feet, Westwardly from the Westerly side of Irwins Avenue.

CONTAINING in front or breadth on the said side of Oak Avenue fifty feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Oak Avenue one hundred and twenty-five feet.

TITLE TO SAID PREMISES VESTED IN Alexis Rivera by Deed from Mary P. Stejskal and Jiri Stejskal, husband and wife dated 5/22/2009 and recorded on 5/27/2009 in the Montgomery County Recorder of Deeds in Book 5731, Page 1235, Instrument No. 2009053482.

Parcel Number: 31-00-20833-00-7.

Location of property: 7312 Oak Avenue, Elkins Park, PA 19027.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Alexis Rivera, Real Owner and Original Mortgagor and Celia Maria Flores-Rivera, Original Mortgagor** at the suit of Nationstar Mortgage, LLC. Debt: \$234,522.31.

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.

14-06570

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Merion Township**,

Montgomery County, Pennsylvania, bounded and described according to an "As Built Survey of Driveway & House for Donato Spaventa" made by William R. Hunn, Jr. Registered Land Surveyor and Professional Engineer dated September 10, 1982, as follows, to wit:

BEGINNING at a point of intersection which the title line in the bed of Hollow Road (thirty-seven feet wide) makes with the title line in bed of Hagy's Ford Road (twenty-six feet wide); thence extending from said point of beginning along the title line through the bed of Hollow Road, North sixty-one degrees, fifty-four minutes, fifty seconds East, four hundred forty-eight and fifty-two one-hundredths feet to a point a corner of lands now or late of the Philadelphia Electric Company; thence extending along the same South nineteen degrees, fifty-one minutes East, crossing the Southeastly side of Hollow Road, two hundred sixty-three and sixty-one one-hundredths feet to a point, a corner of lands now or late of Gary Matthews; thence extending along the same, South seventy degrees, nine minutes West crossing the Northeastly side of Hagy's Ford Road, four hundred fifteen and five one-hundredths feet to a point on the title line in the bed of Hagy's Ford Road; thence extending along the title line through the bed of Hagy's Ford Road, North twenty-eight degrees, five minutes, ten seconds West, two hundred one and forty-five one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING in area 2.293 acres.

TITLE TO SAID PREMISES IS VESTED IN Sheila Yelson a/k/a Sheila C. Yelson and Michael Yelson a/k/a Michael L. Yelson by deed from Donato Spaventa and Lucy Spaventa, dated October 28, 1982 and recorded November 1, 1982 in Deed Book 4694, Page 1818.

Parcel Number: 40-00-22135-00-1.

Location of property: 1245 Hollow Road, Narberth, PA 19072.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sheila Yelson a/k/a Sheila C. Yelson and Michael Yelson a/k/a Michael L. Yelson** at the suit of Wells Fargo Bank, N.A. Debt: \$561,762.81.

Carol A. DiPrinzio, Attorney.

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

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

14-06595

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Hathor Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof made by Franklin and Lindsey, Civil Engineers, dated August 16, 1944, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Earl Lane at the distance of one hundred forty-one and eight one-hundredths feet measured on the arc of a circle with a radius of three hundred twenty and fifty-eight one-hundredths feet from a point of reverse curve on the South side of Earl Lane at the intersection of the East side of an unnamed street, laid out and opened on said plan sometimes known as Holme Avenue; thence extending in a Northeasterly direction along the Southeasterly side of Earl Lane on a line curving to the left with a radius of three hundred feet, twenty and fifty-eight one-hundredths feet the arc distance of thirty-two and five-tenths feet to a point; thence extending South thirty-eight degrees, fourteen minutes, ten seconds East, one hundred thirty-three and nineteen one-hundredths feet to a point; thence extending South thirty-seven degrees, fifty-four minutes, fifty seconds West, forty-eight and seventy-six one-hundredths feet to a point; thence extending North thirty-two degrees, twenty-five minutes, forty seconds West passing partly through the center of the party wall between this and the messuage adjoining on the Southwest, the distance of one hundred forty-seven and twenty-seven one-hundredths feet to the Southeasterly side of Earl Lane, the first mentioned point and place of beginning.

BEING Lot No. 101 on said plan.

Parcel Number: 08-00-01525-00-6.

Location of property: 132 Earl Lane, Hatboro, PA 19040.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Shawn Reed Downey, as sole owner** 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: \$225,875.61.

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.

14-07454

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan, Sunnyside Farms, prepared for Sunnyside Farms Partnership, by Bursich Associates, Inc. dated 7/24/1990, last revised 8/1/1998 and recorded in Plan Book A-56, Pages 146 and 147, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Whitespire Circle (50 feet wide) a corner of this and Lot No. 65 on said plan; thence extending from said point and along the Southeasterly side of Whitespire Circle aforesaid, North 34 degrees, 06 minutes, 25 seconds East, 80.00 feet to a point a corner of Lot No. 67 on said plan; thence extending along the same, South 55 degrees, 51 minutes, 35 seconds East, 139.28 feet to a point in line of Lot No. 73 on said plan; thence extending along the same South 19 degrees, 38 minutes, 07 seconds West, 44.75 feet to a point, a corner; thence extending still along Lot No. 73, aforesaid and partly along Lot No. 74 on said plan, South 37 degrees, 33 minutes, 19 seconds West, 36.74 feet to a point, a corner of Lot No. 65, aforesaid; thence extending along the same, North 55 degrees, 51 minutes, 35 seconds West, 148.30 feet to the first mentioned point and place of beginning.

BEING Lot No. 66 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Michael B. Markoski and Kelli B. Markoski, by Deed from D. Rotelle Builders, Inc., a Pennsylvania Corporation, dated 09/24/1999, recorded 10/07/1999 in Book 5291, Page 1367. Parcel Number: 60-00-02994-65-4.

Location of property: 1280 Whitespire Circle, Pottstown, PA 19464-1946.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kelli B. Markoski and Michael B. Markoski** at the suit of JP Morgan Chase Bank, National Association, Successor in Interest by Purchase from the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank Formerly Known as Washington Mutual Bank, F.A. Debt: \$253,149.84.

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.

14-07630

ALL THAT CERTAIN brick messuage, tenement and lot or piece of land, situate at No. 11 West Third Street to the Third Ward of **Pottstown Borough**, County of Montgomery, and Commonwealth of Pennsylvania, and described, as follows, to wit:

BEGINNING at a point on the Northerly property line of West Third Street (ordained width 50 feet, cartway width 34 feet), said point being distant along the Northerly side of West Third Street from the Northwest property line intersection of West Third Street and another public street known as Johnson Street (ordained width 40 feet, cartway width 24 feet), North 54 feet 52 minutes West, 90 feet, thence from said point of beginning continuing along the Northerly line of West Third Street, North 54 degrees, 52 minutes West, 50 feet to a corner; thence leaving West Third Street, North 35 degrees, 08 minutes East, 140 feet to a corner on the Southerly side of a 20 feet wide alley; thence along the Southerly side of said alley, South 54 degrees, 52 minutes East, 30 feet to a corner of No. 9 West Third Street; thence along said lands, South 35 degrees, 08 minutes West, 140 feet to the place beginning.

TITLE TO SAID PREMISES IS VESTED IN Patricia A. McGovern by Deed from Richard P. Solliday, Richard L. Solliday, Christopher M. Solliday and Clint C. Solliday, dated May 5, 2004 and recorded May 19, 2004 in Deed Book 05508, Page 0061.

Parcel Number: 16-00-29520-00-2.

Location of property: 11 West 3rd Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Patricia A. McGovern** at the suit of EverBank. Debt: \$149,260.05.

Brian T. LaManna, Attorney.

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

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

14-07842

ALL THAT CERTAIN lot or piece of ground, with 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 Final Record Plan - Easterly Section, Perkiomen Greene, prepared by Boucher and James, Inc., dated 4/3/1992, last revised 12/7/1995 and recorded in Plan Book A-56, Page 203, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Ross Lane (50 feet wide), a corner of this and Lot No. 193 on said plan; thence extending from said point of beginning and along the Southeasterly side of Ross Lane, aforesaid, North 47 degrees, 47 minutes, 03 seconds East, 50.00 feet to a point, a corner of Lot No. 191 on said plan; thence extending along the same, South 42 degrees, 12 minutes, 57 seconds East, 115.00 feet to a point in line of Open Area "E"; thence extending along the same, South 47 degrees, 47 minutes, 03 seconds West, 50.00 feet to a point, a corner of Lot No. 193, aforesaid; thence extending along the same, North 42 degrees, 12 minutes, 57 seconds West, 115.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 192 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ritu K. Timsina, a/k/a Ritu Timsina and Suman R. Timsina by Deed from Westrum Perkiomen Green Limited Partnership dated September 13, 1999 and recorded October 5, 1999 in Deed Book 5291, Page 0686.

Parcel Number: 48-00-01840-86-6.

Location of property: 311 Ross Lane, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ritu K. Timsina a/k/a Ritu Timsina and Suman R. Timsina** at the suit of Wells Fargo Bank, N.A. Debt: \$56,067.63.

Marc S. Weisberg, Attorney.

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

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

14-08152

ALL THAT CERTAIN message or tenement and lot or piece of ground, situate in **Narberth Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Milton R. Yerkes, Civil Engineer, October 12, 1908, as follows, to wit:

BEGINNING at a point on the Northerly side of Wayne Avenue as shown on said plan at the distance of 350 feet Southwestly from the Southwestly side of Narberth Avenue, it being a corner of this and land now or late of Samuel Alcott, of which this was a part; thence extending along said land South 70 degrees, 14 minutes West, 50 feet to a point in line of land now or late of Edward Forsythe; thence extending along said land South 19 degrees, 46 minutes East, 100 feet to a point on the Northerly side of Wayne Avenue aforesaid; thence extending along said side of said Avenue North 70 degrees, 14 minutes East, 50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dennis J. Manning, III and Rebecca A. Churilla, h/w, by Deed from Kathleen M. Kelly and Christine M. Salley and James F. Salley, h/w, dated 01/14/2005, recorded 01/24/2005 in Book 5541, Page 1073.

Parcel Number: 12-00-03403-00-5.

Location of property: 211 Wayne Avenue, Narberth, PA 19072-1812.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rebecca A. Churilla a/k/a Rebecca A. Manning and Dennis J. Manning, III** at the suit of Wells Fargo Bank, N.A. Debt: \$242,035.53.

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

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

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

14-08661

ALL THOSE TWO CERTAIN two adjoining lots of land, situate in **Upper Providence Township**, County and State aforesaid, marked Lots No. 29 and 30 on a plot or plan of town lots laid out by David Sower, bounded and described according to a survey made by E.F. Pennypacker in A.D. 1870, as follows, to wit:

BEGINNING at the intersection of the Easterly side of Third Street, laid out 40 feet wide, with the Southerly side of a street not named, laid out 40 feet wide; thence along said side of said latter street South 43 3/4, East 150 feet to the Westerly side of Second Street, laid out 40 feet wide; thence along said side of said latter street South 46 1/4, West 80 feet to a corner of Lot No. 31 other land of said David Sower Estate; thence along said latter land North 43 3/4, West 150 feet to the Easterly side; thence along said side of said latter street, North 46 1/2, East 80 feet to the place of beginning.

CONTAINING 12,000 square feet of land be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Paul Naumenko and Louise P. Naumenko a/k/a Louise Naumenko, by Deed from Joseph L. Zeleski and Marion Zeleski, dated June 24, 1955 and recorded July 13, 1955 in Deed Book 2591, Page 494. The said Louise Naumenko died on October 23, 2013 thereby vested title in Victor M. Naumenko.

Parcel Number: 61-00-04699-00-1.

Location of property: 222 2nd Avenue. Mont Clare, PA 19453.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Victor M. Naumenko a/k/a Victor Naumenko, Executor of the Estate of Louise P. Naumenko a/k/a Louise Naumenko, Deceased Mortgagor and Real Owner and Louise P. Naumenko a/k/a Louise Naumenko** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$210,815.01.

Joseph F. Riga, Attorney.

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

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

14-08906

ALL THAT CERTAIN lot or piece of land, situate in **Whitpain, Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to Final Subdivision Plan of Cobble Lane made by Bursich Associates, Inc., dated 2/3/1987, revised 3/5/1987 and recorded in Plan Book A-48, Page 211, as follows, to wit:

BEGINNING at a point on the Northwesternly ultimate right-of-way line of School House Road, which point is measured North 52 degrees, 2.9' minutes, 00 seconds West, 30.02 feet from a point in the centerline of said School House Road (33 feet wide) which point is measured along said centerline of School House Road Northeastly 622.05 feet from its point of intersection with the centerline of Skippack Pike (50 feet wide); thence from said point of beginning extending along lands now or late of B. Frank Famous, the two following courses and distances, viz: (1) North 52 degrees, 29 minutes, 00 seconds West 143.31 feet; (2) South 39 degrees, 12 minutes West, 143.55 feet to a point, a corner in line of lands now or late of Frank A. Ciocari and Elizabeth A. his wife; thence extending along the same and lands now or late of Richard Pennington, North 20 degrees, 40 minutes, 30 seconds West, 452.50 feet to a point, a corner in line of lands now or late of Whitpain Township and a corner of lot No. 2 on said plan; thence extending along said Lot No. 2 the four following courses and distances, viz: (1) South 67 degrees, 46 minutes, 12 seconds East, 209.18 feet; (2) South 50 degrees, 37 minutes, 32 seconds East, 85.00 feet; (3) South 39 degrees, 22 minutes, 28 seconds West, 100.00 feet; (4) South 52 degrees, 59 minutes, 00 seconds East, 250.12 feet to a point on the Northwesternly ultimate right-of-way of School House Road, aforesaid; thence extending along the same, South 39 degrees, 12 minutes, 30 seconds West, 49.70 feet to the first mentioned point and place of beginning.

BEING Lot No.1 on said plan.

CONTAINING 58,804 square feet of land, more or less, or 1.300 acres, more or less.

BEING the same premises which Trueblood Construction Company, a Pennsylvania Corporation by Deed dated June 17, 1987 and recorded June 22, 1987 in Montgomery County in Deed Book 4841, Page 1459 granted and conveyed unto Steven F. Sonstein and Carole P. Sonstein, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Steven F. Sonstein and Carole P. Sonstein by Deed from Trueblood Construction Company dated June 17, 1987 and recorded June 22, 1987 in Deed Book 4841, Page 1459.

Parcel Number: 66-00-05989-00-2.

Location of property: 699 School Road, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Steven F. Sonstein, Carole P. Sonstein and United States of America c/o United States Attorney for the Eastern District of Pennsylvania** at the suit of Wells Fargo Bank, N.A. Debt: \$325,197.92.

Brian T. LaManna, Attorney.

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

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

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 Lot #45 on said plan.

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

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

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Marysue M. Vennera a/k/a Mary Sue M. Vennera** 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: \$89,417.33.

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.

14-09645

ALL THAT CERTAIN tract of land, situate in **Marlborough Township**, County of Montgomery, and Commonwealth of Pennsylvania bounded and described in accordance with a Plan of Subdivision made for J.S. Schoelkopf by Urwiler & Walter, Inc. dated January 25, 1968, revised April 8, 1968, as follows, to wit:

BEGINNING at a point in the center line of Church Road, said point being the intersection of Lot No. 3 (lands of J.S. Schoelkopf) and herein described Lot No. 4 with said center line; thence extending along Lot No. 3 North 44 degrees, 56 minutes, 55 seconds East, five hundred sixty-four and twenty-six one-hundredths feet to a point in line of Lot No. 6; thence extending along said Lot South 60 degrees, 15 minutes, 19 seconds East, 20 feet to an iron pin in line of Lot No. 5; thence extending along said lot the following two courses and distances: (1) South 22 degrees, 9 minutes West, 460 feet to an iron pin; (2) South 50 degrees, 4 minutes, 16 seconds West, one hundred fifty-four and thirty one-hundredths feet to a point in the aforementioned center line of Church Road; thence extending along the same the following two courses and distances: (1) North 41 degrees, 54 minutes West, 151 feet to a point; (2) North 45 degrees, 10 minutes West, 33 feet to the point and place of beginning.

BEING Lot No. 4 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Brent A. Stanek, by Deed from Robert I. Lomax, dated 03/23/1998, recorded 04/06/1998 in Book 5221, Page 1067.

Parcel Number: 45-00-00387-00-9.

Location of property: 1105 Church Road, Sumneytown, PA 18084.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brent A. Stanek** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. Debt: \$84,899.41.

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.

14-09784

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

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

TITLE TO SAID PREMISES IS VESTED in Elan W Gorbaty by Deed from Lori E. Lisowski, (now known as Lori E. King) dated June 25, 2004 and recorded August 12, 2004 in Deed Book 05521, Page 2106.

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

Location of property: 162 Edgehill Road, Lower Merion, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Elan W. Gorbaty** at the suit of EverBank. Debt: \$168,812.43.

Joseph F. Riga, Attorney.

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

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

14-09821

ALL THAT CERTAIN piece of or parcel of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain Plan of Property made of Glenside Bond and Mortgage Company, by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated 7/22/1966 and recorded at Norristown, PA on 8/30/1966 in Plan Book B-12, Page 25, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Phipps Avenue (40 feet wide) said point being the distance of 331 feet measured North 47 degrees, 55 minutes West along the Southwesterly side of Osbourne Avenue (40 feet wide).

CONTAINING in front or breadth Northwestwardly along the Southwestward side of Phipps Avenue 50 feet and extending as of that width in length or depth Southwestwardly between parallel lines at right angles to Phipps Avenue 125 feet.

BEING part of Lot No. 14 and all of Lots No. 15 and part of Lot No. 16 Block 20 on a Plan of Evergreen Manor as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Clinton J. Sanders and Stephanie M. Carr by Deed from John Dennis a/k/a John R. Dennis and Carolyn Dennis, dated November 26, 1997 and recorded December 6, 1997 in Deed Book 5208, Page 2056.

Parcel Number: 30-00-53668-00-5.

Location of property: 2828 Phipps Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Clinton J. Sanders and Stephanie M. Carr** at the suit of HSBC Bank USA, National Association as Trustee for Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates, Series 2004-RP1. Debt: \$105,186.95.

Marc S. Weisberg, Attorney.

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

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

14-09846

ALL THAT CERTAIN one-half of a double frame house and lot of land, hereditaments and appurtenances, situate in the Tenth Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the East side of Evans Street between Oak and West Streets, distant of four hundred thirty-seven (437) feet, six (06) inches in a Southerly direction from the Southeast corner of West and Evans Streets; thence Southerly along the East line of Evans Street, eighteen (18) feet, nine (09) inches to a point; thence Easterly at right angles to Evans Street, one hundred forty (140) feet to a point on the West side of twenty (20) feet wide alley; thence Northerly along the West side of said alley eighteen (18) feet, nine (09) inches to a point; thence Westerly one hundred forty (140) feet to the place of beginning.

BEING the Southern twelve and one-half (12-1/2) feet of Lot No. 5 and the Northern six and one-quarter (6-1/4) feet of Lot No. 4.

TITLE TO SAID PREMISES IS VESTED IN United States of America c/o United States Attorney for the Eastern District of Pennsylvania, Shamilla T. Small and Winston R. Small by Deed from John J. Burns and Christine M. Burns dated February 27, 2008 and recorded March 17, 2008 in Deed Book 5685, Page 2307.

Parcel Number: 16-00-07600-00-7.

Location of property: 460 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America c/o United States Attorney for the Eastern District of Pennsylvania and Shamilla T. Small and Winston R. Small** at the suit of Federal National Mortgage Association ("Fannie Mae"), a Corporation Organized and Existing Under the Laws of the United States. Debt: \$114,821.01.

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.

14-09966

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania. described according to a survey and plan made by Barton and Martin, Engineers, on June 12, 1948 and recorded at Norristown in Deed Book 1933, Page 601 &c, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Pleasant Road (40 feet wide) at the distance 579.09 feet Southwestwardly from a point of curve formed by the intersection of the Northwesterly line of Pleasant Road with the Southwestly side of Clover Lane (40 feet wide); thence extending on a line North 69 degrees, 50 minutes West through the center of a 9 feet wide driveway 74.40 feet to the Southeasterly side of a garage; thence continuing on a line North 69 degrees, 50 minutes West partly through the center of a party wall in said garage 125.60 feet to a point; thence extending on a line South 20 degrees, 10 minutes West, 75 feet to a point; thence extending on a line South 69 degrees, 50 minutes East, 200 feet to a point on the Northwesterly side of Pleasant Road; thence extending along the same North 20 degrees, 10 minutes East, 75 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the said driveway as and for a passageway, watercourse and driveway at all times hereafter forever, in common with the owners, tenants and occupiers of the premises adjoining to the Northeast.

TITLE TO SAID PREMISES IS VESTED IN Larhonda James, by Deed from Michael P. Kilgallon and Margaret K. Kilgallon, dated 09/02/2005, recorded 09/13/2005 in Book 5570, Page 1534.

Parcel Number: 49-00-09046-00-4.

Location of property: 115 Pleasant Road, Plymouth Meeting, PA 19462-2554.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **and Larhonda James** at the suit of Wells Fargo Bank, N.A.
Debt: \$385,610.25.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-09986

ALL THAT CERTAIN parcel of land, situate in **Perkiomen Township**, County of Montgomery, Commonwealth of Pennsylvania being known and designated as beginning at a point on the Southwesterly side of Countryside Court (40 feet wide) a corner of Lot #372 on said plan, which point is measured along the said Southwesterly side of Countryside Court, along the arc of a circle curving to the left having a radius of 163 feet the arc distance of 51.81 feet from a point of reverse curve therein, which point is measured along the same, along the arc of a circle curving to the right having a radius of 170 feet the arc distance of 165.14 feet from a point of reverse curve therein, which point is measured along the same along the arc of a circle curving to the left having a radius of 175 feet the arc distance of 93.02 feet from a point of reverse curve therein, which point is measured along the arc of circle curving to the right having a radius of 170 feet, the arc distance of 144.77 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 same along the arc of a circle curving to the left having a radius of 130 feet the arc distance of 109.86 feet from a point of curve therein which point is measured along the same North 00 degree, 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 feet the arc distance of 74.93 feet from a point of curve on the Northwesterly side of Cranberry Boulevard (60 feet wide); thence extending from said point of beginning and along Lot #372 aforesaid, North 77 degrees, 36 minutes, 00 seconds West, 125.30 feet to a point in line remaining land of Greenview Estates, Inc.; thence extending along same, North 12 degrees, 24 minutes, 00 seconds East, 44 feet to a point in line of Lot #370 on said plan and in the bed of a 10 feet wide drainage easement; thence extending along the same South 77 degrees, 36 minutes, 00 seconds East, 115.92 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 right having a radius of 165 feet the arc distance of 45.14 feet to the first mentioned point and place of beginning.

BEING the same premises which Michael A. Arena and Erin P. Arena, who acquired title as Erin P. Friday, as Joint Tenants With the Right of Survivorship and Not as Tenants in Common, by Deed dated 3/27/2006 and recorded 4/10/2006 in Montgomery County in Deed Book 5596, Page 1973 granted and conveyed unto Michael A. Arena and Erin P. Arena, husband and wife.

Parcel Number: 48-00-00579-00-3.

Location of property: 339 Countryside Court, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael A. Arena and Erin P. Arena** at the suit of The Bank of New York Mellon Trust Company, N.A., as Trustee on Behalf of CWABS Asset-Backed Certificates Trust 2006-8.
Debt: \$234,395.06.

Salvatore Filippello, Attorney. I.D. #313897

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

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

14-11062

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Record Plan of 'Fryer Subdivision', prepared by Bursich Associates, Inc., dated February 15, 1995, last revised May 22, 1996, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-56, Page 424, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Walter Drive (50.00 feet wide) and which point is at the arc length of 21.95 feet, measured on the arc of a curve, curving to the right, having a radius of 15.00 feet from a point of reverse curve on the Northwesterly side of Patricia Drive (50.00 feet wide); thence extending from said point of beginning and along the said Northeasterly side of Walter Drive, the two following courses and distances, viz: (1) extending North 53 degrees, 29 minutes, 23 seconds West, the distance of 64.57 feet to a point of curve; and (2) thence extending Northwestwardly on the arc of a curve, curving to the right, having a radius of 125.00 feet, the arc length of 54.95 feet to a point, a corner of Lot Number 11, as shown on said plan; thence extending North 45 degrees, 58 minutes, 59 seconds East, along Lot Number 11, the distance of 139.71 feet to a point, a corner of Lot Number 16, as shown on said plan; thence extending South 44 degrees, 01 minutes, 01 seconds East, along Lot Number 16, the distance of 130.00 feet to a point on the said Northwesterly side of Patricia Drive; thence extending along the said Northwesterly side of Patricia Drive, the two following courses and distances, viz: (1) extending South 45 degrees, 58 minutes, 59 seconds West, the distance of 95.00 feet to a point of curve; and (2) thence extending Southwestwardly on the arc of a curve, curving to the left, having a radius of 368.35 feet, the arc length of 21.39 feet to a point of reverse curve; thence leaving the said Northwesterly side of Patricia Drive on the arc of a curve, curving to the right, having a radius of 15.00 feet, the arc length of 21.95 feet to the first mentioned point of tangent on the said Northeasterly side of Walter Drive and place of beginning. A portion of the Northeasterly part thereof containing part of the bed of that certain 20.00 feet wide Storm Sewer Easement, as shown on said plan.

BEING Lot No. 10, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Eileen M. Flanagan, by Deed from Gambone Brothers Development Company, a Pennsylvania Corporation, acting herein by and through its Attorney-in-fact and William B. Murdoch, duly constituted and appointed by Power of Attorney recorded, dated 04/30/1999, recorded 05/05/1999 in Book 5270, Page 0740.

Parcel Number: 32-00-07946-24-8.

Location of property: 60 Walter Drive, Gilbertsville, PA 19525-8653.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eileen M. Flanagan a/k/a Eileen Flanagan** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$185,628.05.

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.

14-11404

ALL THAT CERTAIN message or tract 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 Southwestern side of Airy Street at the distance of three hundred and seventy-six feet Northwest from the West corner of Walnut and Airy Streets; thence along the Northwest side or face of the brick wall of the adjoining house now or late of Thompson Keil, (the said wall being on the Southeast) (incorrectly given in prior deeds as Southwest) side of thirty inch wide alley extending from Airy Street under the house hereby granted) Southwest thirty feet to the West corner of Keil's house; thence Northwestwardly parallel to Airy Street one foot to a corner; thence by ground of said Keil, Southwestwardly eighty and six-tenths feet to a corner of Carson's Alley; thence along the Northeast side thereof, Northwest fourteen feet, four inches to a corner of this and ground now or late of Agnes Pennypacker; thence by said ground and through the middle of the partition wall between the house hereby granted and the house of the adjoining premises, Northeast one hundred ten and six-tenths feet to a corner on Airy Street aforesaid; thence along the Southwest side thereof Southeast fifteen feet, four inches more or less to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Rose V. Roane by Deed from Rose V. Roane and Richard J. Roane dated May 16, 2006 and recorded June 28, 2006 in Deed Book 5606, Page 0797.

Parcel Number: 13-00-00108-00-5.

Location of property: 328 East Airy Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Rose V. Roane** at the suit of OneWest Bank, N.A. Debt: \$82,254.84.

Brian T. LaManna, Attorney.

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

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

14-11467

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final plan of subdivision made for Glenn E. Garis, Inc. by Urwiler & Walter, Registered Professional Engineer, dated November 28, 1977, last revised December 22, 1978 and recorded in the Recorder of Deeds Office in Plan Book A-35, Page 53, as follows, to wit:

BEGINNING a point on the Northeasterly side of Pioneer Circle (50 feet wide), said point being measured the 4 following courses and distances from a point of curve on the Northwesterly side of a 50 foot wide unnamed road shown as Phase I; thence leaving the aforesaid unnamed road on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the aforesaid Pioneer Circle; thence; (2) North 42 degrees, 18 minutes, 17 seconds West, 76.44 feet to a point of curve; thence (3) extending along the same on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 130.26 feet to a point of tangent on the same; thence (4) extending along the same North 84 degrees, 57 minutes, 16 seconds West, 54.50 feet to the point of beginning; thence extending from said point of beginning along the aforesaid Pioneer Circle North 84 degrees, 57 minutes, 16 seconds West, 66 feet to a point a corner of Lot #47 as shown on the above mentioned plan; thence extending along Lot #47 as shown on the above mentioned plan North 5 degrees, 2 minutes, 44 seconds East, 114.00 feet to a point a corner of part of Lot #47 as shown on the above mentioned plan; thence extending along part of Lots #49 and part of Lot #46 as shown on the above mentioned plan South 64 degrees, 57 minutes, 16 seconds East, 66 feet to a point a corner of part of Lot #50 as shown on the above mentioned plan; thence extending along Lot #50 South 5 degrees, 2 minutes, 44 seconds West, 114 feet to the Northeasterly side of the aforesaid Pioneer Circle to the first mentioned point and place of beginning.

BEING known and designated as Lot #46 as shown on the above mentioned plan.

BEING the same premises which Michael P. Feeney, Jr. and Patricia C. Feeney by Deed dated 9/15/1997 and recorded 9/24/1997 in Montgomery County in Deed Book 6200, Page 2019 conveyed unto James G. Horner and Jacqueline A. Horner, husband and wife, in fee.

Parcel Number: 50-00-03446-32-9.

Location of property: 577 Pioneer Circle, Harleysville, PA 19438.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Regina A. Yeakel and Jason A. Yeakel** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Benefit of the Certificate Holders of CWALT, Inc., Alternative Loan Trust 2004-J09, Mortgage Pass-Through Certificates, Series 2004-J09. Debt: \$243,143.85.

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.

14-11476

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

BEGINNING at a point on the Southwesterly side of Norma Lane (50.00 feet wide), at the distance of 352.46 feet measured Southwestwardly and Northwestwardly the four following courses and distances from a point of curve at the Southwesterly side of Natalie Lane (50.00 feet wide), viz: (1) on the arc of a curve, curving to the left, having a radius of 10.00 feet, the arc distance 15.71 feet to a point of tangent; (2) South 66 degrees, 51 minutes, 00 seconds West, 64.93 feet to a point of curve; (3) on the arc of a curve, curving to the right, having a radius of 325.00 feet, the arc distance of 138.50 feet to a point of tangent; and (4) North 86 degrees, 44 minutes, 00 seconds West, 133.32 feet to the point of beginning; thence extending from said point of beginning and along the said southwesterly side of Norma Lane North 88 degrees, 44 minutes, 00 seconds West, 26.00 feet to a corner of Lot Number 355; thence along the same South 00 degrees, 40 minutes, 25 seconds West, 115.00 feet to a point; thence extending South 88 degrees, 44 minutes, 00 seconds East, 24.81 feet to a corner of Lot Number 353; thence along the same North 01 degrees, 16 minutes, 00 seconds East, 115.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 354, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN David Leblanc a/k/a David H. LeBlanc and Jennifer D. Leblanc by Deed from David H. LeBlanc dated September 23, 2004 and recorded October 14, 2004 in Deed Book 05529, Page 0084.

