

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 June 24, 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 July 29, 2015 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

Second Publication

07-18989

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

BEGINNING at a point on the Northeast side of Marshall Street, at the distance of 244.00 feet Northwest from Walnut Street, a corner of this and the house and lot now or late of Mrs. George W. Bush; thence Northeast the line passing through the middle of the partition wall between this and the house now or late of said Bush, 140.00 feet to Blackberry Alley; thence Northwest along the Southwest side of said alley 56.00 feet to a corner of this and land now or late of Jacob Isett; thence along land now or late of Isett, Southwest 140.00 feet to the Northeast side of Marshall Street, aforesaid; thence along said side of Marshall Street, Southeast 56.00 feet to the place of beginning.

Parcel Number: 13-00-24740-00-6.

Location of property: 337 East Marshall Street, Norristown, PA 19401.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Gary Grimm** at the suit of Norristown Municipal Waste Authority. Debt: \$1,806.31.

Robert P. Daday, Attorney.

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

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

09-35586

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania and described according to a Map of Property of John Tyson made by Yerkes Engineering Company, Consulting Engineers and Surveyors dated November 18, 1965 and revised January 14, 1966, and further revised February 7, 1966, as follows, to wit:

BEGINNING at a point on the title line in the bed of Arrowmink Road a corner of Lot Number 2 on said plan said point being the three following courses and distances measured along the title line through the bed of Arrowmink Road from its point of intersection with a stone on a line in the bed of Conshohocken State Road: (1) leaving Conshohocken State Road South 68 degrees, 54 minutes West, 697.60 feet to a stone an angle in said road; (2) South 44 degrees, 57 minutes West, 182.90 feet to a point another angle in same; and (3) South 39 degrees, 43 minutes West, 188.98 feet to the point of beginning; thence extending from said point of beginning South 39 degrees, 43 minutes West along the title line through the bed of Arrowmink Road 55.92 feet to a stone; thence extending South 16 degrees, 17 minutes East through the bed of Arrowmink Road 16.60 feet to a stone on the Southeasterly side of Arrowmink Road; thence extending along the Southeasterly side of Arrowmink Road the two following courses and distances: (1) South 67 degrees, 49 minutes West, 98.80 feet to a point; and (2) South 68 degrees, 13 minutes West, 162.33 feet to a point; thence extending North 23 degrees, 26 minutes West crossing the bed of Arrowmink Road along lands now or late of E.L. McIlvain crossing a stream also crossing the Southeasterly side of Meadowbrook Road 608.90 feet to a point on the title line in the bed of Meadowbank Road; thence extending North 66 degrees, 34 minutes East along the title line through the bed of Meadowbank Road 313.00 feet to a point a corner of Lot Number 2 aforesaid; thence extending South 23 degrees, 26 minutes East along Lot Number 2 re-crossing the Southeasterly side of Meadowbank Road also re-crossing the aforesaid Stream and re-crossing the Northwesterly, side of Arrowmink Road 573.70 feet to the first mentioned point and place of beginning.

CONTAINING in area 4.368 acres.

BEING Lot Number 3, as shown on above mentioned plan.

BEING the same premises which Antelo Devereux, Girard Trust Bank (now Girard Bank) and Courtland D. Gross, Executors Under the Wills of Courtland S. Gross, his wife by Deed dated 5/31/1984 and recorded 6/22/1984 in Montgomery County in Deed Book 4739, Page 1679 conveyed unto Robert Lavin and Rosalind Lavin, his wife, in fee. On December 5, 2006, Robert E. Lavin departed this life leaving title vested solely to Rosalind S. Lavin by operation of law.

Parcel Number: 40-00-01916-00-6.

Location of property: 1230 Arrowmink Road, Villanova, PA 19085.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Robert Lavin and Rosalind S. Lavin** at the suit of Capital One, N.A. Debt: \$3,666,943.98.

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

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

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

09-37705

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, known and designated as Lot 87 on a subdivision plan recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Book A-56, Page 438, 439 and 440 on January 15, 1997, described, as follows:

BEGINNING at a point on the Northwestern side of Micklitz Drive at the Southernmost corner of Lot 86; thence (1) South 32 degrees, 40 minutes, 26 seconds West, 80 feet; thence (2) North 57 degrees, 19 minutes, 34 seconds West, 70 feet; thence (3) North 49 degrees, 03 minutes, 25 seconds West, 66.05 feet; thence (4) North 32 degrees, 40 minutes, 26 seconds East, 70.50 feet; and (5) South 57 degrees, 19 minutes, 34 seconds East, 135.36 feet to the point and place of beginning.