Parcel Number: 13-00-28144-00-4.

Location of property: 506 Norma Lane, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David Leblanc a/k/a David H. LeBlanc and Jennifer D. Leblanc** at the suit of Nationstar Mortgage, LLC. Debt: \$211,793.41.

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.

14-11785

ALL THAT CERTAIN brick message and lot of land, known as No. 1216 Tremont Avenue, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by Will D. Hiltner, Reg. July 1948, as follows, to wit:

BEGINNING at a point on the southeast side of Tremont Avenue at the distance of thirteen and seventy-five one-hundredths feet Southwest from the Southwest side of Wood Street said point being in the center of the partition wall dividing this house from the adjoining House No. 1218 recently conveyed to William Scotti; thence through the center of the partition wall South 42 degrees, 34 minutes East, 84 feet to a stake a corner of this and other land of Catanese; thence along Catanese's land South 46 degrees, 26 minutes West, eleven and nine-tenths feet more or less to a stake a corner of this and land about to be conveyed to Russell Bono and wife; thence along said Bono's property North 44 degrees, 54 minutes West, fifty-one and ninety-four one-hundredths feet to a point in the center of the partition wall dividing this house from the said Bono; thence through the center of the said partition wall North 42 degrees, 34 minutes West, thirty-two and one-tenth feet to a point on the Southeast side of Tremont Avenue; and thence along the said side of Tremont Avenue North 46 degrees, 26 minutes East, fourteen and one one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Exzabrial Evelyn, by Deed from Caroline Saylor, dated 12/30/2004, recorded 01/25/2005 in Book 5541, Page 1119.

Parcel Number: 13-00-36820-00-4.

Location of property: 1216 Tremont Avenue, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Exzabrial Evelyn** at the suit of Bank of America, N.A. Debt: \$78,941.69.

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.

14-12140

ALL THAT CERTAIN lot or parcel of ground, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan, Record Plan - Weaterly Section, Perkiomen Greene, prepared by Boucher and James, Inc., dated 4/3/1992, last revised 10/15/1997 and recorded to plan Book A-57, Page 308, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Commons Lane (50 feet wide), a corner of this and Lot No. 225 on said plan; thence extending from said point of beginning and along the Southwesterly side of Commons Lane, aforesaid, the two (2) following course and distance viz: (1) along the arc of circle curving to the left having a radius of 175.00 feet, the arc distance of 21.12 feet to a point of tangent therein; and (2) South 34 degrees, 01 minutes, 30 seconds East 25.00 feet to a point a corner of Open Area 'J'; thence extending along the same, South 55 degrees, 58 minutes, 30 seconds West, 110.00 feet to a point, a corner of Lot No. 223 on said plan; thence extending along the same North 34 degrees, 01 minutes, 30 seconds West, 59.56 feet to a point, a corner of Lot No. 225, aforesaid; thence extending along the same, North 62 degrees, 53 minutes, 22 seconds East, 112.09 feet to the first mentioned point and place of beginning.

BEING Lot No. 224 on said plan.

TITLE TO SAID PREMISES IS VESTED IN William P. Brown, a married man, as his sole and separate property, by Deed from William P. Brown, a/k/a William Brown and Diana L. Brown, h/w, as Tenants by the Entirety, dated 10/20/2006, recorded 01/03/2007 in Book 5629, Page 2134.

Parcel Number: 48-00-00611-00-7.

Location of property: 201 Commons Lane, Collegeville, PA 19426-1884.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William P. Brown a/k/a William Brown** at the suit of JP Morgan Chase Bank, National Association. Debt: \$278,695.19.

Paul Cressman, Attorney. I.D. #318079

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

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

14-12146

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected, situate in **Jenkintown Borough**, Montgomery County, State of Pennsylvania.

BEGINNING at a point on the Southerly side of Division Street (thirty-five feet wide) at the distance one hundred sixteen and fifty-six one-hundredths feet Northeast of the Easterly side of Walnut Street (forty feet wide); thence along the Southerly side of Division Street North sixty-five degrees, thirteen minutes East, fifteen and thirteen one-hundredths feet to a corner; thence on a line passing through the center of a party wall South twenty-four degrees, forty-seven minutes East, one hundred twelve and ninety one-hundredths feet to a corner; thence South eleven degrees, thirty-nine minutes, thirty-five seconds West, fourteen and seventy-seven one-hundredths feet to a corner South sixty-eight degrees, fifty-four minutes West, six and thirty-nine one-hundredths feet to a corner; thence on a line passing through the center of a party wall North twenty-four degrees, forty-seven minutes West, one hundred twenty-four and fourteen one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ronald V. Lane, by Deed from Earlene F. Gaskins, Executrix of the Estate of Gertrude Rutherford a/k/a Gertrude G. Rutherford, Deceased, dated 10/16/1995, recorded 11/06/1995 in Book 5130, Page 2182.

Ronald V. Lane died on 07/22/2013, and upon information and belief, his heirs or devisees, and personal representative, are unknown. Per the Register of Wills of Montgomery County and was informed that no estate has been raised on behalf of the decedent.

Parcel Number: 10-00-00772-00-1.

Location of property: 414 Division Street, Jenkintown, PA 19046-3217.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ronald V. Lane, Deceased** at the suit of Federal National Mortgage Association. Debt: \$54,646.73.

Paul Cressman, Attorney. I.D. #318079

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

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

14-16506

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, City of King of Prussia, County of Montgomery, Commonwealth of Pennsylvania, and described according to a plan of subdivision prepared for John Falcone by Engineering Surveyors and Planning Associates, dated November 5, 1989 and last revised March 28, 1990 and recorded in Montgomery County in Plan Book A-52, Page 67, as follows, to wit:

BEGINNING at a point on the title line in the bed of Crooked Lane (originally laid out 33 feet wide, but since widened to 60 feet) which point of beginning is common to this lot and Lot No. 2 as shown in said plan; thence extending from said point of beginning along Lot No. 2, the two following courses and distances: 1) South 14 degrees, 24 minutes, 15 seconds East crossing the Northeastly side of Crooked Lane and along the Southwesterly side of a certain 20 feet wide access easement, 76.00 feet to a point; and (2) South 63 degrees, 19 minutes, 12 seconds East

crossing the bed of said driveway easement 200.53 feet to a point in line of land now or late of the Philadelphia & Western Railroad; thence extending along the same, South 20 degrees, 37 minutes East, 11.50 feet to a point; thence extending South 69 degrees, 19 minutes, 10 seconds West along a sanitary sewer pump station, 49.27 feet to a point; thence extending still along said pump station, South 82 degrees, 22 minutes West crossing the bed of an existing 30 feet wide sanitary sewer easement and access easements, 71.78 feet to a point; thence extending North 72 degrees, 57 minutes West along the Southwesterly side of said easements, 95.62 feet to a point; thence extending North 14 degrees, 24 minutes, 15 seconds West recrossing the last mentioned easements, also partly through the bed of another access easement (no width given) and also recrossing the said Southwesterly side of Crooked Lane, 158.67 feet to a point on the title line in the bed of thereof; thence extending North 66 degrees, 53 minutes East along said title line in the bed of Crooked Lane 50 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on said plan.

TOGETHER with the full right, use, liberty, privilege (in common with Lot No. 2 as shown on the above mentioned plan), of the above mentioned 20 feet wide access easements, as and for a passageway to and from Crooked Lane.

SUBJECT, however, to the proportionate part of the expense of maintaining same.

BEING the same premises which Alaska Southern Refi, LLC, by Deed dated July 7, 1998 and recorded August 5, 1998 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5235, Page 1621, granted and conveyed unto Teresa Broxton and Tyrone Broxton.

Parcel Number: 58-00-04879-10-3.

Location of property: 702 Crooked Lane, King of Prussia, PA 19406.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Teresa Broxton and Tyrone Broxton** at the suit of Deutsche Bank National Trust Company, as Trustee for Securitized Asset-Backed Receivables LLC Trust 2007-BR5, Mortgage Pass-Through Certificates, Series 2007-BR5, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$477,724.99.

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.

14-16762

ALL THAT CERTAIN unit in the property known named and identified in the Declaration referred to below as 'Oak Hill Condominium' located in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 PA Section 3101, et seq., by the recording in the Montgomery County Office for the Recording of Deeds of a Declaration of Condominium, dated 7/8/1988 and recorded 7/9/1988 in Deed Book 4879, Page 484 being designated in such Declaration as Unit Number S 117, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .218%.

TITLE TO SAID PREMISES IS VESTED IN David A. Goldstein and Sybil E. Montgomery, husband and wife, as Tenants by the Entireties from Oak Hill Joint Venture in a Deed dated 8/23/1988, recorded 9/14/1988, Book 4886 Page, 2459.

THE SAID David A. Goldstein died on 7/7/1990, vesting sole ownership in Sybil E. Montgomery as Surviving Tenant by the Entirety.

Parcel Number: 40-00-43168-16-3.

Location of property: 1637 Oakwood Drive a/k/a 1637 Oakwood Drive Unit S-117 a/k/a 1637 Oakwood Drive South Building, Condominium 117, Penn Valley, PA 19072-1002.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Sybil E. Montgomery** at the suit of Wells Fargo Bank, National Association, as Trustee for Abfc 2004-Opt1 Trust, Abfc Asset-Backed Certificates, Series 2004-Opt1. Debt: \$212,956.79.

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

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

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

14-16771

PREMISES 'A'

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County and State of PA, known and designated as Lot No. 49 on Plan of Lots of 'Waverly Heights', recorded at Norristown in Deed Book 917, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Glenside Avenue (a 33 feet wide street) at the distance of 235.39 feet from a point produced by the said Southwesterly line of Glenside Avenue extended to intersect with the Easterly line of Heist Avenue (40 feet wide); thence extending along the Southwesterly line of Glenside Avenue South 50 degrees, 41 minutes East, 40 feet to a point; thence by Lot No. 50 on said plan South 39 degrees, 19 minutes West, 145.24 feet to a point thence by Lots No. 78 and no.79 on said plan North 39 degrees, 19 minutes East, 140.48 feet to the Southwesterly side of Glenside Avenue the point and place of beginning.

PREMISES 'B'

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, PA, as follows: BEGINNING at a point on the Southwesterly side of Glenside Avenue (33 feet wide) said point being at the distance of 203.39 feet measured South 50 degrees, 41 minutes East, along the said Southwesterly side of Glenside Avenue from a point of curve of a radius corner, which has a radius of 20 feet, said point of curve being at the tangent distance of 31.28 feet, measured South 50 degrees, 41 minutes East from the point of intersection, which the said Southwesterly side of Glenside Avenue (33 feet wide) makes with the Southeasterly side of Clayton Road (formerly Heist Avenue) (40 feet wide) produced; thence from the first mentioned point and place of beginning along the said Southwesterly side of Glenside Avenue South 50 degrees, 41 minutes East, 12 feet to a point, said point being erroneously cited in previous Deed dated 1/4/1954, and recorded in the Office of the Recorder of Deeds, Norristown, PA in Deed Book 2435, Page 503, as being 235.39 feet measured Southeasterly from the intersection of Clayton Road (formerly Heist Avenue) as shown in deed, whereas, distance should be 246.67 feet, said point being also at the distance of 290.00 feet measured North 50 degrees, 41 minutes West, from the point of the intersection which the said Southwesterly side of Glenside Avenue (33 feet wide) makes with Northwesterly side of Radcliffe Road (formerly Twickenham Road) (40 feet wide) produced; thence South 39 degrees, 19 minutes West and along the Northwesterly side of Lot No. 49 as shown on Plan of Waverly Heights, approved by the Board of Township Commissioners of the Township of Cheltenham, 6/3/1924, and recorded in the Office of the Recorder of deeds, Norristown, PA in Deed Book 917, Page 1015, Page 600, 140.48 feet to a point on the rear line of Lot Nos. 79 on said plan; thence partly on the rear line of Lot Nos. 79 and 80 on said plan, North 43 degrees, 53 minutes, 40 seconds West, 12.08 feet to a point; thence through Lot No. 48 on said plan, North 39 degrees, 19 minutes East, 139.05 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jamestta Arthur, by Deed from John P. Durante, Sheriff of the County of Montgomery, dated 05/05/2005, recorded 05/12/2005 in Book 5553, Page 2603.

Parcel Number: 31-00-11494-00-4.

Location of property: 416 West Glenside Avenue, Glenside, PA 19038-3316.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jamesetta Arthur a/k/a Jamestta Arthur** at the suit of JP Morgan Chasae Bank, National Association. Debt: \$189,023.05.

Paul Cressman, Attorney. I.D. #318079

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

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

14-17020

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Plan of Section 'P' and 'Q' on a Plan of Willow Grove Highlands, made by George B. Mebus, Registered Professional Engineer Glenside, Pennsylvania, on June 3, 1949, as follows to wit:

SITUATE on the Northeasterly side of Inman Terrace (40 feet wide) at the distance of three hundred feet Northwestwardly from the Northwesterly side of Frazier Avenue (40 feet wide).

CONTAINING in front or breadth on the said side of Inman Terrace fifty feet and extending of that width in length or depth Northeasterly between parallel lines at right angles to the said Inman Terrace one hundred twenty-one and 02/100 feet.

BEING Lot No. 9, Section 'P' on the said plan.

TITLE TO SAID PREMISES IS VESTED IN Charles J. Quirk, III and Jill C. Quirk, h/w, by Deed from Martin Deetz and Jennifer Deetz, h/w, dated 11/30/2005, recorded 12/05/2005 in Book 6581, Page 2122.

Parcel Number: 59-00-10117-00-3.

Location of property: 417 Inman Terrace, Willow Grove, PA 19090-3611.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles J. Quirk, III and Jill C. Quirk** at the suit of Santander Bank, N.A. Debt: \$188,398.91.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-17021

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 subdivision of property made for Jasper Distano by Donald H. Schurr, Professional Engineer, Norristown, Pennsylvania, dated March 6, 1959 and last revised April 15, 1959, as follows, to wit:

CONTAINING in front or breadth on said Hamilton Street South 43 degrees, 25 minutes West, 16 feet and extending of that width in length or depth between parallel lines South 46 degrees, 31 minutes East, 117.1 feet the Southwesterly center of the partition wall dividing the house hereon erected and the house on the adjoining lots, bounded Northwestwardly by Lot No. 84 and Southwestwardly by Lot No. 83 and Northwestwardly by Hamilton Street.

BEING Lot No. 83 on said plan.

UNDER AND SUBJECT to any restrictions and easements of record.

BEING the same premises which Robert Fisher, by Deed dated 8/13/2003 and recorded 9/12/2003 in Montgomery County in Deed Book 5472, Page 1996 granted and conveyed unto Anna Disanto-Matzik.

Parcel Number: 13-00-14644-00-4.

Location of property: 108 Hamilton Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Anna Disanto-Matzik** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2007-17CB Mortgage Pass-Through Certificates, Series 2007-17CB. Debt: \$99,612.66.

Jennifer Lynn Frechie, Attorney. I.D. #316160

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

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

14-17323

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania and described according to two certain plans thereof known as a portion of 'Wedgewood Park' for Mason-McDowell Corporation, both plans thereof made by Damon and Foster, Civil Engineers, one plan thereof dated January 22, 1962 and revised March 16, 1962 and the other plan dated December 12, 1963 and recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-7, Page 123, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Andover Road (60 feet wide) said point being the six 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 right having a radius of 30.00 feet the arc distance of 47.12 feet to a point of tangent on the Northeasterly side of Wedgewood Drive (80 feet wide); (2) North 43 degrees, 33 minutes, 30 seconds West along the Northeasterly side of Wedgewood Drive (80 feet wide) 149.20 feet to a point of curve connecting the Northeasterly side of Andover Road (60 feet wide); (3) on the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 37.36 feet to a point of reverse curve on the Southeasterly side of Andover Road (60 feet wide), said point also being the Southeasterly side of a radial line projected Northwestwardly across Andover Road; (4) North 62 degrees, 11 minutes, 55 seconds West along the aforesaid radial line crossing the bed of Andover Road 60.00 feet to a point on the Northwesterly side of Andover Road; (5) Northeastwardly and Northwestwardly partly along the Northwesterly and Southwesterly side of Andover Road on the arc of a circle curving to the left having a radius of 140.00 feet the arc distance of 165.69 feet to a point of tangent on the Southwesterly side of Andover Road; and (6) North 40 degrees, 00 minutes, 30 seconds West along the Southwesterly side of Andover Road 191.10 feet to the point of beginning; thence extending from said point of beginning South 49 degrees, 59 minutes, 30 seconds West crossing the Northeasterly side of a certain 15.00 feet wide driveway (which extends Northwestwardly connecting with another certain driveway extending Northeastwardly into Andover Road and Southeastwardly connecting with another certain 15.00 feet wide driveway extends Southwestwardly into Wedgewood Drive and Northeastwardly into Andover Road) 144.72 feet to a point in the bed of said driveway; thence extending North 41 degrees, 25 minutes, 20 seconds West through the bed of the aforesaid 15.00 feet wide driveway 30.02 feet to a point; thence extending North 49 degrees, 59 minutes, 30 seconds East recrossing the Northeasterly side of the aforesaid 15.00 feet wide driveway partly passing through a dwelling erected on these premises and a dwelling erected on premises to the Northwest 145.46 feet to a point on the Southwesterly side of Andover Road aforesaid; thence extending South 40 degrees, 00 minutes, 30 seconds East along the Southwesterly side of Andover Road 30.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 155 as shown on the above mentioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN Angeline D. Barnes, by Deed from Brian T. Cupitt, dated 08/17/2007, recorded 08/22/2007 in Book 5661, Page 01603.

Parcel Number: 11-00-00192-00-4.

Location of property: 862 Andover Road, Lansdale, PA 19446-1812

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian T. Cupitt and Angeline D. Cupitt a/k/a Angeline D.T. Cupitt a/k/a Angeline D. Barnes** at the suit of Bank of America, N.A. Debt: \$112,059.33.

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

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

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

14-17491

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate at Oak Lane, in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof, as follows, to wit:

PREMISES "A"

ONE, THEREOF, BEGINNING at a spike, at the point of intersection of the center line of Valley Road (60 feet wide), with the center line of Mountain Avenue (50 feet wide); thence, North 29 degrees, 33 minutes, 40 seconds West, along the center line of the said Valley Road, 863 feet, to a point; thence North 41 degrees, 29 minutes West, leaving Valley Road and along lands now or late of E. Clarence Miller, 270.68 feet, to a point; thence South 48 degrees, 31 minutes East, along the same, 50 feet, to a point; thence, South 41 degrees, 29 minutes West, still along the same, 63.55 feet, to a point; thence, South 11 degrees, 04 minutes, 40 seconds East, still along the same, 168.07 feet, to a point, in the center line of Mountain Avenue, and; thence, South 78 degrees, 55 minutes, 20 seconds West, along the center line of Mountain Avenue, 167.5 feet, to the place of beginning.

PREMISES "B"

AND, THE OTHER THEREOF, BEGINNING at a point, in the line between the lots of lands, now or late, of Viola D. Freeman and Lilhe L. White, at the distance of 270.68 feet, North 41 degrees, 29 minutes East, from the center line of Valley Road (60 feet wide); thence, North 41 degrees, 29 minutes East, along the lands of the aforementioned Freeman, 24.12 feet, to a corner; thence, South 48 degrees, 31 minutes East, along the rear of lot, now or late, of Wilham F. Bernstein, 50 feet, to a corner; thence, South 41 degrees, 29 minutes West, along the rear of lot, now or late, of Horace B. Meininger, 24.12 feet, to a corner; thence North 48 degrees, 31 minutes West, along the rear of the aforementioned lands of Lilhe L. White, 50 feet to the place of beginning.

UNDER AND SUBJECT to certain rights, easements and restrictions as may now appear of record.

TITLE TO SAID PREMISES IS VESTED IN George F. Smith by Deed from Cato T. Laurencin, M.D., a married man, dated November 10, 2003 and recorded February 18, 2004 in Deed Book 05496, Page 0434.

Parcel Number: 31-00-27193-00-1.

Location of property: 1001 Valley Road, Melrose Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **George F. Smith** at the suit of The Bank of New York Mellon f/k/a Bank of New York as Trustee for the Certificateholders CWMBS 2004-25. Debt: \$736,414.99.

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.

14-17508

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

BEGINNING on the North side of Queen Street at the distance of 270 feet Westwardly from the Northwest corner of Price and Queen Streets; thence by the said Queen Street Westwardly 30 feet to a corner of Lot No. 107; thence by the same Northwardly 104 feet, 6 inches; thence Westwardly 14 feet, 9 inches; thence Northwardly 35 feet, 5 inches to a 20 feet wide alley; thence along the same Eastwardly 44 feet, 9 inches to the corner of Lot 105; thence by the same southwardly 140 feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Zachary Holl and Sara J. Craig, by Deed from E.R.I., a PA Partnership, dated 10/13/2005, recorded 10/19/2005 in Book 5575, Page 2281.

Parcel Number: 16-00-23988-00-8. Map #16094023.

Location of property: 1039 Queen Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sara J. Craig and Michael Zachary Holl** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$107,100.97 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

14-17542

ALL THAT CERTAIN lot or piece of land with the brick messuage thereon erected known and designated as 124 West 6th Street, in **Bridgeport Borough**, County of Montgomery and State of Pennsylvania, described, as follows, to wit:

BEGINNING at a point on the Southwestwardly side of 6th Street at the distance of one hundred twenty feet Southeastwardly from the Southeast side corner of Green and Sixth Streets in the Southeastern line of a ten foot wide private alley laid out by Michael A. Hanlon, Robert A. Young and Rees Ward; thence South twenty-eight degrees, West one hundred ten feet along the line of said alley to a point a corner; thence South sixty-two degrees, East sixteen feet to a point, a corner in line of land recently conveyed to Isabel Wheeler; and thence along said Wheeler's land, North twenty-eight degrees, East the line passing through the middle of the partition wall between this and the adjoining brick messuage now or late of said Wheeler's one hundred ten feet to the Southwestwardly side of said 6th Street, North sixty-two degrees, West sixteen feet to the place of beginning.

FEE SIMPLE TITLE VESTED IN Patricia A. Hart, Individually, by Deed from William J. Hart, III and Patricia A. Hart, husband and wife, dated May 23, 2003, recorded June 10, 2003, in the Montgomery County Recorder of Deeds Office in Deed Book 5459, Page 886.

Parcel Number: 02-00-05792-00-2.

Location of property: 124 West 6th Street, Bridgeport, PA 19405.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Patricia A. Hart** at the suit of American Heritage Federal Credit Union. Debt: \$144,684.07.

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.

14-17595

ALL THAT CERTAIN lot or piece of ground, with the building and improvements hereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, being Lot No. 23 on a plan of lots of Whitehall Park surveyed by Will D. Hiltner, Registered Surveyor, Norristown, PA on the 3rd day of August and the 5th day of October A.D. 1950 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Oxford Circle 50 feet wide, at the distance of three hundred fifty four feet and eighty one-hundredths of a feet Northwestwardly from a point of tangent on the radius round corner of Oxford Circle and Prospect Avenue 50 feet wide, a corner of Lot No. 22 on the said plan; thence along the Southwesterly side of Oxford Circle South 48 degrees, 26 minutes East, 55 feet to a point a corner of Lot No. 24; thence along Lot No. 24 South 41 degrees, 34 minutes West, one hundred ten feet to a point a corner of Lot No. 34; thence along Lot No. 34 North 48 degrees, 26 minutes West, fifty-five feet to a point a corner of Lot No. 22; thence along Lot No. 22 North 41 degrees, 34 minutes East, one hundred ten feet to the place of beginning.

BEING Lot No. 23 on said plan.

BEING the same premises which Florence C. Brady, widow by Deed dated 9/5/2003 and recorded 9/9/2003 in Montgomery County in Deed Book 5472, Page 687 granted and conveyed unto Florence C. Brady, widow and, Florence C. Brady in Trust for Herself, Florence C. Brady and Her Son, Timothy Brady and Josephine Brady, his wife/her daughter-in-law.

Parcel Number: 63-00-05662-00-8.

Location of property: 22 Oxford Circle, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Josephine Brady and Florence C. Brady, Individually and in her Capacity as Trustee for the Florence C. Brady Trust** at the suit of Guss Investment Group, LLC. Debt: \$48,968.90.

Jennifer Lynn Frechie, Attorney. I.D. #316160

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

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

14-17619

ALL THAT CERTAIN message and lot of land, known as No. 1421 Juniper Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Juniper Street at the distance of 295.26 feet Southwesterly from the Southwest side of Freedley Street a corner of this and No. 1419 Juniper Street, now or late of Herbert S. Land; thence Northwesterly at right angles to Juniper Street, the passing through the middle of the partition wall between this property and the said adjoining property 67.38 feet to the Southeast side of a 20 feet wide alley; and thence along said side of said alley North 46 degrees, 30 minutes East, 24.35 feet to a corner of this and other land of Herbert S. Land, No. 1423 Juniper Street; and thence South 33 degrees, 28 minutes East, 71.78 feet the line passing through the middle of said partition wall to the Northwest side of Juniper Street; thence along said side of street Southwesterly 24.77 feet to the place of beginning.

BEING the same premises which Leon H. Fox, Jr., Executor of the Estate of Mary B. Bickings, Deceased, by Deed dated 9/28/1987 and recorded 10/5/1987 in Montgomery County in Deed Book 4853, Page 667 granted and conveyed unto Frederick C. Cianciulli and Joann Cianciulli, his wife.

Parcel Number: 13-00-17940-00-2.

Location of property: 1421 Juniper Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joann Cianciulli and Frederick C. Cianciulli** at the suit of U.S. Bank, National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle Bank, National Association as Trustee for EMC Mortgage Loan Trust 2004-B, Mortgage Pass-Through Certificates, Series 2004-B. Debt: \$54,904.20.

Jennifer Lynn Frechie, Attorney. I.D. #316160

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

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

14-17676

ALL THAT CERTAIN lot or ground, situate in **Pennsburg Borough**, County of Montgomery and Commonwealth of PA, described according to a Plan of Subdivision of 'Macoy Meadows' made by Aston Surveyors Engineers, Inc., Boyertown, PA, dated 9/1/1998 and last revised 12/20/1999 and recorded in Plan Book A-59, Page 135, bounded and described, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Eleventh Street a corner of Lot No. 2 on the above mentioned plan; thence extending along Lot No. 2 North 34 degrees, 51 minutes, 6 seconds West, 137.50 feet to a point a corner of Lot No. 14 on the above mentioned plan; thence extending along Lot No. 14 North 67 degrees, 5 minutes, 48 seconds East, 59.16 feet to a point a corner of Lot No. 4 on the above mentioned plan; thence extending along Lot No. 4, South 38 degrees, 12 minutes, 12 seconds East, 131.96 feet to a point of curve on the aforesaid side of Eleventh Street; thence extending along the arc of a circle curving to the right having a radius of 592.85 feet the arc distance of 65.96 feet to a point a corner of Lot No. 2 aforesaid the first mentioned point and place of beginning.

BEING Lot No. 3.

BEING the same premises as conveyed in deed recorded 02/17/2006 in Document Number 2006020688, Book 05590, Page 2478 in said County and State.

TITLE TO SAID PREMISES IS VESTED IN Christopher B. Straup a/k/a Christopher B. Straup and Shannon L. Straup, h/w, by Deed from Janet E. Welch, dated 01/31/2006, recorded 2/17/2006 in Book 5590, Page 2478.

Parcel Number: 15-00-00350-20-2.

Location of property: 113 East 11th Street, Pennsburg, PA 18073-1228.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher B. Straup a/k/a Christopher B. Straup and Shannon L. Straup** at the suit of JP Morgan Chase Bank, N.A., s/b/m to Chase Home Finance, LLC. Debt: \$272,523.69.

Matthew Brushwood, Attorney.

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

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

14-17730

ALL THAT CERTAIN tract or parcel of land, situated in **Upper Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Record Plan, Phase II plan prepared for Maugers Mill Estates, by Chambers Associates, Inc., Consulting Engineering and Surveyors, Wayne PA, dated September 25, 1998, last revised March 9, 2000, as follows, to wit:

BEGINNING at a point on the curve on the Easterly side of Aspen Drive (50 feet wide) a corner of this and Lot No. 22 on the above mentioned plan; thence extending along Lot No. 22 North 34 degrees, 48 minutes, 00 seconds East, 86.19 feet to a point; thence North 00 degrees, 04 minutes, 03 seconds West, 87.38 feet to a point in line of land now or late of Glenn E. and Diane S. Pascal; thence extending along said lands South 55 degrees, 12 minutes, 00 seconds East, 170.26 feet to a point a corner of Lot No. 32 on the above plan; thence extending along Lot No. 32, South 34 degrees, 42 minutes, 00 seconds West, 93.36 feet to a point of curve on the aforesaid side of Aspen Drive; thence extending along the arc of a circle curving to the left having a radius of 175 feet the arc distance of 136.05 feet to a point of reverse curvature; thence along the arc of a circle curving to the right having a radius of 125 feet the arc distance of 4.31 feet to a point of Lot No. 22 aforesaid the first mentioned point and place of beginning.

CONTAINING 15,648 square feet more or less.

TITLE TO SAID PREMISES IS VESTED IN Dennis F. Keller and Maureen Keller from Renovations by Design Inc., a Pennsylvania Corporation, in a deed dated 7/25/2003, recorded 8/29/2003 in Book 5471 Page 548.

Parcel Number: 60-00-00001-84-9.

Location of property: 1538 Aspen Drive, Pottstown, PA 19464-1575.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis F. Keller and Maureen Keller** at the suit of PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., formerly known as National City Mortgage Company, Doing Business as Accubanc Mortgage. Debt: \$142,924.86.

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

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

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

14-17820

ALL THAT CERTAIN unit, designated as building number 37, Unit Number 201ARB, being a unit in the Gwynedd Club, a condominium, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of the Gwynedd Club, a condominium, including plats and plans bearing date the 21st day of November A.D., 1988 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 2nd day of December A.D., 1988 in Deed Book 4895, Page 955 &c.

TOGETHER with all right, title and interest, being a .2448 percent undivided interest, of in and to the common elements as set forth in the aforesaid Declaration of Condominium.

TITLE TO SAID PREMISES IS VESTED IN Jacqueline Ali, by Deed from Ulises Cardona, Sr. and Elba Cardona, h/w, dated 02/19/2003, recorded 03/10/2003 in Book 5448, Page 2371.

Parcel Number: 56-00-00224-00-8.

Location of property: 201 Arbour Court, North Wales, PA 19454-4002.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Jacqueline Ali** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. Debt: \$88,919.32.

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

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

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

14-17976

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 certain survey and plan thereof made by Damon and Foster, Civil Engineers on 10/23/1954, as follows, to wit:

BEGINNING at a point in the center line of Merion Road (50 feet wide), at the distance of 250.13 feet measured South 19 degrees, West from its point of intersection with a title line in the bed of Montgomery Avenue (66 feet wide) (which title line is 12.20 feet, Northeastwardly from and parallel with the center line of Montgomery Avenue); thence extending South 66 degrees, 57 minutes, 30 seconds East and crossing the Southeasterly side of Merion Road, 167.65 feet to an iron pin; thence extending South 15 degrees, 03 minutes West, 122 feet to an iron pin; thence extending North 55 degrees, 12 minutes West and crossing the Southeasterly side of Merion Road, 182.49 feet to a point in the center line of Merion Road, aforesaid; thence extending along the same, North 19 degrees, East 83.72 feet to the first mentioned point and place of beginning.

BEING the same premises which Mary Sun Gordon, by Indenture dated July 1, 2004 and recorded in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5524, Page 144 &c., granted and conveyed unto Shlomo Vildbaum, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jeffry Kashuk, by Deed from Shlomo Vildbaum, dated 09/09/2004, recorded 10/15/2004 in Book 5529, Page 866.

Parcel Number: 40-00-37148-00-9. Map #40003F298.

Location of property: 479 Merion Road, Lower Merion, PA 19066.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeffry Kashuk** at the suit of Wells Fargo Bank, N.A. Debt: \$633,591.09 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

14-18010

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 Southeasterly side of George Street, at the distance of seventy-five feet Southwestwardly from Elm Street, a corner of this and house and lot of William M. Hagginbotham; thence by the same, the line passing through the middle of the partition wall between this and the house on said Hagginbotham's adjoining land Southeastwardly one hundred feet to a twenty feet wide alley; thence along said alley Southwestwardly nineteen feet, two inches to land of Dupell; thence along said Dupell's land Northwestwardly one hundred feet to George Street, aforesaid; thence along the Southeasterly side thereof Northeastwardly nineteen feet, two inches to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Migdalis Hernandez, by Deed from Craig Atkins, dated 05/30/2007, recorded 06/07/2007 in Book 5650, Page 672.

Parcel Number: 13-00-13220-00-6.

Location of property: 756 George Street, Norristown, PA 19401-3731.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Migdalis Hernandez** at the suit of Wells Fargo Bank, N.A. Debt: \$135,021.39.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-18076

ALL THAT CERTAIN lot or piece of land together with frame dwelling and other improvements thereon known as #275 West Walnut Street, situate in the Third Ward, of **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots dated July, 1953, made for Pottsgrove Manor, Inc., by George F. Shaner, Registered Engineer, Pottstown, Pennsylvania, as follows, to wit:

BEGINNING at the Southwestly corner of Lot No 232, said point being on the Northerly property line of West Walnut Street, 50 feet wide, and distant along the same from the Northwestly property line intersection, as projected, of West Walnut Street and another public street, known as Gable Avenue, 50 feet wide, North 63 degrees, 39 minutes West, 200.00 feet; thence along the Northerly side of West Walnut Street, North 63 degrees, 39 minutes West, 50.00 feet to a corner of Lot No. 234; thence leaving said street, along the Easterly side of Lot No. 234, North 26 degrees, 21 minutes East, 100.00 feet to a corner of Lots No. 271 and No. 270; thence along the Southerly side of Lot No. 270, in the middle of a 10 feet wide Utility Easement South 63 degrees, 39 minutes East, 50.00 feet to a corner on line of the rear of Lot No. 232; thence along the Westerly side of Lot No. 232, South 26 degrees, 21 minutes West, 100.00 feet to the place of beginning.

BEING the same premises which Thomas J. McCloy and Patricia A. McCloy by Deed dated 07/03/01 and Recorded 04/26/02, in Deed Book 5405, Page 0527 granted and conveyed unto Patricia A. McCloy, in fee.

Parcel Number: 16-00-31324-00-7.

Location of property: 275 West Walnut Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Patricia A. McCloy** at the suit of The Bank of New York Mellon Trust Company, N.A., as Trustee on Behalf of CWABS Asset-Backed Certificates Trust 2005-AB4. Debt: \$116,772.41.

Salvatore Filippello, Attorney. I.D. #313897

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

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

14-18153

ALL THAT CERTAIN lot or tract of ground, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a plan thereof made for Phillip T. and Ann D. Stevick made June 5, 1972, by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania, as follows:

BEGINNING at a point on the center line of Spring Avenue (fifty feet wide) said point being at the distance of five hundred sixty-seven feet measured North thirty-two degrees, thirty-three minutes West from the point formed by the intersection of the said center line of Spring Avenue and the center line of Rydal Road (forty feet wide) as widened from its original width of thirty-three feet by the addition of seven feet on the Southeasterly side; thence extending from the place of beginning South fifty-seven degrees, twenty-seven minutes West, crossing over the Southwesterly side of Spring Avenue one hundred sixty-nine and seventy-seven one-hundredths feet to a point; thence North nineteen degrees, thirty-seven minutes West, fifty-one and thirty one-hundredths feet to a point; thence North fifty-seven degrees, twenty-seven minutes East, re-crossing the said Southwesterly side of Spring Avenue one hundred fifty-eight and twenty-eight one-hundredths feet to a point on the center line of Spring Avenue; thence along the same South thirty-two degrees, thirty-three minutes East, fifty feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on Plan of Phillip T. and Ann D. Stevick.

TITLE TO SAID PREMISES IS VESTED IN Michael Salmieri and Christopher Salmieri, as Joint Tenants With the Right of Survivorship, by Deed from Michael Salmieri, dated 05/11/2006, recorded 06/01/2006 in Book 5602, Page 1738.

Parcel Number: 30-00-62928-00-6.

Location of property: 1610 Spring Avenue, Jenkintown, PA 19046-2834.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Salmieri and Christopher Salmieri** at the suit of Citimortgage, Inc., Successor by Merger to ABN AMRO Mortgage Group, Inc. Debt: \$177,784.75.

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

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

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

14-18184

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 Northeastly 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 Book 5605, Page 2183, Instrument No. 2006077309.

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

Location of property: 48 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.

14-18203

ALL THAT CERTAIN message and lot of land with the buildings and improvements thereon erected, known as premises No. 215 West Airy 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 Northeast side of Airy Street (as now laid out) at the distance of one hundred six feet more or less Northwesterly from the Northwest side of Barbadoes Street and being the North corner of an alley six feet wide; thence extending Northeastwardly along the Northwest side of said alley on a line parallel to Barbadoes Street seventy-seven feet, six inches to Fig Alley; thence extending Northwestwardly along said alley fourteen feet to a corner of this and other property of said Roop; thence extending Southwestwardly on a line parallel to said Barbadoes Street seventy-seven feet, six inches the line passing through the middle of the partition wall between this and the adjoining house to the Northeast side of Airy Street (as now laid out) and then Southeasterly along said Airy Street fourteen feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph O'Brien, by Deed from Joseph Capriotti, dated 11/09/2004, recorded 12/02/2004 in Book 5535, Page 834.

Parcel Number: 13-00-01176-00-8.

Location of property: 215 West Airy Street, Norristown, PA 19401-4659.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph O'Brien a/k/a Joseph O'Brien** at the suit of HSBC Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass-Through Certificates, Series 2005-AP2. Debt: \$46,865.30.

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.

14-19022

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery, and Commonwealth of Pennsylvania described according to a Preliminary/Final Plan of Subdivision 'The Homestead at Harleysville', The Rittenhouse Tract made for the Nolen Group by Momenco & Associates, Civil Engineers & Land Surveyors, dated November 22, 1995 and last revised October 25, 1996 and recorded in Plan Book A-56, Pages 366 to 371, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Westbourne Road (50.00 feet wide) said point being the Southernmost terminus of a round corner connecting the Northwesterly side of Westbourne Road with the Southwesterly side of Northfield Lane (50.00 feet wide), as shown in the above mentioned plan and place of beginning; thence extending from said place of beginning and along the Northwesterly side of Westbourne Road South 79 degrees, 39 minutes, 00 seconds West, 93.47 feet to a point, a corner of Lot No. 80; thence extending along Lot No. 80 North 10 degrees, 21 minutes, 00 seconds West, 190.00 feet to a point in line of Lot No. 78; thence extending along Lot No. 78 North 79 degrees, 39 minutes, 00 seconds West, 115.00 feet to a point on the Southwesterly side of Northfield Lane; thence extending along the Southwesterly side of Northfield Lane the two (2) following courses and distances, viz: (1) South 10 degrees, 21 minutes, 00 seconds West, 168.47 feet to a point of curve; thence (2) on the arc of a circle curving to the right, having a radius of 15.00 feet the arc distance of 23.56 to a point on the Northwesterly side of Westbourne Road, aforesaid; being the first mentioned point and place of beginning.

BEING Lot No. 79 as on said plan.

TITLE TO SAID PREMISES IS VESTED IN Michael S. Brode and Lynn A. Brode, h/w, by Deed from Harleysville Homestead, Inc., dated 06/01/1999, recorded 06/16/1999 in Book 5275, Page 1638.

Parcel Number: 50-00-04581-25-6.

Location of property: 642 Northfield Lane, Harleysville, PA 19438-1694.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael S. Brode and Lynn A. Brode** at the suit of Wells Fargo Bank, N.A. Debt: \$379,093.43.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-19231

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

BEGINNING at a point on the Southeasterly sideline of Pennypacker Drive (66 feet wide) said point being located the following 3 courses and distances from the terminus of an arc of a circle having a radius of 20 feet connecting the Southeasterly sideline of Pennypacker Drive (26 feet wide, with the Southwesterly sideline of Berger Lane) (30 feet wide): (1) along the Southeasterly sideline of Pennypacker Drive (26 feet wide) South 49 degrees, 37 minutes, 17 seconds West, 43.70 feet to a point; (2) South 40 degrees, 22 minutes, 43 seconds East, 20 feet to a point on the aforementioned Southeasterly sideline of Pennypacker Drive (66 feet wide); (3) South 49 degrees, 37 minutes, 17 seconds West, 156.00 feet to the place of beginning; thence extending along Lot #69 South 40 degrees, 22 minutes, 43 seconds East, 101.89 feet to a point in line of Lot #58; thence extending along said lot and along Lot #59

along a utility easement South 80 degrees, 00 minutes, 00 seconds West, 68.22 feet to a point in line of Lot #60; thence extending along said lot North 10 degrees, 00 minutes, 00 seconds West, 46.74 feet to a point in line of lands to be dedicated for open space; thence extending along said lands North 40 degrees, 22 minutes, 43 seconds West, 27.06 feet to a point on the aforementioned sideline of Pennypacker Drive (66 feet wide) extended; thence extending along said sideline extended and said sideline North 49 degrees, 27 minutes, 17 seconds East, 35.22 feet to the point and place of beginning.

CONTAINING 3,865 square feet of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Alan Mevis, by Deed from Daniel Pellechio, dated 08/22/2003, recorded 12/08/2003 in Book 5484, Page 2259.

Parcel Number: 20-00-00382-62-4.

Location of property: 64 Pennypacker Drive, Schwenksville, PA 19473-1048.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alan Mevis** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$100,679.39.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-19301

Premises "A"

ALL THAT CERTAIN piece of land, with the improvements thereon, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of Walnut Street 61 feet, 9 inches Westwardly from the Northwest corner of Walnut and Washington Streets; thence Northwardly 140 feet parallel with Washington Street and abutting on property late of Horrace Storb, to Union Alley; thence Westwardly and parallel with said Walnut Street 30 feet to a point, a corner of this and land late of Hiram Royer, deceased; thence Southwardly 140 feet to Walnut Street aforesaid; thence Eastwardly along the North side of said Walnut Street 30 feet to the place of beginning.

Premises "B"

ALL THAT message and tract of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, more particularly described, as follows, to wit:

BEGINNING at a point North 67°, 15' West, 60 feet from the point of intersection at the Northwest corner of Washington Street and Walnut Street; thence North 76°, 15' West, 1.75 feet to other land of Alma R. Klink; thence along said land, North 13°, 45' East, 140 feet to a 20 feet wide alley; thence along said alley, South 76°, 15' East, 1.75 feet to land of John and Ruth Yerger; thence along said land of Harry F. Donmoyer and land late of Kate M. Royer, South 13°, 45' West, 140 feet to Walnut Street, the place of beginning.

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

BEING the same premises which Paul Trevor Moonsammy, by Deed dated March 1, 2010 and recorded in the Montgomery County Recorder of Deeds Office on March 10, 2010 in Deed Book 5760, Page 2470, granted and conveyed unto Tiffany Millar.

Parcel Number: 16-00-30812-00-6.

Location of property: 449 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Tiffany Millar** at the suit of JP Morgan Chase Bank, National Association. Debt: \$68,908.10.

LeeAne O. Huggins, Attorney.

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

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

14-19310

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

BEGINNING at a corner set for the Southwesterly property line intersection of a given 20 feet wide alley (not ordained) and the Easterly side of a given street known as Kay Street (50 feet wide) said point being distant along the Easterly side of Kay Street from a point marking the Southeasterly property line intersection of the aforementioned said Kay Street and the Southerly side of Race Street South 41 degrees, 26 minutes West, 151.28 feet; thence from the aforesaid point of beginning along the Southerly side of the aforesaid private 20 feet wide alley South 48 degrees, 44.59 minutes East, 69.19 feet to a corner of lands late Wesley R. Grow; thence along the same South 41 degrees, 50.39 minutes, 65.22 feet to a corner, other lands Stephen Novak and intended to be conveyed to Robert and Margaret Jackson; thence along the same North 48 degrees, 34 minutes West, 68.73 feet to a corner on the Easterly side of Kay Street; thence along the same North 41 degrees, 26 minutes East, 65 feet to the place of beginning.

BEING the same premises which Kevin Fehnel and Jessica Fehnel, by Deed dated 10/30/2008 and recorded 11/24/2008 in Montgomery County in Deed Book 5715, Page 221 granted and conveyed unto Kevin Fehnel.

Parcel Number: 64-00-02893-00-4.

Location of property: 114 Kay Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kevin Fehnel** at the suit of Bank of America, National Association. Debt: \$158,378.16.

Jennifer Frechie, Attorney. I.D. #316160

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

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

14-19373

ALL THAT CERTAIN message and lot or piece of land, situate in **Norristown Borough** and State of Pennsylvania, and known as No. 453 Sandy Street bounded and described as follows:

BEGINNING at a point on the Northeast side of Sandy Street at the distance of fifty-six feet Northwesterly from the West corner of Sandy and Violet Streets, a corner of this and other land of John Yerger; thence along the Northeast side of Sandy Street, North seventy-seven degrees, West sixteen feet to a point, a corner of this and other land of John Yerger; thence North thirteen degrees, East the line passing through the middle of the foot to a point on the Southwest side of twenty foot wide alley laid out for the common use of this and the abutting properties; thence along said side of said twenty foot wide alley South seventy-seven degrees, East sixteen feet to a point; thence South thirteen degrees, West the line passing through the middle of the partition wall of the house on this lot and the house adjoining sixty-five feet and thirty-eight one-hundredths of a foot to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Virginia E. Monaghan by Deed from James M. Bergen and Denise Bergen, his wife dated 01/25/1991 recorded 01/20/1991 in Deed Book 4968, Page 496

Parcel Number: 13-00-33036-00-8.

Location of property: 453 Sandy Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Virginia E. Monaghan** at the suit of PHH Mortgage Corporation. Debt: \$75,305.16.

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

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

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

14-19499

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

BEGINNING at a point on the Easterly side of Airy Street at the distance of forty-five feet and four inches Southeastwardly from the East corner of Airy and Buttonwood Streets a corner of this and land of John C. Spare; thence by the land of said Spare, Northeasterly parallel to Buttonwood Street, the line passing through the middle of the partition wall between the house erected on this lot and the one on the adjoining lot to said Spare and through the middle of an alley between said two houses which alley is to be used in common forever by the owners and occupiers of said two adjoining houses one hundred feet; thence Southeastwardly and parallel to Airy Street, fifteen feet, four inches more or less to a corner of this and land of Mary E. Missimer; thence along said Missimer, passing through the middle of the partition wall between the house erected on this lot and the one erected on the adjoining lot of said Missimer, Southwestly parallel to the first line, one hundred feet to the Easterly side of Airy Street; thence along the said side of Airy Street Northwestly fifteen feet, four inches more or less to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Peter Martinez by Deed from Marion Carcarey and Geraldine Ford dated December 28, 2001 and recorded February 7, 2002 in Deed Book 5394, Page 24770.

Parcel Number: 13-00-01304-00-6.

Location of property: 1033 West Airy Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Peter Martinez** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-6 by Green Tree Servicing, LLC. Debt: \$98,105.25.

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.

14-19645

ALL THAT CERTAIN unit designated as Unit #M-4, being a unit in the Court of Henderson II, a Condominium, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, as designated in Declaration of Condominium of the Court at Henderson II, a Condominium dated 9/30/1981 and recorded in the Office for Recording of Deeds in and for the County of Montgomery on 10/9/1981 in Deed Book 4663, Page 37 and Plats and Plans for the Court at Henderson II, a Condominium recorded as Exhibit "C" of the Declaration of Condominium of the Court at Henderson II, a Condominium in Deed Book 4663, Page 37 and Amendment to said Declaration and Plats and Plans dated 4/2/1982 and recorded 4/20/1982 in Deed Book 4682, Page 2039.

TOGETHER with all right, title and interest being a 1.61 % undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium (Amendments thereto).

FEE SIMPLE Title Vested in Glenn Madow by Deed from, Barbara L. Miller, dated 7/15/2005, recorded 8/12/2005, in the Montgomery County Recorder of deeds in Deed Book 5566, Page 910.

Parcel Number: 58-00-15118-96-1.

Location of property: 200 Prince Frederick Street, Unit M4, King of Prussia, PA 19406.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Glenn Madow** at the suit of American Heritage Federal Credit Union. Debt: \$118,734.30.

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.

14-19647

ALL THAT PARCEL of land, in **Norristown Borough**, County of Montgomery, State of Pennsylvania, as more fully described in Book/Page 5651-2315 and being more particularly described, as follows:

BEGINNING at a point on the Southeast side of Swede Street at the distance of thirty feet Northeast from its point of intersection with the Northeast side of Jacoby Street it being also a corner of this and land now or late of Samuel High; thence extending along the line of land now or late of Samuel High Southeast at right angles to said Swede Street one hundred feet to a point on the Northwest side of an alley two feet, seven inches in width (a part of the hereby granted premises); thence extending along said side of said alley parallel to said Swede Street and Southwest thirty feet to a point on the Northeast side of Jacoby Street aforesaid; thence extending along said side of said Jacoby Street Southeast two feet, seven inches to a point on the Southeast side of said alley and in line of land now or late of Samuel Lutz; thence extending along said land now or late of Samuel Lutz parallel to said Swede Street Northeast fifty feet to a point, a corner; thence Northwest at right angles to said Swede Street one hundred two feet, seven inches to a point on the Southeast side of said Swede Street aforesaid; thence extending along said side of said Swede Street Southwest twenty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Kia S. Wood**, by Deed from **Arnold M. Weiner** and **Marlene Weiner**, joins herein to relinquish her marital interest, dated 06/13/2007, recorded 06/21/2007 in Book 5651, Page 2315.

Parcel Number: 13-00-36132-00-8.

Location of property: 902 Swede Street, Norristown, PA 19401-3958.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kia S. Wood** at the suit of Wells Fargo Bank, N.A. Debt: \$169,825.64.

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.

14-19664

ALL THAT CERTAIN unit in the property known, named and identified as The Tower at Oak Hill, a Condominium, located in **Lower Merion 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 Department of Records of a Declaration dated February 24, 1989 and recorded on February 28, 1989 in Deed Book 4903, Page 1429, and a First Amendment thereto recorded May 10, 1989 in Deed Book 4910. Page 1533, being and designated as Unit No. 3-Y.

Parcel Number: 40-00-22136-67-5.

Location of property: 1600 Hagysford Road, Unit #3Y, Penn Valley, PA 19072.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elaine K. Cooperstein a/k/a Elaine Cooperstein** at the suit of Green Tree Servicing, LLC. Debt: \$62,861.23.

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.

14-19682

ALL THAT CERTAIN, lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of Perkiomen Woods made by FX Ball Associates, Consulting Engineers and Surveyors Schwenksville, PA, dated 4/14/1976 and last revised by Robert E. Blue 2/19/1992 and recorded at Norristown in Plan Book A-54, Page 89, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Hawthorne Court as shown on said plan a corner of Lot 312 on said plan; thence extending along the Northeasterly side of Hawthorne Court, North 3 degrees, 14 minutes, 33 seconds West, 20.00 feet to a point, thence extending along Lot 310, North 86 degrees, 45 minutes, 27 seconds East, 100.00 feet to a point; thence extending along open space on said plan, South 14 degrees, 38 minutes, 10 seconds West, 210 feet to a point; thence extending along Lot 312 aforementioned South, 86 degrees, 45 minutes, 33 seconds West, 99.35 feet to the point and place of beginning.

BEING Lot 311 Country Oaks.

TITLE TO SAID PREMISES IS VESTED IN **Frank Farrell**, by Deed from **Brian R. MacDonald** and **Jacklyn E. MacDonald**, a/k/a **Jacklyn E. Polo**, dated 09/26/2003, recorded 11/21/2003 in Book 6482, Page 1267.

Parcel Number: 61-00-02393-19-2.

Location of property: 109 Hawthorne Court, Collegeville, PA 19426-3921.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frank C. Farrell a/k/a Frank Farrell** at the suit of Wells Fargo Bank, N.A. Debt: \$67,342.32.

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.

14-19742

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, described according to a survey thereon made by Muldrew and Aucourt, Surveyor and Regulator, Jenkintown, Pennsylvania, as follows:

BEGINNING at a point being the intersection of middle line of Avenue 'A' (as laid out 40 feet wide) and a line in Saw Mill Lane (as same runs in a Northwestwardly and Southeastwardly direction and widens to 41, feet 6 inches) which line is at the distance of 25 feet Southwestward from the running parallel with the Northwest side thereof; thence extending Northwestwardly along the said middle line of Avenue 'A' North 47 degrees, 15 minutes East, 72.87 feet to a point; thence extending Southwestward on a line at right angles to the said Avenue 'A' 59.46 feet to a point in the said line in Saw Mill Lane; and thence extending Northwestward along the said line in Saw Mill Lane North 48 degrees, 2 minutes, 145.62 feet to the first mentioned point and place of beginning.

BEING Lot No. 176 on said survey, which was recorded at Norristown, Pennsylvania in Deed Book 707, Page 500 & c.

AND ALSO THOSE TWO CERTAIN contiguous lots or piece of ground, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania described according to a survey there made by Muldrew and Aucourt, Surveyors and Regulators, Jenkintown, Pennsylvania, as follows:

BEGINNING at a point in the middle line of Avenue 'A' (40 feet wide) at the distance of 72.87 feet Northeastward from a line in Saw Mill Lane (as widened to 41 feet, 6 inches) as the same runs in a Northwestwardly and Southeastwardly direction which line is at the distance of 25 feet Southwestward from the running parallel with the Northeast side thereof.

CONTAINING together in front or breadth on the said middle line of Avenue 'A' 40 feet (each lot being 20 feet in front) and extending together of that width in length and depth Southeastward between lines at right angles to the said middle line of Avenue 'A' 145 feet.

BEING Lot Nos. 177 and 178 on the said survey was recorded at Norristown, Pennsylvania in Deed Book 707, Page 500 & c.

TITLE TO SAID PREMISES IS VESTED IN Chris Horton a/k/a Christopher Horton and Dawn Stover, husband and wife, by Deed from Dennis Riveron, dated 04/26/2002, recorded 10/25/2002 in Book 5431, Page 1122.

Parcel Number: 36-00-00256-00-5.

Location of property: 465 Avenue A, Horsham, PA 19044.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher Horton a/k/a Chris Horton and Dawn Stover** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, Not in Its Individual Capacity but as Trustee of Arlp Trust 3. Debt: \$409,422.08.

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 \$310592,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-19745

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of PA, bounded and described according to 'Grasshopper Knoll' Plan of Subdivision, prepared for H & L Development Company, by Urwiler and Walter, Inc., dated 6/13/1984, last revised 10/30/1984, recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, PA in Plan Book A-46, Page 67, as follows:

BEGINNING at a point on the Westerly side of Beaumont Place (50 feet wide) at a corner of Lot No. 5, as shown on said plan and which point is measured the five following courses and distances from a point of curve on the Northwest side of Beaumont Place (50 feet wide), viz: (1) leaving the said Northwest side of Beaumont Place on the arc of a curve, curving to the left, having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent on the Southwest side of Beaumont Place, aforesaid; (2) thence extending North 45 degrees, 9 minutes, 0 seconds West, along the said Southwest side of Beaumont Place, the distance of 127.93 feet to a point of curve on the same; (3) thence extending in a Northwest to Westwardly direction along the Southwest and Southerly sides of Beaumont Place, aforesaid on the arc of a curve, curving to the left, having a radius of 125 feet, the arc distance of 120.17 feet to a point of tangent on the said Southerly side of Beaumont Place; (4) thence extending South 79 degrees, 46 minutes, 4 seconds West along the said Southerly side of Beaumont Place, the distance of 58.70 feet to a point of curve on the same; and (5) thence extending in a Westwardly to Northwardly direction along the Southerly and Westerly sides of Beaumont Place, aforesaid on the arc of a curve curving to the right, having a radius of 175 feet, the arc distance of 334.74 feet to the point of beginning; thence extending from said point of beginning, and along Lot Number 5, aforesaid the two following courses and distances, viz: (1) extending North 83 degrees, 58 minutes, 34 seconds West, the distance of 126.85 feet to a point, the corner; and (2) thence extending South 40 degrees, 45 minutes West, the distance of 201.59 feet to a point, a corner in line of lands now or late of Baker, as shown on said plan;

thence extending North 49 degrees, 15 minutes, 0 seconds West, partly along said lands of Baker and now also along lands nor or late of Dixon, as shown on said plan, the distance of 190.26 feet to a point on the Southeasterly side of Route 202 (L.R. 178) (80 feet wide); thence extending along the said Southeasterly side of Route 202, the three following courses and distances, viz: (1) extending North 42 degrees, 25 minutes, 0 seconds East, the distance of 83.58 feet to a point of curve; (2) thence extending Northeastwardly on the arc of a curve, curving to the right, having a radius of 460 feet, the arc distance of 92.33 feet to a point of tangent; and (3) thence extending North 53 degrees, 55 minutes, 0 seconds East, the distance of 79.17 feet to a point, a corner of Lot No. 7, as shown on said plan; thence extending along Lot No. 7, the two following courses and distances, viz: (1) extending South 36 degrees, 5 minutes, 0 seconds East, the distance of 143.43 feet to a point, a corner; and (2) thence extending South 83 degrees, 58 minutes, 34 seconds East, the distance of 135 feet to a point on the said Westerly side of Beaumont Place; thence extending Southwardly along the said Westerly side of Beaumont Place, on the arc of a curve, curving to the left, having a radius of 175 feet, the arc distance of 25.23 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 as shown on the above mentioned plan.

BEING the same premises which Robert A. Bantom and Kare K. Bantom, husband and wife, by Indenture bearing date July 23, 1993 and recorded July 27, 1993 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book No. 5048, Page 1515 etc., granted and conveyed unto R. Scott Latimer and Patricia F. Latimer, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Claude E. Decourcey and Cynthia A. Decourcey, h/w, by Deed from R. Scott Latimer and Patricia F. Latimer, h/w, dated 12/16/1998, recorded 05/12/2000 in Book 5316, Page 1850.

BY VIRTUE of the death of Claude E. Decourcey a/k/a Claude D. Decourcey on 06/13/2011, Cynthia A. Decourcey became the sole owner of the premises as Surviving Tenant by the Entireties.

Parcel Number: 39-00-00149-10-9.

Location of property: 124 Beaumont Place, Lower Gwynedd, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cynthia A. Decourcey** at the suit of Bank of America, N.A. s/b/m to BA Mortgage, LLC s/b/m to Nationstar Mortgage Corporation. Debt: \$92,047.45.

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.

14-19805

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Record Plan for Phase VIII, prepared for Windlestrae Investments, LLC made by Urwiler & Walter, Inc., Sumnerytown, PA dated December 8, 1989 and last revised October 15, 2010 and recorded in the Office of the Recorder of Deeds in Plan Book 35, Pages 486 to 492, as follows, to wit:

BEING Lot #469, as shown on said plan.

UNDER AND SUBJECT to a Master Declaration of Windlestrae Planned Community Phases II, III, IV and V dated 8/6/2007, recorded 9/5/2007 and recorded in Deed Book 5663, Page 116, in the County aforesaid, affecting the unit or lot described above.

UNDER AND SUBJECT to a Declaration of Windlestrae Townhouses Planned Community Phases IV and V dated 8/6/2007, recorded 9/5/2007 and recorded in Deed Book 5663, Page 77, in the County aforesaid, affecting the unit or lot described above.

UNDER AND SUBJECT to Sanitary Sewer Easement dated 12/15/2010 and recorded 05/03/2011 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Record Book 5799, Page 02642 and a Sanitary Sewer Easement dated 12/15/2010 and recorded 04/05/2011 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Record Book 5797, Page 00970.

UNDER AND SUBJECT TO exceptions, reservations, restrictions, covenants, easements, oil and gas leases, prior conveyances and reservations of mining and mineral rights, and right of ways as may appear upon the property herein described or in prior instruments of record, as such may affect the property herein described.

TITLE TO SAID PREMISES IS VESTED IN Chad M. Weaver and Krista Godbout, h/w, by Deed from NVR, Inc., a Virginia Corporation, t/a Ryan Homes, dated 10/09/2012, recorded 10/10/2012 in Book 5851, Page 604.

Parcel Number: 47-00-05022-03-7.

Location of property: 106 Topaz Drive, Gilbertsville, PA 19525-8116.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chad M. Weaver a/k/a Chad Michael Weaver and Krista Godbout a/k/a Krista E. Godbout** at the suit of Pennymac Loan Services, LLC. Debt: \$206,044.27.

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.

14-19815

ALL THAT CERTAIN message or lot of land, situate at #414 Jefferson Street, in **East Greenville Borough**, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a mark in the Westerly curb line of said Jefferson Street and land of Howard Wiltrout and wife Emma B., the said line passing for a portion of the distance through the middle of the partition wall of the house erected on this and adjacent premises South sixty-six degrees, West one hundred and eighty-three feet to a point a corner in the middle of Green Alley; thence along the said Green Alley North twenty-four degrees, West sixteen feet to an iron pin a corner of the middle of said alley and in line of land of Robert E. Ritter; thence the line passing for a portion of its distance thru the middle of the partition wall of the house erected on this and the adjoining premises North sixty-six degrees, East one hundred and eighty-three feet to a corner in the Westerly curb line of said Jefferson Street; thence along the said curb line South twenty-four degrees, East sixteen feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Matthew Sauers and Karin M. Davis, h/w, by Deed from Ellena S. Lucas, Executrix of the Estate of Ida S. Steinman, deceased, dated 03/31/2003, recorded 04/09/2003 in Book 5452, Page 1450.

Parcel Number: 06-00-01920-00-9.