BEING the same premises which Cendant Mobility Financial Corporation, by Deed dated 06/24/04 and recorded 07/07/04, in the Office of the Recorder of Deeds in and for Montgomery County, in Deed Book 5521, Page 241, granted and conveyed unto James Caruso.

Parcel Number: 60-00-02090-14-5.

Location of property: 126 Micklitz Drive, Upper Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sherri J. Caruso and James M. Caruso** at the suit of Ventures Trust 2013-I-NH by MCM Capital Partners, LLC ITS Trustee. Debt: \$305,328.12.

Crystal Español, Attorney, I.D. #315477

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$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.

10-02118

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

BEGINNING at a point in the Northwestern line of Rock Creek Drive said beginning point being the Northeastly and of the curve connecting the Northwestern, line of Rock Creek Drive with the Northeastly line of Old Farm Road, said connecting curve having a radius of 30 feet; thence North 65 degrees, 11 minutes, 40 seconds East along the Northwestern line of Rock Creek Drive 132.13 feet to a point in the division line between Lots 23 and 24, Block 3, on said plan hereinafter mentioned; thence North 24 degrees, 48 minutes, 20 seconds West along the division line between Lots 23 and 25, Block 3, said plan 137.50 feet to a point corner of Lots 8, 23 and 24, Block 3, said plan; thence North 78 degrees, 07 minutes, 47 seconds West partly along the rear lines of Lots 7 and 8, Block 3, said plan 38.15 feet to a point in the division line between Lots 24 and 25, Block 3, said plan; thence South 17 degrees, 28 minutes, 52 seconds West along the last mentioned division line 191.95 feet to the Northwestern end of the aforementioned connecting curve; thence Southeastwardly and Northeastwardly along the said connecting curve, curving to the left with the radius of 30 feet, an arc distance of 35.09 feet to the place of beginning.

BEING the same premises which Luis Gutierrez, by deed dated 12/15/2009 and recorded in the Montgomery County Recorder of Deeds Office 08/05/2000 in Book 5775, Page 2635, granted and conveyed unto Dealva Gutierrez a/k/a Delva Gutierrez.

Parcel Number: 31-00-23281-00-7.

Location of property: 1117 Rock Creek Drive, Wyncote, PA 19095.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Luis Gutierrez and Delva Gutierrez a/k/a Dealva Gutierrez** at the suit of Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2003-4 Asset-Backed Pass-Through Certificates. Debt: \$280,528.83.

LeeAne O. Huggins, Attorney.

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

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

10-19505

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, known as Lots 22 and 23 Block F, according to a revised Plan of Elmwood Terrace, recorded in Deed Book 1367, Page 601, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwestern side of Chain Street, said point being 142.74 feet Southwesterly from the Southwest side of Johnson Highway, said point being in the dividing line between Lot 25 and the rear line of Lots 25, 26, 27, 28, 29 and 30; thence by and along said dividing line North 49 degrees, 34 minutes West, 145 feet to Lot 37; thence by and along rear line of Lots 37 and 38, South 41 degrees West, 50 feet to Lot 21; thence by and along said lot South 49 degrees, 34 minutes East, 145 feet the Northwestern side of Chain Street; thence by and along said side of Chain Street, North 41 degrees, East 50 feet to the place of beginning.

PREMISES "B"

ALSO ALL THAT CERTAIN lot or piece of land, situate in **Norristown Borough**, County of Montgomery, PA, known as Lot 21 Block F according to a revised Plan of Elmwood Terrace, recorded in Deed Book 1367, Page 601, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Chain Street, said point being 192.74 feet Southwesterly from the Southwest side of Johnson Highway, said point being in the dividing line between Lot 22 n/l Joseph P.F. O'Brien, et ux. and Lot 21 n/l of Leon Kohl, et ux.; thence by and along said dividing line North 49 degrees, 34 minutes West, 145 feet to Lot 39; thence by and along read line of Lot 39 South 41 degrees, West 25 feet to Lot 20; thence by and along said lot South 49 degrees, 34 minutes East, 145 feet to the Northwesterly side of Chain Street; thence by and along said side of Chain Street North 41 degrees, East 25 feet to the place of beginning.

BEING the same premises which Michelle E. Santio, by Deed dated 5/20/2005, and recorded 05/27/05 in Record Book 5555, Page 2712 granted and conveyed unto Scott Alexaki, in fee.

Parcel Number: 13-00-07552-00-4.