Location of property: 414 Jefferson Street, East Greenville, PA 18041-1506.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Karin M. Davis and Matthew Sauers** at the suit of Wells Fargo Bank, N.A. Debt: \$101,958.27.

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.

14-20023

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 6/30/1966, and last revised 11/15/1966 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 Southeasterly side of Waller Drive (50 feet wide) in the bed of a certain 30.00 feet wide drainage right-of-way, a corner of Lot No. 3 on said plan said point being the 3 following courses and distances from a point of curve on the Southwesterly side of Welsh Road (L. R. No. 46098) 46.50 feet wide: (1) leaving Welsh Road on the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 37.39 feet to a point of tangent on the Southeasterly side of Waller Drive; (2) South 39 degrees, 00 minutes, 20 seconds West along the Southeasterly side of Waller Drive 525.27 feet to a point of curve; and (3) Southwestwardly still along the Southeasterly side of Waller Drive on the arc of a circle curving to the right having a radius of 175.00 feet crossing the Easterly side of the aforesaid 30.00 feet wide drainage right-of-way the arc distance of 76.54 feet to the point of beginning; thence extending from said point of beginning South 25 degrees, 47 minutes, 06 seconds East along Lot No. 5 through the bed of and re-crossing the Easterly side of the aforesaid 30.00 feet wide drainage right-of-way 183.77 feet to a point; thence extending South 39 degrees, 09 minutes, 20 seconds West crossing the bed of the aforesaid 30.00 feet wide drainage right-of-way 179.16 feet to a point on line dividing Lower Moreland Township and Abington Township; thence extending North 49 degrees, 46 minutes, 26 seconds West along the aforesaid line dividing Lower Moreland Township and Abington Township 104.34 feet to a point a corner of Lot No. 7 on said plan; thence extending along Lot No. 7 North 5 degrees, 19 minutes, 4 seconds East, 221.29 feet to a point on the Southerly side of Waller Road (50 feet wide); thence extending Eastwardly and Northeastwardly partly along the Southerly side of Waller Road and partly along the Southeasterly side of Waller Drive on the arc of a circle curving to the left having a radius of 175.00 feet re-crossing the Westerly side of aforesaid 30.00 feet wide drainage right-of-way the arc distance of 95.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN David Rose, by Deed from Jack C. Corscadden and Charlotte W. Corscadden, his wife, dated 09/15/1995, recorded 09/20/1995 in Book 5126, Page 49.

Parcel Number: 41-00-09310-00-9.

Location of property: 1236 Waller Drive, Huntingdon Valley, PA 19006-6016.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David Rose** at the suit of Nationstar Mortgage, LLC. Debt: \$225,230.73.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-20047

ALL THAT CERTAIN one-half of double brick message or tenement and lot of land, situate on the South side of East Fourth Street in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as 32 East Fourth Street, bounded and described, as follows, to wit:

BEGINNING at a point for a corner on the South side of said Fourth Street (fifty feet wide), a corner of Lot #78, distance North fifty-four degrees, twenty-six minutes West, one hundred eighty feet from the Southwesterly property line intersection of York Street (forty-eight feet, six inches wide) and Fourth Street; thence along said Lot #78

in a Southerly direction South thirty-five degrees, forty-eight minutes West, one hundred forty feet to the Northerly side of a given twenty feet wide alley; thence along the same North fifty-four degrees, twenty-six minutes West, thirty and eleven one-hundredth feet to a corner of lands otherwise designated as 30 East Fourth Street; thence along the same on a course passing through the middle of a joint eight inch brick partition wall of a double brick dwelling, North thirty-five degrees, thirty-four minutes East, one hundred forty feet to a point on the Southerly property line of the aforesaid Fourth Street; thence along the same South fifty-four degrees, twenty-six minutes East, twenty-nine and fifty-four one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carol A. Tevis, by Deed from Jane A. Ott, dated 11/26/2003, recorded 01/13/2004 in Book 5490, Page 542.

Parcel Number: 16-00-09688-00-7.

Location of property: 32 East 4th Street, Pottstown, PA 19464-5216.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carol A. Tevis a/k/a Carol Tevis** at the suit of Willow Grove Bank, Successor by Merger to First Niagara Bank, N.A. Debt: \$66,693.02.

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.

14-20502

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a plan of subdivision prepared for Village at Salford Mill prepared for Bonbrit Development made by Urwiler Walter, Inc., dated 1/12/1998 and last revised 10/20/1999 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Plan Book A-58, Page 487, as follows, to wit:

BEING Lot #24.

UNDER AND SUBJECT to Restrictions as of Record.

TITLE TO SAID PREMISES IS VESTED IN Robert W. Popp, by Deed from Village at Salford Mill, L.P., a Pennsylvania Limited Partnership, dated 06/08/2001, recorded 06/12/2001 in Book 5367, Page 46.

Parcel Number: 50-00-03834-23-8.

Location of property: 447 Ruth Court, Harleysville, PA 19438-2554.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert W. Popp** at the suit of LSF8 Master Participation Trust. Debt: \$351,451.16.

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.

14-20618

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

BEGINNING at a point on the Northwestern side of Astor Street at the distance of three hundred and twelve feet, six inches Northeastly from Sterigere Street, a corner of this and other premises, now or late of Ethel M. Herbrick; thence Northwesternly at right angles to Astor Street the line for a portion of the distance passing through the middle of the partition wall between this house on the adjoining lot of said Herbrick one hundred and five feet and nine-tenths of a foot to the Southeast side of a proposed twenty feet wide alley laid out for the use of the properties abutting thereon; thence along the Southeast side of said alley Northeastly twenty-one feet, six inches to a point a corner of this and other property now or late of Max Garber; thence along said Garbers' land parallel with the first course, the line for a portion of the distance of passing through the middle of the partition wall between this house and house on the adjoining lot Southeastly one hundred and five feet and nine-tenths of a foot to the Northwest side of Astor Street aforesaid; and thence along the said side of Astor Street Southwesterly twenty-one feet, six inches to the place of beginning.

BEING the same premises which Eddie Phillips, Jr. and Andrea Phillips, by Deed dated 11/23/2007 and recorded 12/6/2007 in Montgomery County in Deed Book 5674, Page 00387 granted and conveyed unto Jermaine Webb and Tashneen Webb.

Parcel Number: 13-00-03484-00-4.

Location of property: 1229 Astor Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jermaine Webb and Tashneen Webb** at the suit of Midfirst Bank. Debt: \$173,136.47.

Salvatore Filippello, Attorney. I.D. #313897

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

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

14-21051

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan thereof known as Lots No. Sixteen and Seventeen (16 and 17) of Section One (1) Plan of Willow Grove Manor, made by Weir and Thieme, C. E. May 29th, 1925, and recorded in the Office for the Recording of Deeds, at Norristown, Montgomery County, Pennsylvania, in Deed Book No. 954, Page 600 &c, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Crown Street (forty feet wide) on said plan, at the distance of eight hundred and fifteen feet Southeastwardly from the Southeasterly side of Patterson Avenue (40 feet wide); thence extending along the said side of Crown Street; South fifty-two degrees, ten minutes East, fifty feet to a point a corner of Lot No. Fifteen; thence extending Southwestwardly on a line at right angles to Crown Street and along the line dividing Lots No. Fifteen and Sixteen and partly through the center of a fourteen feet wide driveway, one hundred and fifteen feet to a point; thence extending on a line parallel to Crown Street North fifty-two degrees, ten minutes West, fifty feet to a point a corner of Lot No. Eighteen on said plan; thence extending Northeastwardly on a line dividing Lot Nos. Seventeen and Eighteen, one hundred and fifteen feet to the point and place of beginning.

UNDER AND SUBJECT to certain Building Restrictions and Conditions.

TOGETHER with the free and uninterrupted use, right, liberty and privilege of, and passage in and along the aforesaid driveway in common with the owners, tenants, under-tenants, occupiers and possessors of the premises adjoining to the Southeast, at all times hereafter forever.

TITLE TO SAID PREMISES IS VESTED IN Kristine Jacobson-Wiley, by Deed from Charles F. Burchill and Ellen P. Burchill, h/w, dated 06/28/2004, recorded 07/01/2004 in Book 5514, Page 1722.

Parcel Number: 59-00-03784-00-9.

Location of property: 502 Crown Street, Willow Grove, PA 19090-2614.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kristine Jacobson-Wiley** at the suit of Wells Fargo Bank, N.A. Debt: \$164,088.39.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-21150

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium located in **Norristown Borough**, Montgomery County, 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 Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 304, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.85%.

Parcel Number: 13-00-32952-23-6.

Location of property: 304 Rittenhouse Court a/k/a 770 Sandy Street, #304, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paula D. Peyton** at the suit of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. s/b/m to CCO Mortgage Corporation. Debt: \$205,770.54.

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.

14-21162

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Greenville Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a revised plan of a portion of Colonial Village made by Urwiler and Walter, Incorporated, Registered Professional Engineers, dated September 13, 1973 and recorded in the Recorder of Deeds Office in Plan Book B-25, Page 19, as follows, to wit:

BEGINNING at a point on the Northeastly side of Colonial Drive (82 feet wide) said point being measured South 24 degrees, 06 minutes, 10 seconds East, 360.50 feet, more or less, from the Southeasterly side of Morris Road (82 feet wide) to the point of beginning; thence extending from said point of beginning along Lot #183 as shown on the said plan and also passing through a party wall North 65 degrees, 53 minutes, 50 seconds East, 101.50 feet to a point in line of Lots 105 and 106 as shown on said plan; thence extending along part of Lots 105 and 106 on said plan South 24 degrees, 06 minutes, 10 seconds East, 20 feet to a point a corner of Lot #181 as shown on the said plan; thence extending along Lot #181 as shown on the above mentioned plan and passing through a party wall South 65 degrees, 53 minutes, 50 seconds West, 101.50 feet to a point on the Northeastly side of Colonial Drive; thence extending along the same North 24 degrees, 06 minutes, 10 seconds West, 20 feet to the first mentioned point and place of beginning.

BEING known and designated as Lot #182 as shown on the above mentioned plan.

BEING the same premises which Axelrod Construction Company, a Pennsylvania Corporation by Deed dated 4/15/1980 and recorded 4/23/1980 at Norristown, Pennsylvania in Deed Book 4520, Page 135, granted and conveyed unto Steven E. Seifert and Donna E. Seifert, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Carol A. Warrington, by Deed from Steven E. Seifert and Donna E. Seifert, h/w, dated 12/31/2008, recorded 02/18/2009 in Book 5722, Page 00505.

Parcel Number: 06-00-01012-00-8. Map #06001B055.

Location of property: 527 Colonial Drive, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carol A. Warrington** at the suit of Mortgage America, Inc. Debt: \$108,881.16 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

14-21920

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery, Commonwealth of Pennsylvania, according to a Subdivision Plan of Dublin Downs, Section #13, made by C. Raymond Weir, Professional Engineer, on the 5th day of March A.D., 1965 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book C-4, Page 33, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Dublin Road (50 feet wide) which point of tangent is measured on the arc of a curve curving to the right having a radius of 10 feet the arc distance of 15.71 feet from a point of curve on the Northwesterly side of Jarrettown Road (41.5 feet wide); thence from said point of beginning along the said side of Dublin Road, North 16 degrees, 46 minutes, 20 seconds West, 205 feet to a point; thence North 73 degrees, 13 minutes, 40 seconds East along the rear line of Lot #12 as shown on said plan, 140 feet to a point a corner of Lot #3 as shown on said plan; thence along the same South 16 degrees, 46 minutes, 20 seconds East, 215 feet to a point on the Northwesterly side of Jarrettown Road; thence along the same South 73 degrees, 13 minutes, 40 seconds West, 130 feet to a point of curve therein; thence on the arc of a curve curving to the right having a radius of 10 feet the arc distance of 15.71 feet to the first mentioned point and place of beginning.

BEING Lot #2 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph Bach, Jr., by Deed from Joseph Bach, Jr. and Jan Bach, his wife, dated 07/15/1994, recorded 08/03/1994 in Book 5086, Page 735. Joseph Bach, Jr. died on 06/14/2012, leaving a Last Will and Testament dated 09/22/1994. Letters Testamentary were granted to Jane B. Tornatore on 06/18/2012.

Parcel Number: 54-00-08992-00-8.

Location of property: 1640 Jarrettown Road, Dresher, PA 19025-1222.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jane B. Tornatore, in Her Capacity as Executrix of The Estate of Joseph Bach, Jr.** at the suit of Federal National Mortgage Association ("Fannie Mae") a Corporation Organized and Existing Under the Laws of The United States of America. Debt: \$310,309.31.

Paul Cressman, Attorney. I.D. #318079

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

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

14-22006

ALL THAT CERTAIN lot or piece of ground, with the buildings and Improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey and plan made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania on February 4, 1954, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Beechwood Road (fifty feet wide) which point is measured on the arc of a circle curving to the right having a radius of twenty feet the arc distance of twenty-three and thirty-four one-hundredths feet from a point on the Southeasterly side of Fitzwatertown Road (forty-six and five-tenths feet wide); thence extending along the Southwesterly side of Beechwood Road South thirty-nine degrees, four minutes, forty seconds East, one hundred thirty-one and eighty-one one-hundredths feet to a point; thence extending South fifty degrees, fifty-five minutes, twenty seconds West, one hundred two and eighty-six one-hundredths feet to a point; thence extending North thirty-one degrees, twenty-nine minutes, no seconds West, one hundred eighty and thirty-seven one-hundredths feet to a point on the Southeasterly side of Fitzwatertown Road; thence extending along the Southeasterly side of Fitzwatertown Road North seventy-four degrees, four minutes, no seconds East, seventy-two and seventy-four one-hundredths feet to a point of curve; thence extending along the arc of a circle curving the right having a radius of twenty feet the arc distance of twenty-three and thirty-four one-hundredths feet to a point on the Southwesterly side of Beechwood Road, the first mentioned point and place of beginning.

BEING Lot No. 17 Beechwood Road.

TITLE TO SAID PREMISES IS VESTED IN Leslaw J. Kornecki, by Deed from Serguei Tcheiguine, dated December 1, 2006 and recorded December 15, 2006 in Deed Book 02937, Page 02937. The said Leslaw J. Kornecki died on July 31, 2012 thereby vesting title in Pamela M. Singer.

Parcel Number: 59-00-00823-00-9.

Location of property: 636 Beechwood Road, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Pamela M. Singer, Administratrix of the Estate of Leslaw J. Kornecki, Deceased Mortgagor and Real Owner** at the suit of Bank of America, N.A. Debt: \$254,132.61.

Marc S. Weisberg, Attorney.

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

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

14-22160

ALL THAT CERTAIN tract of land, situate in **Marlborough Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on plan of subdivision made for William Stevens by Urwiler & Walter, Inc., dated May 16, 1968, bounded and described, as follows, to wit:

BEGINNING at a point (pk set), said point being the centerline intersection of Upper Ridge Road (LR 46032) (as widened to 30 feet from its centerline) and Finland Road (LR 46032) (as widened to 30 feet from its centerline); thence extending along the centerline of Finland Road North 83 degrees, 14 minutes, 55 seconds East, 289.61 feet to a point (spike set) in line of other lands of now or late William Stevens; thence extending along said lands the following two (2) courses and distances: (1) through the Finland Road ultimate right-of-way, through a pin set South 18 degrees, 24 minutes, 44 seconds West, 318.72 feet to a point (pk set); (2) South 71 degrees, 35 minutes, 16 seconds East, 135.76 feet to a point (pin set) in line of lands now or late of Frank Schweser; thence extending along said lands and along lands of now or late Maurice H. Ziegler, through a pin found South 18 degrees, 24 minutes, 44 seconds West, 572.87 feet to a point (pin set) in line of lands of now or late Frederick A. Reidel; thence extending along said lands North 48 degrees, 33 minutes, 17 seconds West, 200.01 feet to a point (pin set); thence continuing along lands of now or late Frederick A. Reidel, and extending along lands of now or late Leroy Stevens, through a pin found North 14 degrees, 17 minutes East, 233.14 feet to a point (pin found); thence continuing along lands of now or late Leroy Stevens North 50 degrees, 03 minutes West, 138.75 feet to a point (pin found) in line of lands of now or late Elwood J. Yergler; thence extending along said lands the following two (2) courses and distances: (1) North 18 degrees, 42 minutes East, 106.56 feet to a point (pin set); (2) through the Upper Ridge Road ultimate right-of-way North 49 degrees, 45 minutes West, 136.16 feet to a point in the centerline of Upper Ridge Road (LR 46032); thence extending along said centerline the following two (2) courses and distances North 40 degrees, East 69.05 feet to a point (pk set), North 32 degrees, 30 minutes East, 132.01 feet to the point and place of beginning.

CONTAINING 4.386 acres gross of land, more or less.

BEING the same premises which Leroy E. Stevens, Executor of the Estate of Margaret R. Stevens, deceased, by Deed dated January 22, 2004 and recorded February 06, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05494, Page 1505, granted and conveyed unto Gregory Carlson and Cynthia Hawk, husband and wife.

Parcel Number: 45-00-02056-00-5.

Location of property: 2731 Upper Ridge Road, Pennsburg, PA 18073.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Gregory Carlson and Cynthia Hawk** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2005-R4, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$276,468.55.

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.

14-22201

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania described according to a Plan of Subdivision prepared for Raymond N. and Marjorie R. Swartley by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated 7/23/1986 and last revised 12/8/1986 and recorded in Plan Book A-48, Page 206 more fully bounded and described, as follows, to wit:

BEGINNING at a point in the bed of Freed Road (T-407) (60 feet wide) a corner of lands now or late of International Multi Shelter Corporation; thence extending through the bed of said road North 11 degrees, 11 minutes, 20 seconds East, 25.21 feet to a point a corner of Lot No. 4 on the above mentioned plan; thence extending the same and crossing the Easterly side of said road the three following courses and distances: (1) South 72 degrees, 17 minutes, 19 seconds East, 483.17 feet to a point; (2) North 18 degrees, 39 minutes, 52 seconds East, 142.75 feet to a point; (3) North 71 degrees, 33 minutes, 36 seconds East, 200.92 feet to a point a corner on line of the Pennsylvania Turnpike Northeast Extension; thence extending along the same South 16 degrees, 48 minutes, 08 seconds East, 300.19 feet to a point a corner; thence extending along lands of said International Multi Shelter Corporation, North 72 degrees, 17 minutes, 19 seconds West, 833.22 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bernardo Carmona and Jenny Francisco, by Deed from Robert B. Schlater, Jr. and Judith C. Schlater, h/w, dated 03/28/2007, recorded 04/03/2007 in Book 5641, Page 01342.

Parcel Number: 50-00-00583-50-1.

Location of property: 252 Freed Road, Harleysville, PA 19438-2002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jenny Francisco and Bernardo Carmona** at the suit of **Nationstar Mortgage, LLC**. Debt: \$254,130.54.

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.

14-22456

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, County of Montgomery, and Commonwealth of Pennsylvania, described according to a plan of subdivision made for Garrison Greene Associates by Anderson Engineering Associates, Inc., Perkasie, Pennsylvania dated July 17, 1999 and last revised May 18, 2001 and recorded in Plan Book A-60, Pages 91 to 95, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fort Hill Circle (46 feet wide) a corner in this and Lot #41 on the above mentioned plan; thence extending along Lot #41 the two following courses and distances: (1) South 64 degrees, 56 minutes, 29 seconds East, 40.01 feet to a point; (2) South 16 degrees, 25 minutes, 0 seconds East, 77.91 feet to a point; thence extending South 82 degrees, 4 minutes, 0 seconds West, 20.22 feet to a point in the bed of Lot #43 on the above mentioned plan, thence extending along Lot #43 the two following courses and distances: (1) North 16 degrees, 25 minutes, 0 seconds West, 68.78 feet to a point; (2) North 56 degrees, 7 minutes, 35 seconds West, 33.47 feet to a point of curve on the aforesaid side of Fort Hill Circle; thence extending along the same along the arc of a circle curving to the left having a radius of 83.00 feet the arc distance of 12.77 feet to a point a corner of Lot #41 aforesaid, the first mentioned point and place of beginning.

BEING Lot #42 on the above mentioned plan.

BEING the same premises which Anthony Diccio by Deed dated March 31, 2006 and recorded April 6, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05596, Page 1240, granted and conveyed unto Stacey Litten and Matthew Marburger.

Parcel Number: 65-00-03995-51-2.

Location of property: 463 Fort Hill Circle, Fort Washington, PA 19034.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Stacey Litten and Matthew Marburger** at the suit of Deutsche Bank National Trust Company as Trustee for Indymac Indx Mortgage Loan Trust 2006-AR9, Mortgage Pass-Through Certificates, Series 2006-AR9, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$254,899.69.

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.

14-22500

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

BEGINNING at a point on the Southwesterly side of Thornberry Road (fifty feet wide) at the distance of seventy feet measured on a bearing of South forty-eight degrees, fifty minutes, ten seconds East along the said side of Thornberry Road from a point of tangent in the same said point of tangent being at the distance of thirty-nine one-hundredths feet measured on the arc of a circle curving to the right having a radius of twenty-five feet from a point of curve on the Southeasterly side of Ashbourne Road (sixty feet wide) containing in front or breadth on the said side of Thornberry Road seventy-six feet and extending of that width in length or depth Southwesterly between parallel lines at right angles to the said Thornberry Road one hundred and fifty feet.

TITLE TO SAID PREMISES IS VESTED IN Zurn D. Norman by Deed from Zurn D. Norman, widow dated 11/02/1998 recorded 01/04/1999 in Deed Book 5254, Page 1684.

Parcel Number: 31-00-26047-00-4.

Location of property: 1512 Thornberry Road, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Zurn D. Norman** at the suit of Bank of America, N.A. Debt: \$270,136.13.

Amanda J. Bauer, Attorney. I.D. #307028

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

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

14-22505

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

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

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.

14-22536

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery, and State of Pennsylvania, bounded and described according to a Plan of Plymouthtowne, Section No. 4, made by Donald H. Schurr, Civil Engineer and Surveyor, the Fourth day of May, 1963, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Oxford Road (fifty feet wide) which point is measured the two following courses and distances from a point of curve on the Northwest side of Runnymede Drive (fifty feet wide) one: (1) on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-one feet and forty-two one-hundredths to a point of tangent on said side of Oxford Road; and two (2) continuing along said side of said road North fifty degrees, West seven hundred forty-five feet to the place of beginning.

CONTAINING in front of breadth on said side of Oxford Road seventy-five feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to said Oxford Road one hundred fifty feet,

BEING Lot Number 124 as shown on said plan.

UNDER AND SUBJECT however to certain easements of record.

TITLE TO SAID PREMISES IS VESTED IN Norman M. Besden, by Deed from Norman M. Besden and Roberta E. Besden, dated 10/09/2003, recorded 10/21/2003 in Book 5478, Page 872.

Parcel Number: 49-00-08464-00-1.

Location of property: 325 Oxford Road, Plymouth Meeting, PA 19462-7143.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Norman M. Besden** at the suit of Wells Fargo Bank, N.A., s/b/m to Wachovia Bank, N.A. Debt: \$90,533.39.

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.

14-22538

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 PA bounded and described according to a subdivision plan thereof made by David Meixner, Registered Professional Engineer, Collegeville, PA on October 1, 1966 and last revised on May 29, 1968 which plan is recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, PA in Plan Book No. A-11, Page 69 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Mockingbird Lane (fifty feet wide) which point is three hundred twenty-one and seventy-four one-hundredths feet measured North eighty-eight degrees, forty-four minutes West from a point of tangent on the said side of Mockingbird Lane, which point is at the arc distance of forty and eighty-one one-hundredth feet measured on the arc distance of forty and eighty-one one-hundredth feet measured on the arc of a curve, curving to the left from a point of curve on the said side of Mockingbird Lane, which point is one thousand one hundred seventy-nine and sixty-five one-hundredths feet measured North seventy-seven degrees, two minutes, thirty seconds West from a point of tangent on the said side of Mockingbird Lane, which point is at the arc distance of one hundred thirty-six and eighty-nine one-hundredth feet measured on the arc of a curve, curving to the left, having a radius of two hundred feet from a point of curve on the Southwesterly side of Mockingbird Lane, which point is twenty-five feet measured North thirty-seven degrees, forty-nine minutes, forty seconds East from a point of tangent on the last mentioned side of Mockingbird Lane, which last mentioned point is at the arc distance of twenty-three and fifty-six one-hundredths feet measured on the arc of a curve curving to the left, having a radius of fifteen feet from a point of curve on the Northwesterly side of Falcon Road (fifty feet wide).

CONTAINING in front or breadth on the said side of Mockingbird Lane North eighty-eight degrees, forty-four minutes West, ninety feet and extending of that width in length or depth between parallel lines at right angles to Mockingbird Lane, Southwesterly two hundred feet.

TITLE TO SAID PREMISES IS VESTED IN Debra H. Luby, by Deed from Michael G. Ryan, dated 10/30/2001, recorded 11/05/2001 in Book 5384, Page 417.

Parcel Number: 43-00-08656-00-4.

Location of property: 732 Mockingbird Lane, Norristown, PA 19403-1918.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Debra H. Luby** at the suit of Wells Fargo Bank, N.A. Debt: \$247,070.40.

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

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

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

14-22584

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 George B. Mebus, Registered Professional Engineer Glenside, Pennsylvania on 1-9-54 and last revised 12-17-54, as follows, to wit:

BEGINNING at a point on the Northwest side of Wesley Avenue (40 feet wide) which point is measured North 40 degrees, 23 minutes, 19 seconds East, two hundred twenty-three and seventy one-hundredths feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 20 feet the arc distance of thirty-one and eighty-eight one-hundredths feet from a point on the Northeast side of Rockledge Avenue (forty-six and five-tenths feet wide); thence extending North 49 degrees, 36 minutes, 41 seconds West, one hundred twenty-seven and ninety-four one-hundred feet to a point; thence extending North 40 degrees, 48 minutes, 31 seconds East, 90 feet to a point; thence extending South 49 degrees, 36 minutes, 41 seconds East, one hundred twenty-seven and twenty-eight one-hundredths feet to a point on the Northwest side of Wesley Avenue; thence extending along the same South 40 degrees, 23 minutes, 19 seconds West, 90 feet to the first mentioned point and place of beginning.

BEING Lot No. 40.

TITLE TO SAID PREMISES IS VESTED IN Michael Seibel and Helayne Seibel, h/w, by Deed from Lois L. Krause and Romaine K. Roberts and James J. Kelly, Jr., dated 12/27/2002, recorded 01/31/2003 in Book 5444, Page 1466.

Parcel Number: 30-00-71508-00-3.

Location of property: 922 Wesley Avenue, Huntingdon Valley, PA 19006-8622.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Helayne Seibel a/k/a Helayne Renee Katz Seibel and Michael E. Seibel a/k/a Michael Seibel** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$187,701.80.

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.

14-22702

ALL THAT CERTAIN lot or piece of ground, with the buildings erected thereon, situate in **Horsham Township**, Montgomery County, Pennsylvania and described according to a Certain Plan thereof known as Sections Numbers 1, 2, and 3 Plan of Subdivision 'Oak Hill Farm' made for Solida Corporation, by Russell S. Lyman, Registered Professional Engineer dated June 7, 1962 and revised June 12, 1963 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-10, Page 33, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Moonflower Road (50 feet wide) (formerly known as Mimosa Lane) said point being the two following courses and distances from a point of curve on the Southeasterly side of Gerstley Road (50 feet wide): (1) leaving Gerstley Road 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 Southwesterly side of Moonflower Road; and (2) South 47 degrees, 00 minutes East along the Southwesterly side of Moonflower Road 100.00 feet to the point of beginning.

CONTAINING in front or breadth Southeastwardly along the Southwesterly side of Moonflower Road 80.00 feet and extending of that width in length of depth Southwesterly between parallel lines at right angles to Moonflower Road 150.00 feet.

UNDER AND SUBJECT to Agreements of Record.

TITLE TO SAID PREMISES IS VESTED IN Judith Markoski and John Markoski, w/h, by Deed from Viah D. Phung and Kimberly N. Phung, dated 10/30/2003, recorded 12/02/2003 in Book 5484, Page 33.

Parcel Number: 36-00-08275-12-2.

Location of property: 235 Mimosa Lane, Hatboro, PA 19040-1913.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Judith Markoski and John W. Markoski a/k/a John Markoski** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association as Trustee for Mastr Alternative Loan Trust 2004-9. Debt: \$396,574.97.

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

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

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

14-22750

ALL THAT CERTAIN message and tract or piece of land, situate in **Lansdale Borough** (formerly Township of Upper Gwynedd), in the County of Montgomery and State of Pennsylvania, being bounded and described according to a survey made by Thomas S. Gillin, in October, A.D. 1909, as follows, to wit:

BEGINNING at a point in the center line of Church Road, as laid out 40.00 feet wide, a corner of other land of Gustav Schmidt, at the distance of 104.01 feet Southwest from a stone set at the intersection of Church Road and Hancock Street, as the latter is laid out 40.00 feet wide; thence extending along said other land of said Gustav Schmidt, South 45 degrees, and 07 minutes East, 211.01 feet to the iron pin, a corner of the other land of Gustav Schmidt; thence extending along the same and other land of Jerome F. Rosenberger, South 42 degrees, and 55 minutes West, 100.26 feet to a corner of other land of the said Jerome F. Rosenberger; thence along the same North 47 degrees and 05 minutes West, 210.89 feet to a point a corner in the middle line of said Church Road; thence extending along the middle line of said Church Road, North 42 degrees and 55 minutes East, 107.50 feet to the place of beginning.

CONTAINING .502 of an acre of land more or less.

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

BEING the same premises which Blair S. Smith and Andrea L. Smith by Deed dated November 29, 1996 and recorded on December 9, 1996 in the Office of the Recorder of Deeds in and for the County of Montgomery at Deed Book Volume 51706, Page 0329, granted and conveyed unto Craig J. Thompson, his heirs and assigns.

Parcel Number: 11-00-02084-00-2.

Location of property: 411 Church Road, Lansdale, PA.

The improvements thereon are: Single family dwelling house.

Seized and taken in execution as the property of **Craig J. Thompson** at the suit of 21st Mortgage Corporation, et al. Debt: \$242,155.77.

Thomas A. Capehart, Attorney.

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

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

14-22754

ALL THAT CERTAIN message and tract or piece of land, situate in the **Lansdale Borough**, Montgomery County, PA, and more particularly described according to a survey made thereof by C. Raymond Weir, Registered Land Surveyor, Lansdale, PA, on 3/31/26, as follows, to wit:

BEGINNING at a point a corner on the Southeast side of Green Street as laid out in Lansdale Borough 40 feet wide, at the distance of 249.64 feet Northeast of the Northeast side of Lincoln Avenue, as laid out 40 feet wide, being a corner of other land of the estate of John W. Coar, deceased; thence extending along the Southeast side of Green Street North 48 degrees and 2 minutes East, 26 feet to a corner of Lot 38 of Lansdale Summit Building Lots; thence extending along said Lot 38 South 43 degrees, 18 minutes East, 150 feet to a point a corner on the Northwest side of said Montgomery Avenue South 48 degrees, 2 minutes West, 24.28 feet to a point a corner of other lands of the said John W. Coar, deceased; thence extending along the same and passing through a frame building and also through the middle of the partition wall of the dwelling house erected in this and said adjoining lot the 3 following courses and distances: North 42 degrees and 41 minutes West, 16 feet to a point, North 44 degrees and 58 minutes West, 65.57 feet to a point and North 43 degrees, 18 minutes West, 68.50 feet to the place of beginning.

BOUNDED on the Northeast by Lot 38 on said plan, on the Southeast by Montgomery Avenue on the Southwest by other lands of the Estate of John W. Coar, deceased, on the Northwest by Green Street.

BEING the same premises which Glenn R. Schmidt, by Deed dated March 22, 2002, and recorded April 25, 2002, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5404, Page 1983, granted and conveyed unto Michael J. Wynne, in fee.

Parcel Number: 11-00-07008-00-1. Map #11039 029.

Location of property: 135 Green Street, Lansdale PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Shamim Ahmed a/k/a Shamin Ahmed** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$196,865.48 plus interest to sale date.

Jeniece D. Davis, Attorney.

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

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

14-22831

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

BEGINNING at an iron pin in the intersection of Third and Seminary Streets in line of land late Mrs. Emma Trumbauer, now or late of Frank Merkel's land and running; thence along the same along Seminary Street, South 29 degrees, East 192 feet to an iron pin in line of land late of Henry Keck, now open alley. Thence along the same, South 63 1/4 degrees, West 71 feet, 06 inches to an iron pin in line of land late of Josiah Renninger, now or late of Salley Boyer's land; thence along the same North 25 3/4 degrees, West 192 feet to an iron pin, a corner of Third Street; thence along said Third Street and land now or late of William F. Benfield, North 63 1/4 degrees, East 60 feet, 09 inches to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Michael Dill and Stacy P. Dill, husband and wife by Deed from Lola R. Schantz dated 5/26/2006 and recorded on 6/7/2006 in the Montgomery County Recorder of Deeds in Book 05603, Page 1213. Instrument No. 2006068752.

Parcel Number: 06-00-03596-00-7.

Location of property: 500 3rd Street, East Greenville, PA 18041.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Stacy P. Dill and Michael Dill** 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 2006-OC6, Mortgage Pass-Through Certificates, Series 2006-OC6. Debt: \$342,382.94.

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.

14-22920

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

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

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

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

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

The improvements thereon are: Residential property.

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

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.

14-22926

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Wyncote, **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan made by Barton and Martin, Engineers, dated 11/28/1945 and revised 7/12/1948, as follows to wit:

BEGINNING at a point on the Northwestern side of Rices Mill Road (50 feet wide) at the distance of 25.087 feet measured North 29 degrees, 34 minutes East from a point, the intersection of the said side of Rices Mill Road with the Northeast side of Church Road (46.5 feet wide) both sides produced; thence extending along the said side of Rices Mill Road North 39 degrees, 34 minutes East, 78.454 feet to a point; thence extending North 50 degrees, 26 minutes West, 142 feet to a point; thence extending South 39 degrees, 34 minutes West the distance of 103.046 feet to a point on the Northeasterly side of Church Road; thence extending along the said side of Church Road South 50 degrees, 14 minutes East, 116.914 feet to a point; thence proceeding on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 39.357 feet to a point on the Northwestern side of Rices Mill Road the first mentioned point and place of beginning.

BEING known as Lot No. 49 on the said plan.

TITLE TO SAID PREMISES IS VESTED IN Patricia S. Robinson, by Deed from Joanne C. Nahill, widow, by Martin Buggy, attorney-in-fact, dated 11/16/2012, recorded 11/21/2012 in Book 5855, Page 286.

Parcel Number: 31-00-23020-00-7.

Location of property: 352 Rices Mill Road, Wyncote, PA 19095-1123.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia S. Robinson** at the suit of Wells Fargo Bank, N.A. Debt: \$300,359.58.

Jonathan Lobb, Attorney. I.D. #312174

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

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

14-22969

LAND, situated in **Upper Gwynedd Township**, in the County of Montgomery in the State of PA according to a Final Plan of Subdivision of Gwynedale prepared for The Cutler Group, Inc., made by Urwiler & Walter, Inc. Dated December 8, 1986 and last revised March 30, 1987, said plan being recorded in Plan Book A-48, Pages 363 and 364.

TITLE TO SAID PREMISES IS VESTED IN John M. Brainerd by Deed from John M. Brainerd, a married man and Jessica M. Brainerd, an unmarried woman who acquired title as husband and wife, as Tenants by the Entirety, dated December 15, 2012 and recorded January 4, 2013 in Deed Book 5860, Page 00671.

Parcel Number: 56-00-03536-60-2.

Location of property: 1307 Gwynedale Way, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John M. Brainerd** at the suit of Quicken Loans, Inc. Debt: \$300,213.36.

Carl A. DiPrinzio, Attorney.

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

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

14-23143

ALL THAT CERTAIN tract or parcel of land as shown in Plat and Plan of Victoria Court, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania prepared by Showalter & Associates for Moulton Builders, Inc., dated April 30, 1986 and recorded 10/30/87 in Book 4855, page 1973 and designated as Unit No. 103 in Victoria Court Condominium.

TOGETHER with all right, title and interest being an undivided .083333% interest of in and to the common elements as set forth in the Declaration of Condominium dated 10/22/87 recorded 10/30/87 as aforesaid in Book 4855, Page 1973 and a First Amendment dated, recorded 1/14/88 in Deed Book 4862, Page 2437 and a Second Amendment dated 4/25/88 and recorded 5/4/88 in Deed Book 4871, Page 2398 and a Third Amendment dated 6/13/88 and recorded 6/30/88 in Deed Book 4877, Page 2212 and a Fourth Amendment thereto dated 11/1/1988 and recorded 11/3/1988 in Deed Book 4892, Page 1206 and a Fifth Amendment thereto dated 5/8/1989 and recorded in Deed Book 4911, Page 49 and a Fifth Amendment thereto dated 5/24/1989 and recorded 5/25/1989 in Deed Book 4912, Page 360.

UNDER AND SUBJECT to covenants, restrictions, easements, terms, rights, agreements, conditions and rules and regulations as contained in the aforesaid Declaration of Condominium of Victoria Court and any amendments to the said Declaration as the same may be made from time to time.

AND the said Grantor represents and warrants to the said Grantee that the said Grantor has complied with the Provisions of Section 3410 (B) of the said Uniform Condominium Act.

TITLE TO SAID PREMISES IS VESTED IN Woo Jung and Myeong Kim by Deed from Kevin Becknell, dated November 28, 2006 and recorded December 8, 2006 in Deed Book 5628, Page 2183.

Parcel Number: 46-00-03968-03-6.

Location of property: 103 Victoria Drive, Montgomeryville, PA 18936.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Woo Jung and Myeong Kim** at the suit of Federal National Mortgage Association ("Fannie Mae"), a Corporation Organized and Existing Under the Laws of the United States of America. Debt: \$223,254.70.

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.

14-23153

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to subdivision plan prepared for Quaker Construction by Showalter & Associates, Surveyors, Chalfont, PA, dated March 1, 1986 and last revised December 5, 1986 and recorded in the Office of the Recorder of Deeds in Book A-48, Page 71.

BEING Lot No. 17 on said plan.

BEING the same premises granted and conveyed from Richard H. Gebelein, et ux., unto Thomas V. Harris and Maureen Harris, husband and wife, by Deed dated April 28, 1994 and recorded May 19, 1994 in record Book 5078, Page 522.

Parcel Number: 46-00-00003-56-3.

Location of property: 114 Ashley Circle, Lansdale, PA 19446.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Maureen Harris and Thomas V. Harris** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Home Equity Loan Trust 2005-3, Mortgage Pass-Through Certificates, Series 2005-3. Debt: \$146,165.67.

M. Troy Freedman, Attorney.

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

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

14-23192

ALL THAT CERTAIN brick message, tenement and tract of land, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, surveyed by Ralph E. Shaner, Civil Engineer, the 7th day of May 1920 bounded and described, as follows, to wit:

BEGINNING at a point 46 feet, 3 inches more or less South from the South side of Chestnut Street; thence East and parallel with Chestnut Street, 90 feet to a post; thence South and parallel with Warren Street, 23 feet to other land of George B. and Joshua B. Lessig; thence West 90 feet to Warren Street; thence North along the same 23 feet to the place of beginning.

UNDER AND SUBJECT to building restrictions and agreements of record.

BEING the same premises which Dorothy A. Moyer.

TITLE TO SAID PREMISES IS VESTED IN Paul McCaughey, by Deed from Robert Smith, dated 08/25/2006, recorded 11/26/2007 in Book 5672, Page 2742.

Parcel Number: 16-00-31440-00-8.

Location of property: 76 North Warren Street a/k/a 76 Warren Street, Pottstown, PA 19464-5664.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul McCaughey** at the suit of Santander Bank, N.A. Debt: \$52,006.04.

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

14-23236

ALL THAT CERTAIN lot, piece or parcel of land with the buildings thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of property of Albert H. Jacobs, Jr. made by M. R. and J. B. Yerkes Civil Engineers, Bryn Mawr, Pennsylvania, October, 24, 1945 and revised as to this lot April 22, 1946 and June 4, 1946, as follows, to wit:

BEGINNING at a point in the middle line of Woodbine Avenue a corner of Lot No. 1 on said plan and at the distance of 748.32 feet measured the two following courses and distances along the middle line of said Woodbine Avenue from its intersection with the middle line of Conshohocken State Road (50 feet wide): (1) North 12 degrees, 08 minutes East, 491.72 feet to a point; (2) North 75 degrees, 16 minutes East, 256.60 feet to a point being the beginning point; thence from the beginning point and extending along Lot No. 1 South 14 degrees, 44 minutes East, 254.26 feet to a point a corner of land now or late of Jones; thence extending along same South 77 degrees, 49 minutes East, 101.08 feet to a point, a corner of Lot No. 3 on said plan; thence extending along said Lot No. 3 North 13 degrees, 48 minutes West, 300.6 feet to a point in the middle line of Woodbine Avenue; thence extending along same South 75 degrees, 16 minutes West, 95.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 2 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Jenifer Kiefer Hare, by Deed from David A. Ebby and Jane B. Ebby, dated 05/30/2002, recorded 06/28/2002 in Book 5414, Page 383.

Parcel Number: 40-00-67096-00-4.

Location of property: 1129 North Woodbine Avenue, Penn Valley, PA 19072-1244

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jenifer Kiefer Hare a/k/a Jenifer K. Hare** at the suit of Pennymac Holdings, LLC f/k/a Pennymac Mortgage Investment Trust Holdings I, LLC. Debt: \$772,336.00.

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.

14-23285

ALL THAT CERTAIN piece of land, situate in **Hatfield Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a recent survey and plan dated August 23, 1940, with revision on January 31, 1946 as prepared by Stanley F. Moyer Registered Professional Engineer and Land Surveyor, of Souderton, PA, as follows, to wit:

BEING Lot Number 6 on said plan beginning at a point in the center line of Vine Street, said point being 337.85 feet East of an iron pin marking the intersection of the center line of Vine Street and Maple Avenue; thence along the center line of the former North 41 degrees, 55 minutes East the distance of 100.00 feet to an iron pin; thence along lands of Fred W. Mancill, Jr., formerly Conrad Klein, South 45 degrees, 48 minutes East the distance of 656.85 feet to an iron pin; thence along lands of William J. Moore South 42 degrees, 51 minutes West the distance of 99.95 feet to an iron pin; thence along other lands of said Elmer D. Ruth of which this was a part, North 45 degrees, 48 minutes West the distance of 655.22 feet to the place of beginning.

CONTAINING 1.50 acres of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Wayne A. Davis and Carolyn M. Davis, husband and wife, as Tenants by the Entirety by Deed from Wayne A. Davis, a married man dated 04/23/1999 recorded 05/10/1999 in Deed Book 5270, Page 2215.

Parcel Number: 35-00-10702-00-9.

Location of property: 2319 East Vine Street, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America, Carolyn Davis a/k/a Carolyn M. Davis and Wayne Davis a/k/a Wayne A. Davis** at the suit of Deutsche Bank Trust Company Americas as Indenture Trustee for the Registered Holders of Saxon Asset Securities Trust 2004-3, Mortgage Loan Asset-Backed Notes, Series 2004-3. Debt: \$259,363.32.

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.

14-23336

ALL THAT CERTAIN TRACT or piece of land, situate in **Whitpain Township**, County of Montgomery, Commonwealth of Pennsylvania, more particularly described on a Minor Subdivision Plan, prepared for Greco/Young, prepared by Robert E. Blue, Consulting Engineers, P.C., Blue Bell, Pennsylvania, dated February 25, 1998, latest revised March 9, 1998, bounded and described, as follows:

BEGINNING at an iron pin, a corner of now or formerly Ronald J. and Ruth E. Farrington, and now or formerly Anthony and Joan Greco, said pin also lies on the Northwesterly right-of way line of Romsey Drive (50 feet wide), and is located South 30 degrees, 00 minutes, 20 seconds West, a distance of 150.35 feet from the terminus of a radius connecting said right-of way line of Romsey Drive with the Southeasterly right-of-way line of Dundee Drive (50 feet wide).

THENCE, from said point of beginning and continuing along the Northeasterly right-of-way line of Romsey Drive, along the arc of a circle, curving to the left, having a radius of 750.00 feet, an arc distance of 162.30 feet to an iron pin; thence, along a common boundary line with lands of now or formerly George A. Young, the following three (3) courses and distances: (1) North 54 degrees, 43 minutes, 51 seconds West, a distance of 76.74 feet to an iron pin; (2) North 67 degrees, 00 minutes, 00 seconds West, a distance of 17.89 feet to an iron pin; (3) North 64 degrees, 30 minutes, 00 seconds West, a distance of 107.89 feet to an iron pin; thence, along a common boundary line with now or formerly lands of Dana Harbinson, North 25 degrees, 37 minutes, 47 seconds East, a distance of 164.02 feet to an iron pin; thence, along a common boundary line with lands of now or formerly Ronald J and Ruth E. Farrington, South 60 degrees, 19 minutes, 07 seconds East, a distance of 196.75 feet to an iron pin, said point being the first mentioned point and place of beginning.

CONTAINING 31,090 square feet, or 0.7137 acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN Anthony F. Greco and Joan B. Greco, his wife, by Deed from Anthony F. Greco and Joan B. Greco, his wife, dated 05/24/1999, recorded 05/28/1999 in Book 5273, Page 1302.

Parcel Number: 66-00-05955-02-7.

Location of property: 1115 Romsey Drive, Blue Bell, PA 19422-2451.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony F. Greco and Joan B. Greco** at the suit of HSBC Bank USA, National Association, as Trustee for the J.P. Morgan Mortgage Trust 2007-A1, Mortgage Pass-Through Certificates. Debt: \$495,838.69.

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

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

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

14-23341

ALL THAT CERTAIN parcel of land known as Lots Nos. 301, 300, 299 and 10 feet of Lot No. 298 on plan of Grandview Heights, recorded in Montgomery County in Deed Book 606, Page 500, in **East Norriton Township**, County of Montgomery, State of Pennsylvania, bounded and described in accordance with a survey thereof made July, 1935 by Will D. Hiltner, R. E., as follows:

BEGINNING at a point of intersection of the Southwesterly side of Hancock Street (fifty feet wide) and the Northwesterly side of Third Street (fifty feet wide); thence extending along said side of Third Street, South forty-seven degrees, twenty-two minutes West, one hundred fifty feet to a point, a corner of Lot No. 366 on said plan; thence extending along said Lots and Lots Nos. 367, 368 and 369 North forty-two degrees, West one hundred thirty feet to a point in Lot No. 298; thence extending through Lot No. 298 North forty-seven degrees, twenty-two minutes East, one hundred fifty feet to a point on the Southwesterly side of Hancock Street aforesaid; thence extending along said side of Hancock Street, South forty-two degrees, East one hundred thirty feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Anna Marie McCabe, by Deed from Butch M. J. McCabe and Anna Marie McCabe, in a Deed dated 7/15/2013, recorded 3/28/2014 in Book 5908, Page 406.

Parcel Number: 33-00-03391-00-5.

Location of property: 301 Hancock Avenue, Norristown, PA 19401-1921.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anna M. McCabe a/k/a Anna Marie McCabe and Butch McCabe a/k/a Butch M.J. McCabe a/k/a Butch Mj McCabe** 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 2004-5. Debt: \$285,550.81.

Paul Cressman, Attorney. I.D. #318079

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

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

14-23432

ALL THAT CERTAIN message and lot of land, known as No. 806 West Airy Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Airy Street, opened 66 feet in width at the distance of 136.7 feet Northwesterly from the West corner of Haws Avenue and said Airy Street, a corner of this and land and of an alley opened five feet in width; thence Southwesterly along the Northwesterly side of said alley at right angles with the aforesaid side of Airy Street 87.5 feet to a point a corner of the aforesaid alley and another alley also 5 feet in width running parallel with the said side of said Airy Street; thence along the Northeasterly side of said last mentioned alley Northwesterly 16.4 feet to a point a corner of this and other land formerly of E.M. Daniels; thence Northeasterly at right angles to aforesaid side of said Airy Street, passing through the middle of a partition wall dividing the house erected on this land and from the house on the aforesaid other land of said Daniels 87.5 feet to the aforesaid Southwesterly side of Airy Street; and thence along said side of said Airy Street Southeasterly 16.4 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Daniel F. Weigner and William Weigner, Tenants in Common from Alfred J. Muscarelli and Marie Muscarelli, his wife in a Deed dated 9/29/2006, recorded 10/20/2006 in Book 5620, Page 2070.

Parcel Number: 13-00-00836-00-6.

Location of property: 806 West Airy Street, Norristown, PA 19401-5514.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel F. Weigner and William Weigner** at the suit of Ocwen Loan Servicing, LLC. Debt: \$108,034.79.

Paul Cressman, Attorney. I.D. #318079

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

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

14-23480

ALL THAT CERTAIN brick dwelling and lot or piece of ground, Hereditaments and Appurtenances, situate in **Royersford Borough**, County of Montgomery and State of Pennsylvania, being the Southwesterly 1/2 of a double brick dwelling situate upon the Southwesterly side of Church Street, bounded and described, as follows:

BEGINNING at a stake in the center line of Church Street 225 feet Northeasterly from the point of intersection of the center line of Church Street with the center line of 6th Avenue measured on the center line of Church Street; thence on the center line of Church Street, North 49 degrees, East 25.2 feet to a stake; thence by lands now or late of B.T. Latshaw along and through the middle of the division wall dividing said double brick dwelling, South 41 degrees, East 219.85 feet to a stake; thence by lands now or late of Reuben Winter, South 49 degrees, West 25.2 feet to a stake; thence by Lot 21, North 41 degrees, West 219.85 feet to the place of beginning.

BEING the same premises which Nancy K. Server by Deed dated 1/17/2007 and recorded 1/26/2007 in Montgomery County Deed Book 5633 in Page, 01766 conveyed unto Alison Pukowsky.

Parcel Number: 19-00-00584-00-9.

Location of property: 624 Church Street, Royersford, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Alison Pukowsky** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders, CWABS, Inc., Asset-Backed Certificates, Series 2007-2. Debt: \$268,208.91.

Salvatore Filippello, Attorney. I.D. #313897

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

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

14-23529

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, described according to a survey made thereof by William T. Muldrew, Civil Engineer, bearing the date the 26th day of May, A.D. 1927, as follows, to wit:

BEGINNING at a point in the Southwesterly side of Duffield Street (Number 212) (40 feet wide) at the distance of 139 feet Northwesterly side of Maple Avenue (50 feet wide); thence extending South 18 degrees, 53 minutes, 10 seconds West, 105 feet to a point; thence extending North 71 degrees, 06 minutes, 50 seconds West, 46.42 feet to a point; thence extending North 18 degrees, 53 minutes, 10 seconds East, 105 feet to a point in the said Southwesterly side of Duffield Street; thence extending along the said side of Duffield Street South 71 degrees, 06 minutes, 50 seconds East, 46.42 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Leslie Anne Raynor by Deed from Leslie Anne Raynor, formerly known as Leslie Anne Medveekus, Individually and as Administratrix of the Estate of Evelyn T. Titus, deceased and Linda L. Stoute, daughter of the said Evelyn E. Titus, deceased dated May 14, 2003 and recorded May 16, 2003 in Deed Book 5459, Page 0599.

Parcel Number: 59-00-05131-00-3.

Location of property: 212 Duffield Street, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Leslie Anne Raynor** at the suit of LSF8 Master Participation Trust c/o Caliber Home Loans, Inc. Debt: \$295,055.66.

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.

14-23597

ALL THAT CERTAIN Southeasterly half of a twin message or tenement and lot or piece of ground, situate at Elkins Park in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made on April 3, 1907, by Ruddach and McCracken, Civil Engineers, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Church Road (33 feet wide) at the distance of 108 feet Northwestwardly side of Stahr Road (formerly Ogontz Avenue) (50 feet wide).

CONTAINING in front or breadth on the said side of Church Road 25 feet and extending Southwestwardly of that width in length or depth between parallel lines at right angles with the said Church Road on the Southeasterly line thereof 123.15 feet and on the Northwestery line thereof which passes through the center of the party wall of said twin message 114.48 feet, the rear line thereof being 26.01 feet.

TITLE TO SAID PREMISES IS VESTED IN Maida M. Eldabbas, Sr. by Deed from Raieda Eldabbas dated 09/25/2003 recorded 04/15/2004 in Deed Book 5504, Page 446 or at instrument number.

Parcel Number: 31-00-06748-00-7.

Location of property: 556 East Church Road, Elkins Park, PA 19027-0000.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Maida M. Eldabbas a/k/a Maida M Eldabbas, Sr.** at the suit of Bank of America, N.A. Debt: \$431,687.12.

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

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

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

14-23767

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

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

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

Martha E. Von Rosenstiel, Attorney.

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

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

14-23775

ALL THOSE FOUR (4) CERTAIN contiguous lots of pieces of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, according to a plan thereof, made by William T. Muldrew, Surveyor and Regulator, Jenkintown, PA, 04/09/1921 and recorded at Norristown, PA, in Deed Book 830, Page 600, as follows, to wit:

BEGINNING at a point, on the Northeast side of Upland Avenue (40 feet wide), at the distance of 143.65 feet, Northwestward, from the middle line of Olive Avenue (40 feet wide).

CONTAINING, together in front or breadth, on the said Northeast side of Upland Avenue, 80 feet (each lot being 20 feet in front) and extending, together, of that width, in length or depth, Southwestward, crossing Upland Avenue, between parallel lines, South 41 degrees, 04 minutes West, as follows: (1) Lot 764, on the Southeast line thereof,

146.28 feet, and on the Northwest line thereof 146.16 feet; (2) Lot 765, on the Southeast line thereof, 146.16 feet, and on the Northwest line thereof, 146.04 feet; (3) Lot 766, on the Southeast line thereof 146.04 feet, and on the Northwest line thereof, 145.93 feet, and; (4) Lot 767, on the Southeast line thereof, 145.93 feet, on the Northwest line thereof, 145.81 feet.

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

TITLE TO SAID PREMISES IS VESTED IN Anthony M. Arduino and Denise K. Arduino, by Deed from Deutsche Bank National Trust Company, as trustee, f/k/a, Bankers Trust Company of California, N.A., as Trustee for Vendeo Mortgage Trust 1994-2, dated 09/12/2005, recorded 10/31/2005 in Book 5577, Page 1446.

Parcel Number: 36-00-11209-00-5.

Location of property: 227 Upland Avenue, Horsham, PA 19044-2551.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Denise K. Arduino and Anthony M. Arduino** at the suit of Citimortgage, Inc., Successor by Merger to ABN AMRO Mortgage Group, Inc. Debt: \$178,955.96.

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

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

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

14-23909

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of Pear Tree Village, prepared for Glenn E. Garis, by Urwiler & Walter, Inc., Summerytown, PA, 18084, dated January 21, 1988, last revised November 3, 1992 and recorded in Plan Book, Page , as follows, to wit:

BEGINNING at a point of curve on the Southeast side of Packham Court (50 feet wide), a corner of Lot No. 46; thence extending from said point of beginning, and along Packham Court on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 37.23 feet to a corner of Lot No. 44 on said plan; thence extending from said Packham Court and along Lot No. 44 on said plan South 76 degrees, 41 minutes, 10 seconds East, 91.89 feet to a point; thence extending along said Lot 44 South 70 degrees, 11 minutes, 21 seconds East, 130.04 feet to a point in line of land of now or late of John L. and Jean Frederick; thence along the same and partly along land now or late of Irvin K. and Doris H. Kulp, South 51 degrees, 58 minutes, 32 seconds West, 80.25 feet to a corner of Lot No. 46 on said plan; thence along the same, North 63 degrees, 41 minutes, 22 seconds West, 180.03 feet to a point of curve on the Southeast side of Packham Court and being the first mentioned point and place of beginning.

BEING Lot No. 45 on said plan.

CONTAINING in area 10,597 square feet.

BEING part of the same premises which John R. Souder and Margaret D. Souder, his wife by Indenture bearing date the 9th day of January A.D. 1975 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on the 16th day of January A.D. 1975 in Deed Book 4001, Page 517 etc., granted and conveyed unto John R. Souder and Margaret D. Souder, husband and wife, each owning an undivided 1/2 interest as Tenants in Common, in fee.

AND the said John R. Souder departed this life on April 15, 1977 leaving a Will dated August 18, 1975 and Registered in the Register of Wills Office, at Norristown, Montgomery County under RW #46-77-9977 whose Estate Letters Testamentary were granted on April 27, 1977 unto Margaret D. Souder.

BEING part of the same premises which Margaret D. Souder by Indenture bearing date the 6th day of April A.D. 1992 and recorded at Norristown in the Office of The Recording of Deeds, in and for the County of Montgomery on the 23rd day of April A.D. 1992 in Deed Book 5004, Page 1488 etc., granted and conveyed unto Margaret D. Souder, Trustee of the Souder Revocable Living Trust, in fee.

BEING the same premises which Pear Tree Village, Inc., a Pennsylvania Corporation by Deed dated October 14, 1992 and recorded October 26, 1992 in the County of Montgomery, in Deed Book 5022, Page 1622, granted and conveyed unto James Moyer and Brenda Moyer, husband and wife, in fee.

ALSO BEING the same premises which James Moyer and Brenda Moyer, husband and wife by Deed of Correction dated December 10, 1992 and recorded December 16, 1992 in the County of Montgomery, in Deed Book 5027, Page 1970, granted and conveyed unto Pear Tree Village, Inc., a Pennsylvania Corporation, in fee.

ALSO BEING the same premises which Pear Tree Village, Inc., a Pennsylvania Corporation by Deed of Correction dated December 10, 1992 and recorded December 16, 1992 in County of Montgomery, in Deed Book 5027, Page 1974, granted and conveyed unto James Moyer and Brenda Moyer, husband and wife, in fee.

ALSO BEING the same premises which Margaret D. Souder by Corrective Deed dated the 25th day of February A.D. 1993 and forthwith intended to be recorded granted and conveyed unto Margaret D. Souder, Trustee, correcting the Deed dated April 6, 1992 between Margaret D. Souder, as Grantor, and Margaret D. Souder, Trustee of the Souder Revocable Living Trust, under Agreement dated February 20, 1992, as Grantee, and recorded on April 23, 1992 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5004, Page 1488, in order to indicate that the Grantor conveyed only her undivided one half interest as a tenant in common and not the undivided one half interest of her husband, John R. Souder, since deceased.

Parcel Number: 34-00-04098-28-7. Map #34010B027.

Location of property: 129 Packham Court, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James Moyer and Brenda Moyer** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$162,452.24 plus interest to sale date.

Heather Riloff, Attorney.

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

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

14-24011

ALL THAT CERTAIN tract or piece of land, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made September 21, 1949 by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at a point in the middle of Sunset Road, a corner of this and land of Ward D. Kramer, et ux.; thence extending along the middle of said Sunset Road, South 44 degrees, 30 minutes West, 250 feet to a point, a corner of other land of Herman and Lydia G. Schiffko of which this was a part; thence along said land, North 34 degrees, 30 minutes West, crossing a small stream, 542.5 feet to an iron pin, a corner; thence along land of George E. Gallie and Lloyd B. Groover, et ux., North 23 degrees, 20 minutes West, 360 feet to an iron pin, a corner of land of Frank C. Poley; thence along the same, North 46 degrees, 15 minutes East again crossing the small stream, 95.2 feet to an iron pin, a corner; thence still along said Poley's land, North 26 degrees, West, 215 feet to an iron pin, a corner of land of George Kluth; thence along said land, South 47 degrees, 45 minutes East, 581.5 feet to an iron pin, a corner of land of Jay Orlipp, et ux.; thence along the same, South 44 degrees, 30 minutes West, 100 feet to an iron pin, a corner; thence still along said Orlipp's land, South 47 degrees, 45 minutes East, 200 feet to an iron pin, a corner of land of Ward D. Kramer, et ux.; thence along the same, South 44 degrees, 30 minutes West, 100 feet to an iron pin, a corner; thence still along said Kramer's land, South 47 degrees, 45 minutes East, 300 feet to the place of beginning.

CONTAINING 4.987 acres of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Paul P. Copenhaver and Janet T. Copenhaver, h/w, by Deed from Kevin L. Hallman and Susan B. Hallman, h/w, dated 07/08/1991, recorded 07/11/1991 in Book 4980, Page 2138. Parcel Number: 37-00-04882-00-4.

Location of property: 53 Sunset Road, Limerick, PA 19468-1719.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul P. Copenhaver and Janet T. Copenhaver** at the suit of First Niagara Bank, N.A. s/b/m to Harleysville National Bank and Trust Company. Debt: \$156,626.11.

Matthew Brushwood, Attorney. I.D. #310592

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

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

14-24080

ALL THAT CERTAIN tract or piece of land, together with the buildings and improvements thereon erected, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made April 6, 1954, by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin on the Southeasterly side of Grater Avenue (42 feet wide), a corner of this and land now or late of Christopher and Lydia Ott; thence along said Ott's land, the two following courses and distances: (1) South 47 degrees, 43 minutes East, 120 feet to an iron pin, a corner; (2) thence South 42 degrees, 09 minutes West, 100 feet to a point, a corner of other land of Martin C. and Olga K. Waldenberger, of which this was a part; thence along the same North 47 degrees, 43 minutes West, 120 feet to an iron pin on the Southeasterly side of said Grater Avenue; thence along said side of Grater Avenue, North 42 degrees, 09 minutes East, 100 feet to the place of beginning.

CONTAINING 12,000 square feet of land, more or less.

TITLE TO SAID PREMISES VESTED IN Alex R. Infante, by Deed from William G. Biddy, dated May 27, 2005 and recorded in the Montgomery County Recorder of Deeds on June 13, 2005 in Deed Book 5557, Page 01502.

Parcel Number: 48-00-00790-00-8.

Location of property: 654 Grater Avenue, Perkiomen, PA 19426.

The improvements thereon are: One story ranch single family dwelling.

Seized and taken in execution as the property of **Alex R. Infante** at the suit of FV-1, Inc. in Trust for Morgan Stanley Mortgage, et als. Debt: \$146,120.17.

Richard J. Nalbadian, Attorney.

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

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

14-24101

PREMISES 'A'

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

BEGINNING at an iron spike in the middle of the Matsonford Road at the distance of 411.89 feet Southwestwardly from the Westerly side of a public road running through Mechanicsville to the Gulf Creek Road, said point being opposite the middle of the partition wall separating the dwelling on this from the one on the adjoining premises; thence North 28 degrees, 40 minutes West through the middle of the said partition wall 130 feet to a stake; thence South 61 degrees, 20 minutes West, 32.87 feet to a stake a corner of land now or formerly of John Wells; thence South 28 degrees, 40 minutes East, 130 feet to the middle of the Matsonford Road aforesaid; thence North 61 degrees, 20 minutes East, 32.87 feet to the first mentioned point and place of beginning.

PREMISES 'B'

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on a Plan for Karl and William Cook, made by Howard W. Doran, Registered Land Surveyor, Newtown Square, Pennsylvania, dated May 21, 1976, being bounded and described, as follows, to wit:

BEGINNING at a point, said point being corner to other land now or formerly of William Cook and corner to lands now or formerly of Lee Callick of which this is a part, said point being also in line of lands of Lot 1 on a Subdivision Plan for John Fertal and William Smith, Jr., said beginning point also located the two following courses and distances from the intersection of the title line of Matson-Ford Road (33 feet wide) and the extended Northeast side of Supplees Lane (40 feet wide): (1) North 61 degrees, 20 minutes East, 474.19 feet to a point, corner of Lot 1 and corner to other lands now or formerly of Cook; and (2) along said line of lands, North 28 degrees, 40 minutes West, 130 feet to the point of beginning; thence from said point of beginning along Lot 1 of the above mentioned plan and the outbounds of the whole tract of which this is a part, North 28 degrees, 40 minutes West, 70.33 feet to a point; corner to Lot 1 and Lot 4; thence on a curve to the left in a Northeast direction having a radius of 50 feet, for an arc distance of 59.10 feet to a point, said point having a chord bearing of North 57 degrees, 35 minutes, 23 seconds East and a chord length of 35.72 feet; thence still along Lot 4 North 62 degrees, 23 minutes, 31 seconds East, 4.40 feet to a point; thence along remaining lands now or formerly of Collick, South 28 degrees, 40 minutes East, 73.89 feet to a point, corner of lands now or formerly of Earl C. Foy; thence along lands now or formerly of Foy and other lands now or formerly of William Cook, South 61 degrees, 20 minutes West, 60 feet to point and place of beginning.

BEING Parcel Number 58-00-13468-00-1. (Premises 'A' and Premises 'B').

TITLE TO SAID PREMISES IS VESTED IN Joseph J. Bean, Jr., by Deed from Earl R. Cook and Rosa I. Cook, h/w, dated 05/08/1999, recorded 03/28/2000 in Book 5311, Page 1326.

Parcel Number: 58-00-13468-00-1.

Location of property: 255 Matsonford Road a/k/a 255 East Matsonford Road, Conshohocken, PA 19428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph J. Bean, Jr.** at the suit of Citimortgage, Inc. Debt: \$149,754.72.

Paul Cressman, Attorney. I.D. #318079

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

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

14-24587

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Ambler Borough**, County of Montgomery, Commonwealth of Pennsylvania, and described according to a Plot Plan thereof made by C. Raymond Weir, Registered Engineer dated April 2, 1954 and revised April 20, 1955 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Southern Avenue (42 feet wide) at the distance of 498.87 feet on a bearing South 86 degrees, 39 minutes East along the said side of Southern Avenue from a point of tangent in the same, said point of tangent being at the distance of 23.56 feet measured on the arc of a circle curving to the left having a radius of 15 feet from a point of curve on the Southeasterly side of South Spring Garden Street (40 feet wide); thence extending from said point of beginning North 03 degrees, 21 minutes East partly through the party wall crossing a certain 10 feet wide drainage right-of-way and also crossing a certain 20 feet wide driveway 116.08 feet to a point in line of land now or late of John E. Turner, said 20-feet wide driveway extending Southeasterly from South Spring Garden Street to Park Avenue; thence extending South 86 degrees, 42 minutes, 30 seconds East along the said Turner's land 16.20 feet to a point thence extending South 03 degrees, 21 minutes West re-crossing the aforesaid 20 feet wide driveway re-crossing the aforesaid 10 feet wide drainage right-of-way and partly through the party wall 116.10 feet to a point on the said side of Southerly Avenue 16.20 feet to the first mentioned point and place of beginning.

BEING known as No. 263 Southern Avenue as shown on the above mentioned plan.

BEING the same premises which Merle Properties, LLC, by Deed dated August 15, 2006 and recorded in the Montgomery County Recorder of Deeds Office on September 18, 2006 in Deed Book 5616, Page 2181, granted and conveyed unto Reagan Walton.

Parcel Number: 01-00-04609-00-7.

Location of property: 263 Southern Street a/k/a 263 Southern Avenue, Ambler, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Reagan Walton** at the suit of JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC. Debt: \$203,481.54.

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.

14-24633

ALL THAT CERTAIN lot or piece of ground, with the message thereon erected, situate in **West Norriton Township**, (formerly Norriton Township), County of Montgomery and Commonwealth of Pennsylvania, on a Plan of Lots laid out by David H. Ross, in said Township known as the West End Lots, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Forrest Avenue a corner of this and Lot No. 156 on said plan, at the distance of six hundred forty-six and thirty-eight one-hundredths feet Northeasterly from the North corner of Main Street and Forrest Avenue; thence along said side of said Forrest Avenue Northeasterly twenty feet to a point, a corner of this and Lot No. 152, land now or late of Harry Z. Freed; thence along the same and at right angles to Forrest Avenue and passing through the middle of the party wall of said dwelling house and the one adjoining Northwesterly one hundred thirty-two and twenty-five one-hundredths feet to a point on the Southeasterly side of a twenty feet wide alley; thence along said side of said alley Southwesterly twenty feet to a corner of this and Lot No. 156 on said plan; thence along the same and parallel with the first line Southeasterly one hundred thirty-two and twenty-five one-hundredths feet to the place of beginning.

BEING the same premises which Federal Home Loan Mortgage Corporation by Deed bearing date October 16, 2000 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, State of Pennsylvania in Deed Book 5336, Page 711 granted and conveyed unto Julie A. Nickler, in fee.

TITLE TO SAID PREMISES IS VESTED IN William Scharr by Deed from Julie A. Nickler dated April 24, 2007 and recorded May 2, 2007 in Deed Book 5645, Page 1735.

Parcel Number: 63-00-02416-00-5.

Location of property: 425 Forrest Avenue, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William Scharr** at the suit of HSBC Bank USA, National Association, as Trustee for Carrington Mortgage Loan Trust, Series 2007-HE1, Asset-Backed Pass-Through Certificates. Debt: \$121,430.45.

Brian T. LaManna, Attorney.

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

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

14-25016

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

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

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

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

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

The improvements thereon are: A residential dwelling.

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

LeeAne O. Huggins, Attorney.

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

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

14-25393

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 Southeasterly side of Locust Street at the distance of 522.6 feet Northeastwardly from the Northeastly side of Roberts Street; thence at right angles to Locust Street, Southeastwardly the line passing for a portion of the distance through the middle of the partition wall between the house hereon erected and that on the adjoining lot to the Southwest, a distance of 136 feet to the Northwestly side of a 20 feet wide alley (known as Grady Alley); thence along the same Northeastwardly 24 feet to the Southwestly side of Logan Street; thence by and along the said side of Logan Street, Northwestly and parallel with the first mentioned course 136 feet to the Southeastly side of Locust Street, aforesaid; and thence along the same Southwestwardly 24 feet to the first mentioned point and place of beginning.

BEING the same premises which David J. Stagliano, Jr. and Adrienne L. Stagliano, husband and wife, by Deed dated April 26, 2001 and recorded in the Montgomery County Recorder of Deeds Office on May 4, 2001 in Deed Book 5359, Page 211, granted and conveyed unto Juan Diaz.

Parcel Number: 13-00-20708-00-6.

Location of property: 1746 Locust Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Norma L. Diaz, as Administratrix of the Estate of Juan Diaz** at the suit of JP Morgan Chase Bank, National Association. Debt: \$106,952.49.

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.

14-25467

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

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

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

TITLE TO SAID PREMISES IS VESTED IN Jie Yun, by Deed from Dehaven L. Slough, Executor, Estate of John F. Slough a/k/a John Frank Slough, Deceased, dated 07/06/2011, recorded 07/07/2011 in Book 5806, Page 1581. Parcel Number: 66-00-06408-56-4.

Location of property: 1601 Whitpain Hills, Blue Bell, PA 19422-1360.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jie Yun** at the suit of Wells Fargo Bank, N.A. Debt: \$173,449.06.

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.

14-25652

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan 'Valley Hi West' made by Showalter and Associates, Chalfont, Pennsylvania, dated 3/26/1993 last revised 3/4/2002 and recorded in Montgomery County in Plan Book A-60, Page 343 as follows, to wit:

BEGINNING at point of reverse curve on the Southwesterly side of Lane 8 (West Autumn Court) said point being at the distance of 29.80 feet measured on the arc of a circle curving to the right having a radius of 20.00 feet from a point of curve on the Southerly side of Road B (Meadow View Lane), as shown on the above mentioned plan; thence extending from said point of beginning along the Southwesterly side of Lane 8 on the arc of a circle curving to the left having a radius of 600.00 feet the arc distance of 96.00 feet to a point a corner of Lot 113 as shown on the above mentioned plan; thence extending along the same South 71 degrees, 22 minutes, 35 seconds West, 147.30 feet to a point in line of Lot 111 as shown on the above mentioned plan; thence extending along the same and along the same North 01 degree, 29 minutes, 22 seconds West, 15043 feet to a point in the Southerly side of Road B the 2 following courses and distances: (1) on the arc of a circle curving to the left having a radius of 220.00 feet the arc distance of 24.49 feet to a point of tangent; and (2) South 85 degrees, 10 minutes, 10 seconds East, 66.78 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 29.80 feet to the first mentioned point and place of beginning.

CONTAINING in area 16,263.91 square feet.

BEING Lot Number 112 as shown on the above mentioned plan.

BEING the same premises which Valley High, LLC a Pennsylvania Limited Liability Company by Deed dated September 29, 2004 and recorded October 15, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05529, Page 0425, granted and conveyed unto Stephen G. Yakscoe and Noreen McDaniel Yakscoe, husband and wife, as Tenants by the Entirety.

Parcel Number: 43-00-00954-02-9.

Location of property: 1101 West Autumn Court, Collegeville, PA 19426.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Noreen McDaniel Yakscoe and Stephen G. Yakscoe** at the suit of U.S. Bank N.A., in its Capacity as Trustee for the Registered Holders of Asset-Backed Securities Corporation Home Equity Loan Trust 2004-HE8, Asset-Backed Pass-Through Certificates, Series 2004-HE8, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$462,643.63.

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.

14-26670

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

BEGINNING at a point on the Northwesterly side of Maple Street at the distance of two hundred seventy and four one-hundredths feet Southwestwardly from the Southwesterly side of Hillside Avenue; thence by land now or late of Wherton Sinkler passing through the center of the party wall between the house erected on this and the adjoining lot North eighty-three degrees, one minute, thirty seconds West, seventy-one and fifty-one one-hundredths feet to a point; thence North eighty-one degrees, twenty-six minutes, thirty seconds West, fifty-five and twelve one-hundredths feet

to a point; thence North eighty-one degrees, sixteen minutes, thirty seconds West, fifty-six and five one-hundredths feet to a corner of land of William Johnson; thence South three degrees, eighteen minutes West, twenty-nine and thirty-three one-hundredths feet to a corner; thence South eighty-two degrees, three one-hundredths feet to a corner; thence South eighty-two degrees, three minutes, thirty seconds East, one hundred seventy-eight feet, seven inches to the aforesaid side of Maple Street; thence by and along the same North seven degrees, fifty-six minutes, thirty seconds East, twenty-eight and ninety-five one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Jerry Weston and Rose M. Keston, his wife by Indenture dated 06/27/1969, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book and Page 3561, Page 860, granted and conveyed unto Ruben A. Badaracco and Constancia Badaracco, his wife, in fee.

Ruben A. Badaracco died on 05/13/2006 and, by operation of law, title vests solely in Constancia Badaracco, and Ruben A. Badaracco is hereby released of liability pursuant to Pa. R.C.P. No. 1144. Constancia Badaracco died on 03/29/2014, and Letters Testamentary were granted to Melissa Brasch on 05/02/2014 by the Register of Wills of Montgomery County, Estate File No.2014-X1626.

Parcel Number: 10-00-02464-00-1.

Location of property: 421 Maple Street, Jenkintown, PA 19046.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Melissa Brasch as Executrix of the Estate of Constancia Badaracco, Deceased** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$165,344.63.

Salvatore Filippello, Attorney, I.D. #313897

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount 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 February 25, 2015 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by
Russell J. Bono, Sheriff

AUDIT LIST

NOTICE ORPHANS' COURT DIVISION COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PA. ONE MONTGOMERY PLAZA

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on January 5, 2015, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Stanley R. Ott, Judge will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

Second and Final Publication

NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED IN THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:30 a.m.

1. BAUER, ANNA M. - Settlor - December 2 - John S. Middleton, Trustee. Deed dated September 12, 1994. **FBO Hughes**. T/D
2. BAUER, ANNA M. - Settlor - December 2 - John S. Middleton, Trustee. Deed dated September 12, 1994. **FBO Middleton**. T/D
3. CIOCIOLA, MAE W. - Abington - December 2 - Paul Aronovitz and Barbara Aronovitz, Co-Admr's.

4. CLIFFORD, LAWRENCE J. - Whitpain - December 3 - Richard P. Clifford, Extr.
5. CRESCENZO, GLORIA - Lower Merion - December 3 - Gary Crescenzo, Agent.
6. KIRSOPP, EDGAR C.B. - Settlor - December 3 - Stated by Norman H. Ruecker and The Glenmede Trust Company, N.A., Trustees. **FBO Margaret Douglass Jones**. Deed dated July 8, 1958. T/D
7. LANE, ELEANOR H. - Settlor - November 12 - Mary Lloyd, Trustee. **FBO Ann Elizabeth Lane**. T/D
8. LESSER, SANDRA C. - Ambler - December 2 - Theresa Buzzone, Extr.
9. LUBRIT, PHYLLIS - Lower Merion - November 25 - Joel C. Glaser, Extr.
10. MILLIGAN, TARAMICHELLE - Upper Gwynedd - December 1 -- Michael P. Milligan, Admr.
11. TANENBAUM, MYLES H. - Lower Merion - December 2 - Michael F. Rogers, Admr. Pendente Lite
12. VOGEL, THEODORE J. - Hatboro - November 25 - Scott O. Vogel, Extr.

REMANETS

13. HILLMAN, TATNALL L. - Settlor - October 29 - By McBee Butcher and Joseph J. Hill, Current Trustees, and Bonnie D. Hillman (Formerly known as Bonnie D. Hillman Van Gemert), Resigning Trustee (Appointed June 15, 2010 and Resigned as of February 10, 2014) as stated by McBee Butcher and Joseph J. Hill, Current Trustees. Deed dated August 28, 1968. **FBO Bonnie D. Hillman**. T/D
14. HILLMAN, TATNALL L. - Settlor - October 29 - By McBee Butcher and Joseph J. Hill, Current Trustees, and Bonnie D. Hillman (Formerly known as Bonnie D. Hillman Van Gemert), Resigning Trustee (Appointed June 15, 2010 and Resigned as of February 10, 2014) as stated by McBee Butcher and Joseph J. Hill, Current Trustees. Deed dated August 28, 1968. **FBO Dawn A. Hillman**. T/D

15. HILLMAN, TATNALL L. - Settlor - October 29 - By McBee Butcher and Joseph J. Hill, Current Trustees, and Bonnie D. Hillman (Formerly known as Bonnie D. Hillman Van Gemert), Resigning Trustee (Appointed June 15, 2010 and Resigned as of February 10, 2014) as stated by McBee Butcher and Joseph J. Hill, Current Trustees. Deed dated August 28, 1968. **FBO Heather L. Hillman**. T/D
16. HILLMAN, TATNALL L. - Settlor - October 29 - By McBee Butcher and Joseph J. Hill, Current Trustees, and Bonnie D. Hillman (Formerly known as Bonnie D. Hillman Van Gemert), Resigning Trustee (Appointed June 15, 2010 and Resigned as of February 10, 2014) as stated by McBee Butcher and Joseph J. Hill, Current Trustees. Deed dated August 28, 1968. **FBO His Issue**. T/D
17. HILLMAN, TATNALL L. - Settlor - October 29 - By McBee Butcher and Joseph J. Hill, Current Trustees, and Bonnie D. Hillman (Formerly known as Bonnie D. Hillman Van Gemert), Resigning Trustee (Appointed June 15, 2010 and Resigned as of February 10, 2014) as stated by McBee Butcher and Joseph J. Hill, Current Trustees. Deed dated August 28, 1968. **FBO Kenneth J. Hillman (Formerly known as Kendra J. Hillman)**. T/D
18. MA, SHI-HON - Whitemarsh - September 12 - Zhen-Mei Wang and Thomas T. Hsu, Successor Co-Extrs.
19. MONTAIGNE, SANFORD H. - Horsham - October 29 - Hugh Scott Montaigne and Mark B. Dischell, Extrs.
20. MONTAIGNE, SANFORD H. - Settlor - October 29 - Mark B. Dischell and Hugh Scott Montaigne, Trustees. Deed dated September 19, 2011. T/D

D. Bruce Hanes, Esquire
Register of Wills &
Clerk of the Orphans' Court

CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 12/12/2014, by **AES Asset Acquisition Corporation**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at Corporation Trust Center, 1209 Orange Street, Wilmington DE 19801, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County.

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.

Fortuna Station Development Group, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

CIVIL ACTION

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
CIVIL DIVISION
NO. 2014-31418

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.,
Plaintiff

vs.

ALEX J. HOWELL, in his capacity as Heir of STEPHEN J. HOWELL, Deceased

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEPHEN J. HOWELL, DECEASED,
Defendants

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEPHEN J. HOWELL, DECEASED

You are hereby notified that on November 25, 2014, Plaintiff, **WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.**, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County, Pennsylvania, docketed to No. 2014-31418. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 1085 TERRACE LANE, POTTSTOWN, PA 19464-4148, whereupon your property would be sold by the Sheriff of MONTGOMERY County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service
Montgomery Bar Association
100 West Airy Street
Norristown, PA 19401
610-279-9660, ext. 201

DISSOLUTION

Notice is hereby given that the shareholders and directors of **Morgan Moving & Storage, Ltd.**, a Pennsylvania corporation, with an address of 850 N. Charlotte Street, Pottstown, PA 19464, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Prince and Kurtas, Solicitors

934 E. High Street
P.O. Box 696
Pottstown, PA 19464

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

ACKERMAN, HELENA V., dec'd.

Late of Borough of Lansdale.
Executrix: GAIL GEREMIA,
353 W. Mt. Vernon St.,
Lansdale, PA 19446.

BRUNER, ANN M., dec'd.

Late of Springfield Township.
Executor: VINCENT BRUNER,
1218 Marietta Drive,
Ambler, PA 19002.

DIAMOND, EVELYN, dec'd.

Late of Upper Dublin Township.
Executrix: SHERRIE DIAMOND,
c/o Kenneth D. Federman, Esquire,
3103 Hulmeville Road, Suite 200,
Bensalem, PA 19020.
ATTORNEY: KENNETH D. FEDERMAN,
ROTHBERG & FEDERMAN, P.C.,
3103 Hulmeville Road, Suite 200,
Bensalem, PA 19020

GALLAGHER, RUTH also known as

RUTH F. GALLAGHER, dec'd.

Late of Abington Township.
Executrix: BARBARA HOWALD,
c/o Joseph H. Dougherty, Esquire,
2209 Mt. Carmel Avenue,
Glenside, PA 19038.
ATTORNEY: JOSEPH H. DOUGHERTY,
DOUGHERTY & ECKEL,
2209 Mt. Carmel Avenue,
Glenside, PA 19038

HARRISON, PHYLLIS M., dec'd.

Late of Whitemarsh Township.
Executrix: MARIA A. LESNIEWSKI,
c/o Beeghley and Beeghley,
3038 Butler Pike,
Conshohocken, PA 19428.

HOBER, ETHEL M., dec'd.

Late of Borough of Hatboro.
Executrix: MADELINE H. McLEOD,
c/o Edward J. Gilson, Jr., Esquire,
8001 Roosevelt Boulevard, Suite 501B,
Philadelphia, PA 19152.
ATTORNEY: EDWARD J. GILSON, JR.,
Smylie Times Building, Suite 501B,
8001 Roosevelt Boulevard,
Philadelphia, PA 19152

HOOPER, THOMAS, dec'd.

Late of Lower Merion Township.
Executors: NAOMI HOOPER,
1174 St. Andrews Road,
Bryn Mawr, PA 19010,
BANK OF AMERICA, N.A.,
c/o Isla Grant,
100 Four Falls Corporate Center, Suite 500,
West Conshohocken, PA 19428.
ATTORNEY: BENJAMIN C. TRAYES,
BALLARD SPAHR LLP,
1735 Market Street, 51st Floor,
Philadelphia, PA 19103

KOVALSKY, MORTON, dec'd.

Late of Abington Township.
Executrix: JUDITH PREISSMAN,
666 Meadowbrook Drive,
Huntingdon Valley, PA 19006.
ATTORNEY: BRUCE PREISSMAN,
1032 Mill Creek Drive, Suite 204,
Feasterville, PA 19053

KULAGA, JOAN M., dec'd.

Late of Hatfield Township.
Executor: EDWARD J. GILSON, JR.,
8001 Roosevelt Boulevard, Suite 501B,
Philadelphia, PA 19152.
ATTORNEY: EDWARD J. GILSON, JR.,
Smylie Times Building, Suite 501B,
8001 Roosevelt Boulevard,
Philadelphia, PA 19152

KUNDEL, SUSAN P. also known as

SUSAN ELIZABETH (PHILLIPS) KUNDEL, dec'd.

Late of Borough of Collegeville.
Executor: KARL J. KUNDEL,
c/o Stephen J. Labroli, Esquire,
Leonard, Sciolla, Hutchinson, Leonard & Tinari, LLP,
1500 John F. Kennedy Blvd., Suite 1910,
Philadelphia, PA 19102.

MILLER, WESLEY B., dec'd.

Late of Borough of Norristown.
Executor: RYAN A. MILLER,
c/o Andrew J. Monastra, Esquire,
Wolf, Baldwin & Associates, PC,
P.O. Box 444,
Pottstown, PA 19464.

MORRISON, LEWIS J. also known as

LEWIS JAMES MORRISON, dec'd.

Late of Towamencin Township.
Administrator: CHRISTOPHER LEE MORRISON,
c/o Norman Mittman, Esquire,
Mittman & Liebman Associates,
593-1 Bethlehem Pike,
Montgomeryville, PA 18936.
ATTORNEY: NORMAN MITTMAN,
MITTMAN & LIEBMAN ASSOCIATES,
593-1 Bethlehem Pike,
Montgomeryville, PA 18936

O'REILLY, CORA, dec'd.

Late of Abington Township.
 Executrix: BARBARA THOMAS,
 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

OBERHAUS, JANET W., dec'd.

Late of Upper Moreland Township.
 Executor: RANDAL J. McDOWELL,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046.
 ATTORNEY: RANDAL J. McDOWELL,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046

PLOSTNIEKS, HAROLD, dec'd.

Late of Lower Gwynedd Township.
 Executor: INGMAR PLOSTNIEKS,
 c/o Susan E. Piette, Esquire,
 375 Morris Road,
 P.O. Box 1479,
 Lansdale, PA 19446-0773.
 ATTORNEY: SUSAN E. PIETTE,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, P.C.,
 375 Morris Road,
 P.O. Box 1479,
 Lansdale, PA 19446-0773

ROGOZINSKI, DOROTHY J. also known as DOROTHY ROGOZINSKI, dec'd.

Late of Borough of Hatfield.
 Co-Executors: DONNA A. GALLEN AND
 RONALD W. ROGOZINSKI,
 c/o Stephen G. Welz, Esquire,
 999 Berkshire Blvd., Suite 290,
 Wyomissing, PA 19610.
 ATTORNEY: STEPHEN G. WELZ,
 999 Berkshire Blvd., Suite 290,
 Wyomissing, PA 19610

SANSONI, HILDA also known as**HILDA E. SANSONI, dec'd.**

Late of Horsham Township.
 Executors: JOSEPH SANSONI AND
 JOHN SANSONI,
 c/o Larry Scott Auerbach, Esquire,
 1000 Easton Road,
 Abington, PA 19001.
 ATTORNEY: LARRY SCOTT AUERBACH,
 1000 Easton Road,
 Abington, PA 19001

SEGNERE, ALBERT also known as**ALBERT L. SEGNERE, dec'd.**

Late of Upper Pottsgrove Township.
 Executrix: CYNTHIA H. SAYLOR,
 2241 Welsh Drive,
 Pottstown, PA 19464.
 ATTORNEY: KATHLEEN M. MARTIN,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 East High Street,
 Pottstown, PA 19464-5426

SHILLINGFORD JR., JOHN H., dec'd.

Late of Upper Merion Township.
 Executrix: KATHY A. MATTIONI,
 216 Lowrys Lane,
 Rosemont, PA 19010.

SMITH, FRANCES G., dec'd.

Late of East Norriton Township.
 Executors: DENNIS R. SMITH AND
 DAVID T. SMITH,
 c/o Nancy Hopkins Wentz, Esquire,
 1250 Germantown Pike, Suite 207,
 Plymouth Meeting, PA 19462.
 ATTORNEY: NANCY HOPKINS WENTZ,
 1250 Germantown Pike, Suite 207,
 Plymouth Meeting, PA 19462

STIELY, MARGARET FISHER, dec'd.

Late of Towamencin Township.
 Executrix: KAREN M. CARTTER,
 246 Larkspur Lane,
 Hatfield, PA 19440.

Second Publication**ADAMS JR., HIRAM A., dec'd.**

Late of Perkiomenville, PA.
 Administratrix: ALATHA V. SHERROD,
 113 Foxmeadow Drive,
 Royersford, PA 19468.
 ATTORNEY: KENNETH E. PICARDI,
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
 PICARDI.,
 1129 East High Street,
 P.O. Box 776,
 Pottstown, PA 19464

ALDRETE, BARBARA J., dec'd.

Late of Whitmarsh Township.
 Executrix: ELENA M. ALDRETE,
 c/o Leonard L. Shober, Esquire,
 308 North Main Street, Suite 400,
 Chalfont, PA 18914-2714.
 ATTORNEY: LEONARD L. SHOBER,
 SHOBER & ROCK, P.C.,
 308 North Main Street, Suite 400,
 Chalfont, PA 18914-2714

BALZER, MILDRED J. also known as**MILDRED RUTH BALZER,
MILDRED RUTH JANZEN and
MILDRED JANZEN BALZER, dec'd.**

Late of Lower Gwynedd Township.
 Executors: EDWARD M. BALZER,
 NAOMI S. BALZER HAAS AND
 DANIEL K. BALZER,
 c/o Mary L. Buckman, Esquire,
 585 Skippack Pike, Suite 100,
 Blue Bell, PA 19422.
 ATTORNEY: MARY L. BUCKMAN,
 FORD & BUCKMAN, P.C.,
 Office Court at Blue Bell, Suite 100,
 585 Skippack Pike,
 Blue Bell, PA 19422

BEATRICE, JOHN JAMES, dec'd.

Late of Lower Providence Township.
 Executrix: SUSAN M. WANNER.
 ATTORNEY: MATTHEW R. KESSLER,
 LAW OFFICES OF MATTHEW R. KESSLER, L.L.C.,
 1008 Benjamin Franklin Highway - West,
 Douglasville, PA 19518

BEZPALKO, DANIEL JOSEPH also known as**DANIEL BEZPALKO, dec'd.**

Late of Huntingdon Valley, PA.
 Executrix: CATHERINE DITRI,
 1215 Meinel Road,
 Huntingdon Valley, PA 19006.

BLUMENSTOCK, ANDREW M., dec'd.

Late of Montgomery Township.
 Executrix: MARIANNE BOEKEL,
 c/o Robert G. Hess, Esquire,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: ROBERT G. HESS,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY & O'CONNELL, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

DAHLSTROM, OSCAR W., dec'd.

Late of Upper Hanover Township.
 Executrix: ARLENE S. DAHLSTROM,
 c/o Tomlinson & Gerhart,
 414 Main Street,
 P.O. Box 14,
 East Greenville, PA 18041.
 ATTORNEY: STEPHEN J. KRAMER,
 TOMLINSON & GERHART,
 414 Main Street,
 P.O. Box 14,
 East Greenville, PA 18041

GOLDBERG, THELMA W. also known as**THELMA GOLDBERG and
TERRI W. GOLDBERG, dec'd.**

Late of Borough of Jenkintown.
 Executrix: MERYL LIGHTSTONE,
 103 Shire Drive,
 Eagleville, PA 19403.
 ATTORNEY: DAVID A. PECKMAN,
 29 Mainland Road,
 Harleysville, PA 19438

HARPER, FRANCES M., dec'd.

Late of Lower Gwynedd Township.
 Executors: CATHERINE M. HARPER AND
 THOMAS M. HARPER,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: CATHERINE M. HARPER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

HERZSTEIN SR., JOHN L., dec'd.

Late of Lower Salford Township.
 Executor: GERALD F. GLACKIN,
 107 Greenbriar Road,
 Lansdale, PA 19446.
 ATTORNEY: ALBERT L. CHASE,
 2031 N. Broad Street, Suite 137,
 Lansdale, PA 19446

INDELICARTO, MARY C., dec'd.

Late of East Norriton Township.
 Executrix: STACIE STAUFENBERG,
 619 Manchester Road,
 East Norriton, PA 19403.

JONES, GENEVIEVE T., dec'd.

Late of Douglass Township.
 Executrix: MARTHA A. MOSER,
 221 Lemon Street,
 Stowe, PA 19464.
 ATTORNEY: THOMAS L. HOFFMAN,
 WELLS, HOFFMAN, HOLLOWAY &
 STAUFFER, LLP,
 635 East High Street,
 P.O. Box 657,
 Pottstown, PA 19464

**KEILY, JOHN G. also known as
JOHN GRAHAM KEILY and
JOHN GRAHAM KEILY, JR., dec'd.**

Late of Upper Gwynedd Township.
 Executrices: DEBORAH A. LESHER AND
 PATRICIA L. DePREE,
 c/o Cordes Law LLC,
 27 South State Street,
 Newtown, PA 18940.
 ATTORNEY: WAYNE N. CORDES,
 CORDES LAW LLC,
 27 South State Street,
 Newtown, PA 18940,
 215-968-2248

KNERR, FRANK FAUST also known as**FRANK F. KNERR, dec'd.**

Late of Franconia Township.
 Administratrix: BONNIE M. STANGL,
 3356 Morris Road,
 Lansdale, PA 19446.
 ATTORNEY: FRANCIS X. BUSCHMAN, JR.,
 BUSCHMAN & JOHNSON,
 228 North Main Street,
 Souderton, PA 18964

KORSON, DONALD, dec'd.

Late of Upper Moreland Township.
 Executrix: BETTY JEANNE KORSON,
 c/o Hope Bosniak, Esquire,
 Dessen, Moses & Rossitto,
 600 Easton Road,
 Willow Grove, PA 19090.
 ATTORNEYS: DESSEN, MOSES & ROSSITTO,
 600 Easton Road,
 Willow Grove, PA 19090

LILLEY, CHARLES L. also known as**CHARLES LESLIE LILLEY, dec'd.**

Late of Franconia Township.
 Administrator: RICHARD B. SOUDER,
 192 Fretz Road,
 Telford, PA 18969.
 ATTORNEY: JEFFREY K. LANDIS,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street,
 P.O. Box 64769,
 Souderton, PA 18964

**MATTHEWS JR., CHRISTIAN W. also known as
CHRISTIAN W. MATTHEWS, dec'd.**

Late of Upper Merion Township.
 Executrix: MARY ALICE MATTHEWS,
 270 Prince Frederick Street,
 King of Prussia, PA 19406.
 ATTORNEY: KATHLEEN M. MARTIN,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 East High Street,
 Pottstown, PA 19464-5426

MONTEFUSCO, VICTORIA W. also known as VICTORIA M. MONTEFUSCO, dec'd.

Late of Whitmarsh Township.
 Executrix: MARY O'NEILL,
 P.O. Box 3124,
 Maple Glen, PA 19002.
 ATTORNEY: CHARLES R. MOYER,
 1027 Keystone Drive,
 Sellersville, PA 18960

MOSER, CHESTER S., dec'd.

Late of Upper Frederick Township.
 Executrix: VICKI L. DOTTERER,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 East Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: ERIC C. FREY,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 East Philadelphia Avenue,
 Boyertown, PA 19512

MOTZ, DOROTHY T. also known as DOROTHY THERESE MOTZ and DOROTHY MOTZ, dec'd.

Late of Whitmarsh Township.
 Executor: ROBERT MOTZ,
 c/o Peter T. Commons, Esquire,
 6377 Germantown Avenue,
 Philadelphia, PA 19144.
 ATTORNEY: PETER T. COMMONS,
 COMMONS & COMMONS LLP,
 6377 Germantown Avenue,
 Philadelphia, PA 19144

NGUYEN, ANNA M. TA, 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

ROBINSON, JANET L. also known as JANET LYNN ROBINSON and JANET ROBINSON, dec'd.

Late of Horsham Township.
 Executor: ALAN C. BRYANT,
 c/o Robert G. Hess, Esquire,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: ROBERT G. HESS,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY & O'CONNELL, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

ROSENAU, PAUL, dec'd.

Late of Abington Township.
 Executor: LAURENCE M. CRAMER,
 1333 Race Street,
 Philadelphia, PA 19107.
 ATTORNEY: LAURENCE M. CRAMER,
 1333 Race Street,
 Philadelphia, PA 19107

SAWYER, ROBERT MICHAEL also known as ROBERT M. SAWYER, dec'd.

Late of Borough of Lansdale.
 Executrix: MARY ANN SAWYER,
 2331 Brittany Pointe Estates,
 Lansdale, PA 19446.

SHERIDAN, PATRICIA A. also known as PATRICIA SHERIDAN, dec'd.

Late of Montgomery Township.
 Executor: WILLIAM D. FUCHS,
 c/o Brian R. Price & Associates,
 Pinehill Professional Center,
 140 East Butler Avenue,
 Chalfont, PA 18914.
 ATTORNEY: MARY JO BAUM,
 BRIAN R. PRICE & ASSOCIATES,
 Pinehill Professional Center,
 140 East Butler Avenue,
 Chalfont, PA 18914

SIMMS, BERTHA E., dec'd.

Late of Borough of Pottstown.
 Co-Executors: CHARLES R. SIMMS,
 9 E. Vine Street,
 Stowe, PA 19464,
 ALBERTA M. SHAWELL,
 719 Grant Street,
 Pottstown, PA 19464.

SMITH, THOMAS R. also known as THOMAS SMITH, dec'd.

Late of Whitmarsh Township.
 Executrix: ANNA BELLE BENOLIEL,
 6017 Cricket Road,
 Flourtown, PA 19031.
 ATTORNEY: ALLEN C. PANFIL,
 916 Upper State Road,
 Chalfont, PA 18914

STANLEY, TAMARA N., dec'd.

Late of Cheltenham Township.
 Administrator: CHERYL SWINTON,
 c/o Janet E. Amacher, Esquire,
 311 N. Sumneytown Pike, Suite 1A,
 North Wales, PA 19454.
 ATTORNEY: JANET E. AMACHER,
 311 N. Sumneytown Pike, Suite 1A,
 North Wales, PA 19454

STITZINGER, ROBERT H. also known as ROBERT STITZINGER and ROBERT H. STITZINGER, SR., dec'd.

Late of Towamencin Township.
 Executors: ROBERT H. STITZINGER, JR. AND
 ANDREW G. STITZINGER,
 c/o Thomas F. J. MacAniff, Esquire,
 60 East Court Street,
 P.O. Box 1389,
 Doylestown, PA 18901-0137.
 ATTORNEY: THOMAS F. J. MacANIFF,
 EASTBURN & GRAY, P.C.,
 60 East Court Street,
 P.O. Box 1389,
 Doylestown, PA 18901-0137

TAYLOR, ROBERT L., dec'd.

Late of Upper Dublin Township.
 Co-Executors: PAMELA L. KEELY,
 1321 Benard Avenue,
 Willow Grove, PA 19090,
 GARY D. TAYLOR,
 111 Clarrige Drive,
 Willow Grove, PA 19090.
 ATTORNEY: BRYAN J. ADLER,
 425 Route 70 West,
 Cherry Hill, NJ 08002

YODER, WILLIAM B. also known as WILLIAM BERRY YODER, dec'd.

Late of Upper Dublin Township.
 Executrix: ALEXANDRIA MILLER,
 157 Hartline Drive,
 Reading, PA 19606.
 ATTORNEY: ROBERT R. KREITZ,
 ROLAND & SCHLEGEL,
 627 North Fourth Street,
 P.O. Box 902,
 Reading, PA 19603

Third and Final Publication**ABRAMSON, PHYLLIS, dec'd.**

Late of Lower Moreland Township.
 Executor: MARC D. ABRAMSON,
 2350 Randolph Street,
 Huntingdon Valley, PA 19006.

ALDERFER, RANDALL L., dec'd.

Late of Franconia Township.
 Administratrix: EVA LORRAINE ALDERFER,
 658 Keller Creamery Road,
 Telford, PA 18969.
 ATTORNEY: JEFFREY K. LANDIS,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street,
 P.O. Box 64769,
 Souderton, PA 18964

BEARDEN, PATRICIA L. also known as

**PATRICIA LYNN BEARDEN,
 PATRICIA BEARDEN and
 PATTY BEARDEN, dec'd.**

Late of Limerick Township.
 Executor: RICHARD C. BEARDEN, II,
 c/o Douglas L. Kaune, Esquire,
 Unruh, Turner, Burke & Frees, P.C.,
 120 Gay Street,
 P.O. Box 289,
 Phoenixville, PA 19460.
 ATTORNEY: DOUGLAS L. KAUNE,
 UNRUH, TURNER, BURKE & FREES, P.C.,
 120 Gay Street,
 P.O. Box 289,
 Phoenixville, PA 19460

BUTLER, HENRIETTA L., dec'd.

Late of Borough of Norristown.
 Executor: RICHARD M. BASSETT, JR.,
 ESQUIRE,
 c/o Law Offices of John M. Duffy, III.
 ATTORNEY: RICHARD M. BASSETT, JR.,
 807 Garrett Road,
 Upper Darby, PA 19082

CLEMMER, MARY JANE BERTOLET also known as

MARY JANE B. CLEMMER, dec'd.
 Late of Horsham Township.
 Co-Executors: CATHERINE C. PICKELL,
 246 Aldrin Drive,
 Ambler, PA 19002,
 LEON CLEMMER, JR.,
 1630 Penllyn-Blue Bell Pike,
 Blue Bell, PA 19422.

CONRAD, CORALISE B., dec'd.

Late of Upper Moreland Township.
 Executor: WILLIAM C. BOCK,
 c/o Law Office of Gerhard & Gerhard,
 222 S. Easton Road, Suite 104,
 Glenside, PA 19038.
 ATTORNEY: ROBERT C. GERHARD, JR.,
 222 S. Easton Road, Suite 104,
 Glenside, PA 19038

CORNACOFF, JOEL B. also known as JOEL BARRY CORNACOFF and JOEL CORNACOFF, dec'd.

Late of Upper Providence Township.
 Executrix: REBECCA G. CORNACOFF,
 c/o David R. White, Jr., Esquire,
 1735 Market Street, Suite 600,
 Philadelphia, PA 19103.
 ATTORNEY: DAVID R. WHITE, JR.,
 FINEMAN KREKSTEIN & HARRIS,
 1735 Market Street, Suite 600,
 Philadelphia, PA 19103

CROSSON, MARGARET L., dec'd.

Late of Abington Township.
 Executors: RANDAL J. McDOWELL AND
 DAVID H. CROSSON,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046.
 ATTORNEY: RANDAL J. McDOWELL,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046

CZYZEWICZ, ANNABELLE MUMMERT also known as

ANNABELLE M. CZYZEWICZ, dec'd.
 Late of Upper Dublin Township.
 Executor: ALAN M. CZYZEWICZ,
 21 Teaberry Drive,
 Drums, PA 18222.
 ATTORNEY: JEFFREY R. BELLOMO,
 3030 East Market Street,
 York, PA 17402

EPPI, ANGELO MICHAEL, dec'd.

Late of Borough of Pottstown.
 Executrix: REGINA M. EPPI,
 346 Oak Street, Apt. 2,
 Pottstown, PA 19464.

FICKES, JEAN E. also known as JEAN ELIZABETH FICKES, dec'd.

Late of Abington Township.
 Executor: DAVID P. FICKES,
 c/o Randal J. McDowell, Esquire,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046.
 ATTORNEY: RANDAL J. McDOWELL,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046

GABEL, RITA also known as RITA L. GABEL, dec'd.

Late of Lower Gwynedd Township.
 Executrix: MARY ANN CARNEY,
 c/o Bernard F. Siergiej, Esquire,
 140 East Butler Avenue,
 P.O. Box 387,
 Ambler, PA 19002-0387.
 ATTORNEY: BERNARD F. SIERGIEJ,
 140 E. Butler Avenue,
 P.O. Box 387,
 Ambler, PA 19002-0387

GONDER, DANIEL S., dec'd.

Late of Montgomery Township.
 Administrator: LAURA PFEIFF,
 c/o Janet E. Amacher, Esquire,
 311 N. Sumneytown Pike, Suite 1A,
 North Wales, PA 19454.
 ATTORNEY: JANET E. AMACHER,
 311 N. Sumneytown Pike, Suite 1A,
 North Wales, PA 19454

GOSHEN, THOMAS, dec'd.

Late of Whitemarsh Township.
 Executor: FRANKLIN W. GOSHEN,
 69 Main Street,
 Bloomsbury, NJ 08804.
 ATTORNEY: PETER GEORGE MYLONAS,
 2725 West Chester Pike,
 Broomall, PA 19008

GROVES, JANET E., dec'd.

Late of New Hanover Township.
 Executrix: EVELYN P. SCHWENK,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 East Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: ERIC C. FREY,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 East Philadelphia Avenue,
 Boyertown, PA 19512

HALPIN, JOSEPH RICHARD also known as DICK HALPIN, dec'd.

Late of Horsham Township.
 Executrix: MEGAN CONNELLY,
 1870 Gibson Drive,
 Hatboro, PA 19040.

HEDNER, JOAN W. also known as JOAN HEDNER, dec'd.

Late of Horsham Township.
 Executor: CARL R. HEDNER,
 489 Creek Road,
 Doylestown, PA 18901.

HEMBERGER, ROBERT H. also known as ROBERT HEMBERGER, dec'd.

Late of Whitemarsh Township.
 Executrix: LYNNE M. CANNON,
 c/o Maza, David & Hoeffel,
 507 Salfordville Road,
 P.O. Box 369,
 Lederach, PA 19450-0369.
 ATTORNEY: PATRICIA M. DAVID,
 MAZA, DAVID & HOEFFEL,
 507 Salfordville Road,
 P.O. Box 369,
 Lederach, PA 19450-0369,
 215-256-0007

HENHOEFFER, LAURINE F., dec'd.

Late of Glenside, PA.
 Executor: JOHN R. HENHOEFFER, JR..
 ATTORNEY: PATRICK J. McMONAGLE,
 A. VICTOR MEITNER, JR., P.C.,
 564 Skippack Pike,
 Blue Bell, PA 19422,
 215-540-0575

HYER, THERESA P. also known as THERESA HYER, dec'd.

Late of East Norriton Township.
 Executor: LAWRENCE J. HYER,
 520 Elizabeth Drive,
 Eagleville, PA 19403.
 ATTORNEY: MICHAEL N. GATTO,
 925 Harvest Drive, Suite 110,
 Blue Bell, PA 19422

ISGANITIS, MARGARET J. also known as MARGARET ISGANITIS, dec'd.

Late of Borough of Telford.
 Executor: MARK J. ISGANITIS,
 c/o John H. Filice, Esquire,
 Rubin, Glickman, Steinberg & Gifford,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446.
 ATTORNEY: JOHN H. FILICE,
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446

KEELER, HAROLD L. also known as HAROLD M. KEELER, dec'd.

Late of Montgomery Township.
 Executrix: NANCY LOU MITCHELL,
 c/o Grim, Biehn & Thatcher,
 P.O. Box 215,
 Perkasio, PA 18944-0215.
 ATTORNEY: GREGORY E. GRIM,
 GRIM, BIEHN & THATCHER,
 104 South Sixth Street,
 P.O. Box 215,
 Perkasio, PA 18944

LEWIS, BETTY J. also known as BETTY JANE LEWIS, dec'd.

Late of Lower Merion Township.
 Executor: PAUL L. LEWIS,
 c/o Wendy F. Blecinski, Esquire,
 661 Moore Road, Suite 105,
 King of Prussia, PA 19406.
 ATTORNEY: WENDY F. BLECZINSKI,
 Valley Forge Square II, Suite 105,
 661 Moore Road,
 King of Prussia, PA 19406

LUDOVICO JR., LOUIS, dec'd.

Late of East Norriton Township.
 Executrix: JUDITH LUDOVICO,
 432 Saw Mill Ct.,
 East Norriton, PA 19401.
 ATTORNEYS: LARRIMORE & FARNISH, LLP,
 1800 JFK Blvd., Suite 404,
 Philadelphia, PA 19103

MELROSE JR., JOSEPH H. also known as JOSEPH H. MELROSE, dec'd.

Late of Borough of Collegeville.
 Administrator: JOSEPH ANDREW MELROSE,
 6225 Western Avenue NW,
 Washington, DC 20015.
 ATTORNEY: DAVID S. KAPLAN,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 East High Street,
 Pottstown, PA 19464-5426

NASE, LILLIAN F. also known as LILLIAN NASE, dec'd.

Late of Borough of Lansdale.
 Executrix: THERESA FISHER,
 2906 Siloam Road,
 Pueblo, CO 81005.

OBUEHANICK, BARBARA A., dec'd.

Late of Borough of Pottstown.
 Executrix: MICHELLE J. OBUHANICK,
 1216 Cherry Street,
 Pottstown, PA 19464.
 ATTORNEY: DAVID A. MEGAY,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 East High Street,
 Pottstown, PA 19464-5426

**PILOT JR., THOMAS RONALD also known as
T. RONALD PILOT, JR., dec'd.**

Late of Ardmore, PA.
 Executor: ROY N. ROGERS,
 251 S. Old Middletown Road,
 Media, PA 19063.
 ATTORNEY: JANIE S. MERSHON,
 101 Lindenwood Drive, Suite 225,
 Malvern, PA 19355

PROITTE SR., JOHN J., dec'd.

Late of West Pottsgrove Township.
 Executrices: JOANNE MYERS AND
 THERESA M. BLACKWELL,
 c/o Jack F. Wolf, Esquire,
 Wolf, Baldwin & Associates, PC,
 P.O. Box 444,
 Pottstown, PA 19464.

**RAFFEL, DONALD LOUIS also known as
DONALD L. RAFFEL, dec'd.**

Late of Upper Merion Township.
 Executrix: JUDITH S. JOSEPH,
 1109 Old Ford Road,
 Huntingdon Valley, PA 19006.
 ATTORNEY: JEFFREY WOOD,
 2300 DeKalb Pike,
 East Norriton, PA 19041

RIEKER, CHARLES also known as

CHARLIE RIEKER, dec'd.
 Late of Towamencin Township.
 Executors: JAMES R. RIEKER AND
 KENNETH C. RIEKER,
 4 Wisteria Ct.,
 Sellersville, PA 18960.

ROMANO, ADAM SALVATORE also known as

**ADAM S. ROMANO,
 ADAMO ROMANO and
 ADAM ROMANO, dec'd.**
 Late of Montgomery Township.
 Executor: FRANK ROMANO,
 138 Applewood Lane,
 Lansdale, PA 19446.

SAVACOO, ANNE MARIE also known as

**ANNE M. SAVACOO and
 ANNE SAVACOO, dec'd.**
 Late of Whitpain Township.
 Executor: ROBERT J. McCARD,
 5 Valley View Lane,
 Burlington, CT 06013.

SAVITT, JACQUELINE B., dec'd.

Late of Upper Dublin Township.
 Executrix: CATHY STOLBERG,
 5 Woodmont Drive,
 Randolph, NJ 07869.

**SELLERS, RITA HODGE also known as
DR. RITA SELLERS, dec'd.**

Late of Whitpain Township.
 Executrix: SUZANNE SELLERS,
 1626 Muhlenburg Drive,
 Blue Bell, PA 19422.

SHOR, BETTIE, dec'd.

Late of Upper Moreland Township.
 Executrix: LISA TROLLINGER,
 c/o Anthony A. Mandio, Esquire,
 680 Middletown Blvd.,
 Langhorne, PA 19047.
 ATTORNEY: ANTHONY A. MANDIO,
 680 Middletown Blvd.,
 P.O. Box 308,
 Langhorne, PA 19047

VOLPI, BERNADETTE R., dec'd.

Late of Upper Merion Township.
 Executrix: BERNADETTE T. WEIS,
 c/o Mark Ryan, Esquire,
 618 Swede Street,
 Norristown, PA 19401.

WARD, PHILIP SCOTT, dec'd.

Late of Towamencin Township.
 Executrix: SANDRA LYNN WARD,
 c/o Sommar, Tracy & Sommar,
 210 S. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: KEVIN J. SOMMAR,
 SOMMAR, TRACY & SOMMAR,
 210 S. Broad Street,
 Lansdale, PA 19446

YODER JR., WALTON B., dec'd.

Late of Franconia Township.
 Executrix: THERESA E. PETERSEN,
 180 Green Hill Road,
 Telford, PA 18969.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street,
 P.O. Box 64769,
 Souderton, PA 18964

YOUNG, GRACE C., dec'd.

Late of Whitpain Township.
 Executor: RANDAL J. McDOWELL,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046.
 ATTORNEY: RANDAL J. McDOWELL,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046

ZYGMONT, RICHARD L., dec'd.

Late of Upper Moreland Township.
 Executors: RAYMOND W. ZYGMONT AND
 JOANNE D. ZYGMONT,
 400 Davisville Road,
 Willow Grove, PA 19090.
 ATTORNEY: DAVID P. GRAU,
 911 N. Easton Road,
 P.O. Box 209,
 Willow Grove, PA 19090

TERMINATION OF PARENTAL RIGHTS

**TERMINATION OF PARENTAL RIGHTS
 IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 ORPHANS' COURT CASE
 NO. 2014-A0144**

**TO: James Bernsteel (Birth Father of Abigail Grace
 Dechant)**

A petition has been filed asking the Court to put
 an end to all rights you have to your child, Abigail Grace
 Dechant, who was born on June 20, 2014 in Sellersville, PA.
 The Court has set a hearing to consider ending your
 rights to your child. That hearing will be held in
 Courtroom No. 14 before Hon. Stanley R. Ott at
 One Montgomery Plaza, 425 Swede Street, Norristown, PA,
 on Thursday, January 8, 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. You are also warned that if you fail to file either an acknowledgment of paternity or claim of paternity pursuant to 23 Pa. C.S.A. Section 5103, and fail to either appear at the hearing to object to the termination to your rights or file written objection to such termination with the Court prior to the hearing your rights may also be terminated under **Pa. C.S.A. Section 2503(d) and Sec. 2504(c) or Sec. 2511(a)(1) and 2511(a)(6) of the Adoption Act.** There is an important option that may be available to you under Act 101 **Pa. C.S.A. Sec. 2731-2742** that allows for a voluntary agreement for continuing contact or communication following an adoption. Contact immediately the Law Offices of Jay H. Ginsburg, at 527 Swede St., Norristown, PA 19401 (610-277-1999), or Montgomery County Orphans' Court-One Montgomery Plaza - 425 Swede Street, Norristown, PA:

Lehigh County Lawyer Referral Service
1114 Walnut Street
Allentown, PA 18102
610-433-7094

TRUST NOTICES

First Publication

THE FRANCES G. SMITH REVOCABLE TRUST - 1994

FRANCES G. SMITH, DECEASED LATE OF E. NORRITON TWP., MONTGOMERY COUNTY, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Successor Trustees: Dennis R. Smith & David T. Smith
c/o Nancy Hopkins Wentz, Esq.
1250 Germantown Pike, Ste. 207
Plymouth Meeting, PA 19462

Or to their Atty.: Nancy Hopkins Wentz
1250 Germantown Pike, Ste. 207
Plymouth Meeting, PA 19462

Third and Final Publication

THE BENEFICIARY OF THE REVOCABLE TRUST OF KATHRYN L. SWOPE AND THE KATHRYN L. SWOPE FAMILY TRUST KATHRYN L. SWOPE, DECEASED Late of Lower Merion Twp., Montgomery County, PA

The undersigned being named as trustee, all persons indebted to the Trusts are requested to make payment and those having claims present the same to:

Trustee: James M. Swope
c/o Lynne M. Spangler, Esq.
30 Cassatt Ave.
Berwyn, PA 19312

Or to his Atty.: Lynne M. Spangler
McAndrews Law Offices, P.C.
30 Cassatt Ave.
Berwyn, PA 19312

EXECUTIONS ISSUED

Week Ending December 19, 2014

The Defendant's Name Appears First in Capital Letters

ABRAHAM, JAN: DAVID - Citimortgage, Inc.; 200937520; \$1,094,794.64.
BAKER, MARY - Good Will Steam Fire Engine Company No 1, et al.; 201433080; WRIT/EXEC.
BROWN, KENNETH: M&T BANK, GRNSH. - Springleaf Financial Services Of Pennsylvania, Inc.; 201429722; \$3,061.97.
CAMEJO, SILVIA - The Bank Of New York Mellon, et al.; 201427513; \$155,962.19.
CAMERON, WILLIAM: DOROTHY - Us Bank National Association, et al.; 201335880.
CARCAREY, KRISTINE - Bank Of America Na, et al.; 201403458; \$273,412.51.
CONCORD MANUFACTURING COMPANY: AMBROSE RIGGING, GRNSH. - Pnc Bank National Association; 201432406; WRIT/EXEC.
CONNOR, ROBERT: SCHROYER, KAREN - J P Morgan Chase Bank Na, et al.; 201233006; ORDER/AMEND IN REM JDMT 496,46.
DAVIS, DAWN: EDWARD: POLICE & FIRE FEDERAL CREDIT UNION, GRNSH. - J & J Environmental, Inc.; 201431440; \$4,936.39.
DAVIS, JAMES - Wells Fargo Bank Na; 201336505; \$404,687.61.
DE SANTIS, MARIA: MARK - Nationstar Mortgage, LLC; 201418079.
DERSTINE, RICHARD: TAMMY - Deutsche Bank National Trust Company; 201427981.
FOSBENNER, ADAM: DEFILIPPO, GINA - Federal National Mortgage Association, et al.; 201425757; \$153,199.05.
HALFPENNY, MELISSA: ROB: CITIZENS BANK, GRNSH. - All Claims Adjusters, LLC; 201429265; \$10,577.28.
HEMMIG, RHONDA - Rich, Kelly; 201109798; WRIT/EXEC.
HILCO CORPORATION: PNC BANK, GRNSH. - Ingberman-Ginsberg Company, LLC, et al.; 201422559; \$920,538.88.
JAWORSKI, ANTHONY: TANYA - Us Bank National Association, et al.; 201422137; \$176,843.08.
JOHNSON, ELAINE: JAMES - Select Portfolio Servicing, Inc.; 201306139; \$223,610.15.
LANDAU, ELIAS: JANNEY MONTGOMERY SCOTT, LLC, GRNSH. - 191 Presidential Condominium Unit Owners Association; 201427384; \$6,256.46.
LANDAU, ELIAS: JANNEY MONTGOMERY SCOTT, LLC, GRNSH. - 191 Presidential Condominium Unit Owners Association; 201427408; \$9,965.46.
LANDAU, ELIAS: JANNEY MONTGOMERY SCOTT, LLC, GRNSH. - 191 Presidential Condominium Unit Owners Association; 201427441; \$10,292.46.

LATTANZE, ANDREW: PNC BANK, GRNSH. - Unifund Corporation, et al.; 200944205; WRIT/EXEC.
 MARTIN, CHRISTOPHER - Wells Fargo Bank Na; 201133302; AMEND IN REM/153,398.76.
 MASSENGILL, SKIP: JOANNE: TD BANK, GRNSH. - Benchmark School; 201329195.
 MENTO, ROBERT: ROSE - Phoenixville Federal Bank & Trust; 201402951.
 MITCHELL, CHARLES: TYNEKA: NATIONAL PENN BANK, GRNSH. - New Century Bank, et al.; 201114976.
 MURPHY, MARY: AKA MARY ANN BROWN - Wells Fargo Bank Na, et al.; 201304610.
 PANEZ ENTERPRISES, INC.: MONDANA KITCHEN: MIDA HOLDINGS, INC., ET AL. - Providence Town Center Limited Partnership, et al.; 201433306; 15,583.31 & POSSESSION.
 ROBERTSON, JOHN: JOHN: JOHN, ET AL. - Us Bank National Association; 201311225; \$1,004,421.60.
 ROBINSON, HELEN - James B Nutter And Company; 201324367.
 ROHLFING, MICHAEL: CUSTER, NICOLE - Bank Of America Na; 201335047; \$122,692.64.
 SANTOS, EDWIN: LYNNETTE - The Bank Of New York Mellon Trust Company, et al.; 201425654; \$197,202.21.
 SCARANO, JOHN - Us Bank National Association; 201325047.
 SMITH, MICHAEL: KIMBERLY: BARNES-SMITH, KIMBERLY, ET AL. - Us Bank National Association; 201307170; \$709,452.13.
 SPAMPINATO, MICHAEL: SPAMPS, INC.: PENN LIBERTY BANK, GRNSH. - Sysco Philadelphia, LLC; 201420163; \$17,855.58.
 TAYLOR, NEILA: NEILA - Bank Of America Na, et al.; 201408545; \$372,455.57.
 WILLIAMS, MATTHEW - Spring Mountain Summit Condominium Association; 201429997; WRIT/EXEC.

Bernstein, Howard: Freda; 201463834; \$2136.89.
 Bezar, Kenneth: Barbara; 201463843; \$5180.75.
 Bookman, Ronald: Ontario, Leisanne; 201463851; \$713.37.
 Bora, Ann; 201463808; \$1069.05.
 Brown, Peter: Patricia Trish; 201463840; \$727.04.
 Callisto, James; 201463850; \$21208.96.
 Coe, Keith: Kylelynn; 201463805; \$907.45.
 Davidheiser, Timothy: Michelle; 201463848; \$1289.51.
 Davidson, Gilbert; 201463793; \$2136.67.
 Davila, Jose: Gina; 201463823; \$882.85.
 Dickson, Amy; 201463845; \$3309.63.
 Dupertuis, William; 201463800; \$4152.53.
 Faust, William; 201463824; \$822.14.
 Freedman, Nadine; 201463801; \$3181.82.
 Gadsden, James; 201463833; \$9459.01.
 Gonzalez, Hiram: Rodriguez, Maria; 201463829; \$1289.20.
 Gotsiridze, Ramazi: Sanadze, Marina; 201463806; \$1069.03.
 Green, Danielle; 201463847; \$656.96.
 Grossman, Marc: Ellen; 201463855; \$6315.50.
 Gruzinski, Joseph; 201463826; \$4374.46.
 Gulian, Kathleen; 201463849; \$3316.10.
 Harmon, Lovell; 201463799; \$4596.30.
 Harmon, Lovell: Truesdale-Harmon, Lynada; 201463802; \$398.07.
 Kadyshes, Arthur; 201463839; \$845.85.
 Lange, Kenneth; 201463844; \$5531.43.
 Lloyd, Carol; 201463812; \$818.41.
 Ludy, Fred; 201463828; \$8750.60.
 Major, Michelle; 201463810; \$989.32.
 Maslanek, Wilhelmina; 201463830; \$995.59.
 Mason, Clifford: Carmen; 201463815; \$1172.25.
 Mattson, Trace; 201463817; \$1033.55.
 Menard, Patricia; 201463827; \$1558.38.
 Michiels, Jean: All Star Express Lube; 201463836; \$2765.63.
 Nery, Ricardo; 201463794; \$1269.26.
 Oelschlager, Richard: Denise; 201463795; \$1447.24.
 Osborne, Gregory: Randi; 201463825; \$7239.29.
 Ott, Jason: Tracey; 201463818; \$802.78.
 Pickens, Charles; 201463842; \$668.93.
 Ricciardi, Louis: Dritsas, Jennifer; 201463835; \$2180.94.
 Robinson, Sheila; 201463853; \$914.93.
 Robinson, Sheila: Keith; 201463832; \$2614.95.
 Rodgers, Christopher: Maureen; 201463813; \$1124.51.
 Rosato, Robert: Scogis Classic Italian Inc; 201463792; \$4853.27.
 Rossi, Harriet; 201463838; \$10414.41.
 Sando, Joyce; 201463803; \$3322.67.
 Schagrin, Steven: Sally; 201463814; \$4876.54.
 Sciarra, Scott: Susan; 201463820; \$2094.67.
 Smith, Charles; 201463796; \$27419.44.
 Spolitino, Fred; 201463809; \$1816.10.
 Tao, Harrison; 201463807; \$2379.45.
 Taylor, Eunice; 201463804; \$9325.26.
 Tulio, Bruce; 201463841; \$390.76.
 Uboh, Usen; 201463791; \$770.63.
 Vahey, David; 201463852; \$50384.27.
 Ward, Monica; 201463798; \$937.17.
 Wertheimer, Leon: Tova; 201463811; \$7143.57.
 White, Nelson; 201463854; \$494.50.
 Williamson, Robert; 201463831; \$3132.61.
 Wilson, Anthony; 201463819; \$3795.06.
 Wiser, Marc; 201463837; \$1684.62.

JUDGMENTS AND LIENS ENTERED

Week Ending December 19, 2014

The Defendant's Name Appears First in Capital Letters

ANDREW MEYER DESIGNS LLC - Jay Gems Inc; 201432998; Foreign Judgment; \$109834.98.
 DOWNLINGS PALACE INC: DOWLING, STACEY - Cole, Valerie; 201432760; Certification of Judgment; \$75000.000.
 SALADWORKS LLC - Metro Bank; 201433000; Complaint In Confession of Judgment; \$466467.26.
 STEIN, LEONARD: ADELE - Swat Environmental; 201433057; Mechanics Lien Claim; \$1,210.00.

ABINGTON TWP. - entered municipal claims against:

Unknown Heirs: Radwanski, Julius; 201432992; \$973.63.
 Unknown Heirs: Radwanski, Julius; 201432993; \$1088.82.

PENNA. DEPT. OF REV. - entered claims against:

Amir, Noreen; 201463797; \$4712.44.
 Beifeld, David; 201463816; \$2475.02.

**PENNA. UNEMP. COMP. FUND -
entered claims against:**

Carroll, Gertrude: C & C Janitorial Services; 201463821;
\$825.86.
Expert Service Providers Llc; 201463822; \$2,707.99.

**UNITED STATES INTERNAL REV. -
entered claims against:**

Agliano Brothers Trucking; 201471127; \$39466.14.
Bradley, Richard: Jill; 201471119; \$63258.40.
Helping Hands Companions Inc; 201471115; \$2730.00.
Keystone Grill And Family Bistro Inc; 201471118;
\$25621.78.
Kilstein, Martin; 201471128; \$14240.95.
La Campagnola Inc; 201471122; \$5128.61.
Lee, William; 201471130; \$1269.29.
Lorz, Richard: Cynthia; 201471120; \$98872.27.
Lumpkin, Julius; 201471125; \$35671.97.
Manopello, Richard; 201471124; \$590935.31.
Manopello, Richard: Linda; 201471123; \$83708.63.
Morris, J.: Jane; 201471121; \$101538.70.
Norristown On-Site Incorporated; 201471126;
\$144270.33.
Powell, Patrick; 201471117; \$8882.16.
Samango, Anthony; 201471129; \$1134956.79.
Schuettler, Robert; 201471114; \$15658.67.
Vfkh Montessori School Inc; 201471116; \$46666.28.

LETTERS OF ADMINISTRATION

Granted Week Ending December 19, 2014

**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

HARBACH, MICHAEL A., SR. - West Pottsgrove Township;
Harbach, Michael, Jr., 915 Levensgood Road
Pottstown, PA 19464.
HEIST, RICHARD H. - Collegeville Borough;
Heist, Elaine M., 940 Locust Street
Collegeville, PA 19426.
KNERR, FRANK F. - Franconia Township;
Stangl, Bonnie M., 3356 Morris Road
Lansdale, PA 19446.
MYERS, JAMES A. - Upper Moreland Township;
Gallagher, Joseph, 104 W. Main Street
Middletown, DE 19709; Semisch, Mark R.,
408 North Easton Road Willow Grove, PA 19090.
NIEMCZUK, JOHN P. - Royersford Borough;
Niemczuk, Rebecca L., 339 Spring Street
Royersford, PA 19468.
WALSH, JANE E. - Cheltenham Township;
Walsh, Brian R., 324 Oak Road Glenside, PA 19038.
WALTER, JAMES T., SR. - Ambler Borough;
Walter, James T., Jr., 220 Hendricks Street
Ambler, PA 19002.

SUITS BROUGHT

Week Ending December 19, 2014

**The Defendant's Name Appears
First in Capital Letters**

ANDRIOLE, JOHN - Wells Fargo Financial Pennsylvania Inc;
201433003; Complaint In Mortgage Foreclosure;
Lobb, Jonathan.

BROWN, MICHAEL: MICHAEL - Cracchiolo, Nadija;
201433048; Civil Action; Pauker, Lawrence.
FAJARDO, JOSE - Lizardi, Peggy; 201432742;
Support/Exceptions.
GARNET HILL CONST MGRS & GEN
CONTRACTORS INC: EMIDY, TROY -
Bowen, Peter; 201433047; Defendants Appeal
from District Justice.
GEORGE, PORTIA - George, William; 201433052;
Complaint Divorce; Reinherz, David N.
HOSLYN, ROSEMARIE: ROSEMARIE -
Wells Fargo Financial Pennsylvania Inc; 201433005;
Complaint In Mortgage Foreclosure; Wapner, Peter.
JOHNSON, ESTERIA - Hallmark Of New Jersey Inc;
201433053; Civil Action; Priluker, Louis B.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Mccollum, James; 201432933;
Appeal from Suspension/Registration/Insp;
Mittman, Jeremy Z.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Mccollum, James; 201432935;
Appeal from Suspension/Registration/Insp;
Mittman, Jeremy Z.
POOLE, DAVID - Poole, Laura; 201432989;
Complaint Divorce.
REYNOLDS, SHERYLE - Davis-Satchell, Gwendolyn;
201432997; Civil Action; Devirgilis, John.
SMITH, ANTHONY - Kentucky Guardianship
Administrators Llc; 201433004; Foreign Subpoena.
WILKINSKY, JASON: JASON: KATYANN -
Santander Bank Na; 201433006; Complaint In
Mortgage Foreclosure; Wapner, Peter.

WILLS PROBATED

Granted Week Ending December 19, 2014

**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Executors**

BAUS, FREDERICK G., JR. - Rockledge Borough;
Discher, Kathleen D., 58 N. Sylvania Avenue
Rockledge, PA 19046; Praediger, Linda J.,
307 Rockledge Avenue Rockledge, PA 19046.
BLACK, MARIANNE C. - Springfield Township;
Black, Christopher, 2680 Romig Road
Gilbertsville, PA 19525.
BRENNAN, MARY - Bridgeport Borough;
Zadroga, Deborah M., 703 Pershing Street
Bridgeport, PA 19405.
BUTLER, HENRIETTA L. - Norristown Borough;
Bassett, Richard M., Jr., 807 Garrett Road
Upper Darby, PA 19082.
COLLINGS, CLIFFORD C., JR. - Lower Merion Township;
Collings, Charles P., 150 Mill Creek Terrace
Gladwyne, PA 19035.
CONRAD, CORALISE B. - Upper Moreland Township;
Bock, William C., 51 County Line Road
Huntingdon Valley, PA 19006.
CORNACOFF, JOEL B. - Upper Providence Township;
Cornacoff, Rebecca G., 823 Woods End Court
Collegeville, PA 19426.
CRAMER, JEAN R. - Upper Dublin Township;
Fantini, Kathleen, 1202 Cedar Road
Ambler, PA 19002.

CROSSON, MARGARET L. - Abington Township;
Crosson, David H., 1103 Chelesa Court
Hatfield, PA 19440; Mcdowell, Randal J.,
1843 Harte Road Jenkintown, PA 19046.

DEVAN, J. R. - East Norriton Township;
Yeatman, Bonnie, 174 Ramunno Circle
Hockessin, DE 19707-2065.

DUVA, BARBARA L. - West Norriton Township;
Duva, Michael, 38 Galbraith Avenue
Norristown, PA 19403.

EPPS, ANGELO M. - Pottstown Borough;
Epps, Regina M., 346 Oak Street
Pottstown, PA 19464.

ETSKOVITZ, MARK - Upper Dublin Township;
Etskovitz, Jayne A., 1356 Hideaway Circle
Fort Washington, PA 19034.

FLAGG, DEBORAH A. - ; Mayer, Louis P.,
2242 Cambridge Circle Jamison, PA 18929.

HARPER, FRANCES M. - Lower Gwynedd Township;
Harper, Catherine M., 904 Swedesford Road
Lower Gwynedd, PA 19002; Harper, Thomas M.,
163 Vassar Circle Villanova, PA 19085.

HENDERSON, BERNARD - Horsham Township;
Henderson, Roberta, 10 Goldenrod Lane
Horsham, PA 19044-1819.

HYKEL, YVONNE - Lower Gwynedd Township;
Hykel, Rosemary, 245 Hampton Road
King Of Prussia, PA 19406.

INTEGLIA, FELIX - Springfield Township;
Krauth, Theresa J., 511 E. Heather Road
Oreland, PA 19075.

KEELER, HAROLD L. - Montgomery Township;
Mitchell, Nancy L., 4414 Gunlyn Road
Perry Hall, MD 21128.

KOVALSKY, MORTON - Abington Township;
Preissman, Judith, 666 Meadowbrook Drive
Huntingdon Valley, PA 19006.

LEWIS, BETTY J. - Lower Merion Township;
Lewis, Paul L., 521 Baird Road
Merion Station, PA 19066.

LIPPINCOTT, LEVAUN - Lower Merion Township;
Graulity, Levaun B., 14 Iron Mine Road
West Stockbridge, MA 01266-9221.

LUPO, JOSEPH M. - West Norriton Township;
Lupo, Elizabeth M., 190 Oxford Circle
Norristown, PA 19403.

OREILLY, CORA - Abington Township;
Thomas, Barbara A., 1250 Fleetwood Road
Rydal, PA 19046.

PERRY, ERNEST - East Norriton Township;
Perry, Willie, 205 S. Five Points Road
West Chester, PA 19382.

PHILLIPPS, CHRISTINE P. - Lower Merion Township;
Wales, Ellen P., 28 Barnes Road
Millwood, NY 10546-0666.

POTTS, LYNN W. - Montgomery Township;
Rahn, John E., 2201 Cabot Circle
Pinehurst, NC 28374.

SAYLOR, JOHN J. - Norristown Borough;
Chermansky, Teresa M., 251 Merwin Drive
Norristown, PA 19403.

SHOR, BETTIE - Upper Moreland Township;
Trollinger, Lisa, 309 Spring Wood Court
Allentown, PA 18104.

SIMMS, BERTHA E. - Pottstown Borough;
Shawell, Alberta M., 719 Grant Street
Pottstown, PA 19464; Simms, Charles R.,
9 E. Vine Street Stowe, PA 19464.

STITZINGER, ROBERT H. - Towamencin Township;
Stitzinger, Andrew G., 1252 Colonial Drive
Hatfield, PA 19440; Stitzinger, Robert H., Jr.,
651 Grantham Lane Harleysville, PA 19438.

WILLIAMS, MARGARET - Lower Providence Township;
Manno, Carole P., 303 Collegeville Road
Collegeville, PA 19426.

ZYGMONT, RICHARD L. - Upper Moreland Township;
Zygmont, Joanne D., 400 Davisville Road
Willow Grove, PA 19090; Zygmont, Raymond W.,
400 Davisville Road Willow Grove, PA 19090.

RETURN DAY LIST

January 12, 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. Allan A. Myers L.P. v. J.G. Nascon, Inc. - Motion to Compel Answers to Plaintiff's Interrogatories and Request for Production of Documents (Seq. 23 D) - **E. Blaker - T. Bielli.**
2. Allen v. Owens Illinois, Inc. - Motion of Defendant Owens Illinois, Inc., to Compel Discovery Responses from Sean K. Allen, et al. (Seq. 10 D) - **R. Murphy - B. Gotthelf.**
3. Allen v. Owens Illinois, Inc. - Motion of Defendant Owens Illinois, Inc. to Compel Discovery Responses from Sean K. Allen, et al. (Seq. 7 D) - **R. Murphy - E. Kadish.**
4. Baird v. Thomas - Motion to Compel (Seq. 34 D) - **J. Donoghue - A. Griffith.**
5. Bank Financial Services Group v. Meyer Chatfield Corporation - Meyer Chatfield Corporation's Verified Motion for Constructive Trust (Seq. 206 D) - **D. Braverman - S. Schildt.**
6. Bank Financial Services Group v. Meyer Chatfield Corporation - Motion to Strike and Quash Notice/Subpoena (Seq. 205 D) - **D. Braverman - S. Schildt.**
7. Bank of America, N.A. v. Allen - Motion to Reassess Damages (Seq. 14) - **J. Lobb.**
8. Bank of America, N.A. v. Freeman - Motion to Reassess Damages (Seq. 38) - **M. Brushwood - A. Tuttle.**
9. Bank of America, N.A. v. Harris - Motion to Strike Lis Pendens (Seq. 14) - **E. Wassall.**
10. Bank of America, N.A. v. Stagliano - Motion to Reassess Damages (Seq. 15) - **J. Krohn - D. Mudrick.**
11. Becker v. Daye - Motion for the Entry of a Court Order After the Entry of Judgment by Default (Seq. 19).
12. Belz v. Holy Redeemer Hospital and Medical Center - Motion to Compel Plaintiff's Discovery Responses (Seq. 9 D) - **K. Erbstein - D. Camhi.**
13. Bobeck v. Bobeck - Petition to Withdraw as Counsel (Seq. 157) - **C. Sattin - J. Rounick.**

14. **Bolden v. Rest Haven Nursing Center** - Whitemarsh, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 93 D) - **B. Strauss - R. Dillon - E. Wilson.**
15. **Brandel v. Brandel** - Petition to Withdraw as Counsel (Seq. 58) Only Docket #2004008-07 - **P. Dolan - R. Costello.**
16. **Bre Retail Residual Shops at Valley Forge Owner, LLC v. Mucho** - Plaintiff's Motion to Compel Deposition, et al. (Seq. 10 D) - **P. Lesser.**
17. **Broadnax v. Carboni** - Motion of Defendants Carboni to Compel Plaintiff Karen Broadnax to Answer Discovery (Seq. 8 D) - **A. Krantz - G. Noel.**
18. **Bullard v. Chen** - Defendant Steven Chen, DPM's Motion to Compel Plaintiff's Signed Authorizations for Records from District Health Center #4, et al. (Seq. 27) - **L. Solomon - R. Dillon.**
19. **Burner v. Sciandra** - Defendant's Motion to Compel Plaintiff to Sign Martin Health System Authorization for Release of Patient Health Information (Seq. 56-D) - **P. Munsing - J. Dodd-O.**
20. **Bushwick Metals, Inc. v. Chowns Fabrication and Rigging, Inc.** - Motion to Strike Defendant's Responsive Pleading (Seq. 3) - **M. Lannutti.**
21. **Caulker v. Peters** - Motion of Defendant George Peters to Compel Plaintiff's Answer to Interrogatories and Response to Request for Production of Documents (Seq. 9 D) - **M. Greenfield - J. Pulcini.**
22. **Centanni v. Centanni** - Motion to Compel Attendance at Deposition (Seq. 19 D) - **J. Asher - M. Himsworth.**
23. **Chase Home Finance, LLC v. Jarmon** - Motion to Reassess Damages (Seq. 76) - **C. Dunn.**
24. **Citimortgage, Inc. v. Bean** - Motion to Reassess Damages (Seq. 5) - **K. Bates.**
25. **Citimortgage, Inc. v. Fish** - Motion to Reassess Damages (Seq. 78) - **F. Hallinan.**
26. **Citimortgage, Inc. v. Hirsh** - Motion to Reassess Damages (Seq. 30) - **C. Viola.**
27. **Coalition for Neighborhood Character & Quality v. St. Charles Borromeo Seminary** - Motion to Strike Preliminary Objections and Quash Appearance of St. Charles Borromeo Seminary (Seq. 12) - **K. Aaron - P. Macdonald.**
28. **Cohen v. Griffin** - Defendant's Motion to Compel Compliance With Subpoena to Penn Presbyterian Medical Center (Seq. 60 D) - **M. Greenfield - L. Janiczek.**
29. **Coia v. Coia** - Petition to Withdraw as Counsel (Seq. 54) - **B. McGovern - P. Scharff.**
30. **Commonwealth of Pennsylvania Department of Transportation v. Zhu** - Motion for Declaratory Judgment as Ancillary Relief to the Claims of The Homeowners Association for Monetary Interest (Seq. 52) - **C. Clements.**
31. **Dahlquist v. Pennise** - Motion to Compel Answer to Set IV Interrogatories from Defendant Thomas Pennise (Seq. 202d) - **W. Marshall - A. Kramer.**
32. **Darden v. SWNH, LLC d/b/a Suburban Woods Health & Rehabilitation Center** - Plaintiff's Motion to Compel Discovery (Seq. 61 D) - **R. Krisztal - L. Silverman.**
33. **DeFeov. Main Line Gastroenterology Associates, P.C.** - Motion to Compel Plaintiffs' Answers to Defendant's Interrogatories, Expert Interrogatories and Request for Production of Documents (Seq. 68 D) - **K. Marciano - K. Thompson - T. Fitzpatrick.**
34. **DeFeov. Main Line Gastroenterology Associates, P.C.** - Motion to Compel Plaintiff's Responses to (1) Medical and Expert Witness Interrogatories; (2) Request for Production of Documents; (3) Damage Interrogatories (Seq. 65 D) - **K. Marciano - K. Thompson - T. Fitzpatrick.**
35. **DeFeo v. Main Line Gastroenterology Associates, P.C.** - Motion to Strike and Overrule Plaintiffs' Objections to the Subpoenas for the Records of Bryn Mawr Hospital (Seq. 66 D) - **K. Marciano - K. Thompson - T. Fitzpatrick.**
36. **Delacato v. Delacato** - Petition to Withdraw as Counsel (Seq. 59) - **T. Ramsay - K. Taylor.**
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49. **Graham v. Bank of America, N.A.** - Petition to Withdraw as Counsel (Seq. 6) - **M. Fischer - W. Testa.**
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51. **Green v. A. W. Chesterton Company** - Plaintiff's Motion to Dismiss Defendants from Complaint (Seq. 331) - **R. Klug - M. Eisler - V. Raspanti - E. Kadish - R. O'Leary.**
52. **Greenpoint Mortgage Funding, Inc. v. Freeborn** - Motion to Reassess Damages (Seq. 103) - **S. Hladik.**
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54. Hagel v. Polzer - Defendants' Motion to Compel Plaintiffs to Sign Authorizations for Employment Records (Seq. 29 D) - **K. Cohen - M. Daley.**
55. Harkins v. Harkins - Petition to Withdraw as Counsel (Seq. 18) - **J. Hoffman - P. Dolan.**
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61. JP Morgan Chase Bank, N.A. v. Unknown Heirs Successors Assignees - Motion to Reassess Damages (Seq. 18) - **M. Dingerdisen.**
62. JP Morgan Chase Bank National Association v. Gonzalez - Petition for Leave to Proceed With Default Judgment (Seq. 36) - **A. Davis.**
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65. Karas v. The King of Prussia Mall - Defendant's Motion to Compel Discovery Responses of Plaintiff Emilia Karas (Seq. 29 D) - **R. MacMahon.**
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67. Kelly & Partners, Inc. v. Manno - Petition for Relief from Default Judgment (Seq. 8) - **J. Sotland.**
68. Kontra v. Herring - Motion to Withdraw as Counsel (Seq. 91) - **N. Jokelson.**
69. Larson v. Nikolaou Law Offices, LLC - Motion to Compel Responses from Defendants Evan Avgerinos, et al. (Seq. 128 D) - **D. Lipschutz - J. McCarron - J. Chomko - P. Mooney.**
70. LaSalle Bank National Association v. Reis - Motion for Leave to File an Amended Complaint (Seq. 35) - **C. Arkema.**
71. Levin v. Zayon - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 5 D) - **L. Solomon - A. Webb.**
72. Levittown, L.P. v. Nikparvar - Defendant, Mehdi Nikparvar's Motion for Protective Order (Seq. 103 D) - **K. Lange - A. Kashkashian.**
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74. Lewis v. Ferrara - Defendants' Motion for Judgment of Non Pros for Lack of Prosecution (Seq. 81) - **A. Gold - G. Samms.**
75. Lewis v. Hoffmanopoly, LLC - Defendant's Motion to Compel Answer to Discovery Directed to Plaintiff (Seq. 17 D) - **M. Greenfield - M. Ghiasuddin.**
76. Longford Crossing Community v. McMillon - Petition to Break and Enter (Seq. 3).
77. Lynch v. Graham - Petition to Withdraw as Counsel (Seq. 201) Only Docket #201029-567 - **E. Smith - M. Vidas.**
78. Magid v. Potok - Motion to Compel Answers to Discovery Requests (Seq. 65 D) - **M. Kaliner - E. McCandless.**
79. Mahon v. Kurtas - Motion to Compel for Kenneth Hall (Only) (Seq. 3 D) - **C. Robinson - J. Roche.**
80. Malvern Federal Savings Bank v. O'Neill - Motion to Compel Depositions (Seq. 8 D) - **S. Sugarman.**
81. Maxwell v. Hammond - Plaintiff's Motion to Compel Answers to Interrogatories, Supplemental Interrogatories and Request for Production of Documents (Seq. 7d) - **J. Morgan - G. Peterson.**
82. Mellon v. Jackson - Motion to Withdraw as Counsel (Seq. 15) - **M. Simon - T. Lostracco.**
83. Midland Funding, LLC v. Smith - Petition to Get My Daughter Brianna Smith Money Returned (Seq. 6).
84. Mitchell v. Milburn - Motion to Compel Plaintiff's Answers to Defendant Lewis' Supplemental Discovery Requests (Seq. 141 D) - **R. Bateman - G. Knoell, III - L. Martosella - P. Newcomer.**
85. Mitchum v. Etemad - Motion to Compel Plaintiffs' Responses to Supplemental Interrogatories (Seq. 108 D) - **S. Schwartz - G. Nesbitt - P. Blackman - T. Fitzpatrick.**
86. Mitchum v. Etemad - Motion to Compel Plaintiffs to Produce Expert Reports (Seq. 1-07 D) - **S. Schwartz - G. Nesbitt - P. Blackman - T. Fitzpatrick.**
87. Nau v. Alliance Pharmacy, Inc. - Defendant's Motion to Compel Plaintiff's Signed Authorization for Release of Medical Records from Abington Pediatrics Associates (Seq. 20 D) - **T. Hough - J. Hoynoski.**
88. Ocwen Loan Servicing, LLC v. Weigner - Motion to Reassess Damages (Seq. 8) - **J. Lobb.**
89. One West Bank, N.A. v. Krensel - Motion to Discontinue as to Less Than All Defendants (Seq. 13) - **J. Foley.**
90. Onewest Bank, N.A. v. Weldon - Motion for Reassessment of Damages (Seq. 45) - **M. Weisberg.**
91. Ordonez v. Kelly - Plaintiff's Motion to Compel Answers to Interrogatories and Requests for Production of Documents Addressed to Defendants, et al. (Seq. 7d) - **D. Ginsburg - M. Kvetan.**
92. Orion General Contractors, Inc. v. Lynch - Petition to Withdraw as Counsel (Seq. 7) - **J. Adelman - E. Smith - R. Morris.**
93. Orsini v. Sexton - Defendant's Motion for Protective Order (Seq. 15 D) - **J. DeVine - T. Simmons.**
94. Ostrum v. Stinson - Motion to Compel Plaintiff's Interrogatories and Responses to Request for Production of Documents (Seq. 12 D) - **G. Noel - K. Nosari.**
95. Ovrutsky v. Meller - Plaintiff's Motion to Compel Discovery (Seq. 13 D) - **J. Kalman - M. Haber.**
96. Pennsylvania Turnpike Commission v. Brown - Condemnee Nancy O. Brown's Motion to Compel Walsh Construction to Comply With Subpoena (Seq. 15 D) - **M. Bradshaw - H. Bass.**
97. Pennsylvania Uninsured Employers Guaranty Fund v. Perkins - Motion for Sanctions (Seq. 8) - **T. Howell.**
98. Pennymac Loan Services, LLC v. Weaver - Motion to Reassess Damages (Seq. 13) - **J. Lobb.**

99. Perelman v. Perelman - Motion to Consolidate Actions (Seq. 201) Only Docket #20132708-5 - **J. Smith - J. McShea - J. McCarron.**
100. PHH Mortgage Corporation v. Ponticello - Motion to Reassess Damages (Seq. 23) - **J. Kolesnik.**
101. Piccione v. Alfred Angelo, Inc. - Motion for Admission of Michael Tessitore, Esquire Pro Hac Vice (Seq. 28 D) - **N. Troum - M. Lipuma.**
102. Rodriguez v. Hillegass - Motion to Compel Defendant to Answer Expert Interrogatories (Seq. 15 D) - **A. DiPiero - J. Walsh.**
103. Sall v. School District of Upper Dublin - Motion to Compel Plaintiff's Lifetime Earnings Records and Answer to Expert Interrogatories (Seq. 31 D) Only Docket #201301888 - **J. Chaiken - J. Roche.**
104. Santander Bank, N.A. v. Opoku - Motion to Reassess Damages (Seq. 12) - **J. Krohn.**
105. Schierer v. Lawrence Auto Salvage - Motion to Compel Plaintiff Lancer Insurance Company to Provide Responses to Interrogatories and Request for Production of Documents (Seq. 119 D) - **C. Beggin - G. Mullaney - T. McElhaney - M. Laver.**
106. Schisselbauer v. Schmidt - Motion to Withdraw As Counsel (Seq. 51) Only Docket #201125634 - **J. Rogowska - M. Gold.**
107. Slifkin v. Axe - Defendants/Counterclaim Plaintiffs' Motion for Disgorgement (Seq. 20) - **W. Weir - D. Braverman.**
108. Slifkin v. Axe - Defendant's/Counterclaim Plaintiff's Motion to Compel the Production of Documents and for Inspection (Seq. 21 D) - **W. Weir - D. Braverman.**
109. Spring Mountain Homeowners Association v. Kolb - Motion to Break and Enter (Seq. 15) - **M. Iacobucci.**
110. Stevens v. Lynch - Plaintiff's Motion to Compel Defendant's Answers to Discovery (Seq. 8 D) - **A. Mege.**
111. Stinson v. Select Building Services, LLC - Motion for Protective Order (Seq. 3 D) - **J. Lessin - J. Roche.**
112. Suntrust Mortgage, Inc. v. Murtha - Motion to Compel (Seq. 33 D) - **J. Etkowicz - J. Lobb.**
113. Suntrust Mortgage, Inc. v. Wachs - Motion to Strike Jury Trial Demand (Seq. 44) - **R. Cusick.**
114. Terrell v. Davidheiser - Motion to Compel Discovery (Seq. 15 D) - **A. Getson - S. Stenson.**
115. Travers v. Landscape Structures, Inc. - Motion for Leave to Join Additional Defendant (Seq. 92) - **D. Sherman - W. Stubits.**
116. Tristate Container Corporation v. Dorfman - Motion to Quash Subpoena and for Protective Order (Seq. 17 D) - **J. Rand - B. Cohen.**
117. U.S. Bank National Association v. Ramsey - Motion to Reassess Damages (Seq. 14) - **J. Lobb.**
118. U.S. Bank National Association Trustee v. Prout - Motion to Reassess Damages (Seq. 14) - **R. Cusick.**
119. Vision Properties, LLC v. New View Corporation - Motion to Compel Production of Documents (Seq. 75 D) - **J. Caprara - E. Smith.**
120. Vogenitz v. Decker - Motion to Compel More Specific Answer to Interrogatories and Response to Request for Production of Documents (Seq. 36 D) - **A. Krantz - K. McNulty.**
121. Volt Asset Holdings Trust XVI v. Haley - Petition to Open Judgment (Seq. 9) - **B. Fein - B. Smith.**
122. Wells Fargo Bank, N.A. v. Benssy - Motion to Reassess Damages (Seq. 25) - **J. Lobb.**
123. Wells Fargo Bank, N.A. v. Brode - Motion to Reassess Damages (Seq. 13) - **M. Wooters.**
124. Wells Fargo Bank, N.A. v. Davis - Motion to Reassess Damages (Seq. 8) - **M. Wooters.**
125. Wells Fargo Bank, N.A. v. Deluzio - Motion to Reassess Damages (Seq. 7) - **J. Lobb.**
126. Wells Fargo Bank, N.A. v. Glasgow - Motion to Reassess Damages (Seq. 6) - **J. Lobb.**
127. Wells Fargo Bank, N.A. v. Hamilton - Motion to Reassess Damages (Seq. 25) - **A. Zuckerman - C. Campbell.**
128. Wells Fargo Bank, N.A. v. Miller - Motion to Reassess Damages (Seq. 28) - **V. Srivastava - D. Lally.**
129. Wells Fargo Bank, N.A. v. Robinson - Motion to Reassess Damages (Seq. 7) - **J. Lobb.**
130. Wells Fargo Bank, N.A. v. Skabla - Motion to Reassess Damages (Seq. 11) - **J. Lobb.**
131. Wells Fargo Bank, N.A. v. Wood - Motion to Reassess Damages (Seq. 12) - **M. Wooters.**
132. Wells Fargo Bank, N.A. v. Yun - Motion to Reassess Damages (Seq. 7) - **M. Wooters.**
133. West v. Gerson - Motion for Protective Order (Seq. 138 D) - **J. Beasley - D. Camhi - D. Ryan.**
134. West v. Gerson - Plaintiffs' Motion to Strike Defendant Main Line Hospital, Inc. d/b/a Lankenau Medical Center's Objection to Plaintiff's Subpoena (Seq. 135 D) - **J. Beasley - D. Camhi - D. Ryan.**
135. Wisely v. Keswick Theatre - Motion for Admission of Jillian Laurel Feltham, Esquire Pro Hac Vice (Seq. 28 D) - **R. Porreca - B. McNulty.**
136. Wisely v. Keswick Theatre - Motion for Admission of Richard E. Fee, Esquire Pro Hac Vice (Seq. 29 D) - **R. Porreca - B. McNulty.**
137. Yamm v. Nela - Plaintiff's Motion to Compel Defendant's Answer to Plaintiff's Interrogatories (Seq. 9 D) - **A. Spirt - K. Blake.**
138. Yellowbook, Inc. v. Tree Pro Tree Service - Plaintiff's Motion for Discovery Sanctions, et al. (Seq. 16 D) - **A. Weinroth-Shaw - S. Breidenbach - A. Sandoval.**
139. Zekas v. Ritz - Defendant's Motion to Compel Plaintiff's Answer to Interrogatories, Potential Lien Interrogatories and Requests for Production of Documents (Seq. 8 D) - **M. Kane - G. Peterson.**
140. Zekas v. Ritz - Motion to Compel Discovery (Seq. 9 D) - **M. Kane - G. Peterson.**