Location of property: 1813 Chain Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Lauren Alexaki and Scott Alexaki** at the suit of U.S. Bank, National Association, as Trustee, Successor in Interest to Bank of America, National Association, Successor by Merger to LaSalle Bank, N.A. as Trustee for Wamu Mortgage Pass-Through Certificates, Series 2006-AR11 Trust. Debt: \$161,735.40.

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

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

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

10-27459

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, comprising the rear portion of Lots 252, 253, 254, and 255 as shown on plan of lots known as Schull's Plan of Grandview Heights, **Upper Moreland Township**, Montgomery County, Pennsylvania which is recorded in Deed Book 690, Page 504 at Norristown, being more fully bounded and described according to a survey made by Charles E. Shoemaker, Registered Professional Engineer on April 8, 1953, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Ellis Avenue (forty feet wide) at the distance of eighty-seven and thirteen one-hundredths feet measured South eighty-one degrees, thirty-five minutes, no seconds West from the intersection of the said Southeasterly side of Ellis Avenue with the Southwesterly side of Grant Avenue (forty feet wide); thence leaving the Southeasterly side of Ellis Avenue and extending South fourteen degrees, fifty-one minutes East along the remaining portion of Lots 255, 254, 253 and 252 on said plan the distance of one hundred nineteen and seventy-six one-hundredths feet to a point; thence extending South seventy-five degrees, nine minutes West along the rear line of Lots Numbers 258, 257 and 256 on said plan the distance of seventy-five feet to a point; thence extending North fourteen degrees, fifty-one minutes West along the rear line of Lots 252 to 255, inclusive on said plan the distance of one hundred three and fifty-three one-hundredths feet to a point; thence extending North eight degrees, twenty-five minutes West along the rear line of Lot Number 255 on said plan the distance of twenty-four and fifty-three one-hundredths feet to a point on the Southeasterly side of Ellis Avenue; thence extending North eighty-one degrees, thirty-five minutes East along the said Southeasterly side of Ellis Avenue the distance of seventy-four and forty-five one-hundredths feet to the first mentioned point and place of beginning.

Parcel Number: 59-00-06277-00-9.

Location of property: 725 Ellis Road, Willow Grove, PA 19090.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **David C. Kent and United States of America** at the suit of School District of Upper Moreland Township. Debt: \$4,169.90.

James R. Wood, Attorney.

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

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

10-28884

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final plan of Hatfield Manor, dated January 10, 1977 and last revised March 22, 1977, made by Michael Britts, Professional Engineer and recorded at Norristown, PA, on September 19, 1977 in Plan Book A-30, Page 15-A, as follows, to wit:

BEGINNING at a point on the Southwest made of Adams Drive, (50 feet wide) said point of beginning being a corner of Lot 96-B on said plan; thence extending from said point of beginning and along the Southwest side of Adams Drive, South 49 degrees, 34 minutes, 30 seconds East, 50 feet to a point a corner of Lot 97-B on said plan; thence extending along the same, South 40 degrees, 25 minutes, 30 seconds West, 107.50 feet to a point a point in line of Lot 87-B on said plan; thence extending along the same and partly along Lot 88-A North 49 degrees, 34 minutes, 30 seconds West, 50 feet to a point a corner of Lot 96-B on said plan; thence extending along the same North 49 degrees, 25 minutes, 30 seconds East, 107.50 feet to the point and place of beginning.

BEING Lot Number 96-A on said plan.

TITLE TO SAID PREMISES IS VESTED IN Charles Cain and Mary A. Cain, (his wife), by Deed from Hatfield Manor, Inc., a Pennsylvania Corporation dated 05/15/1979 recorded 05/17/1979 in Deed Book 4411, Page 24.

Parcel Number: 35-00-00001-13-5.

Location of property: 2886 Adams Drive, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mary Cain a/k/a Mary A. Cain** at the suit of U.S. Bank National Association as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB4. Debt: \$207,335.91.

Nicole LaBletta, Attorney. I.D. #202194

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

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

10-31379

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of "Pottsgrove Gardens" prepared by Ralph E. Shaner and Son, Engineering Company, dated October 2, 1956, last revised April 1968, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, Norristown, Pennsylvania, in Plan Book A-11164, as follows, to wit:

BEGINNING at the Northeasterly corner of Lot No. 31, said point being on the Westerly property line of a given fifty feet wide street known as Heather Place and distant along the same from a point marking the Northwestern property line intersection, as projected, of the aforesaid Heather Place and another public road or street known as Primrose Lane (fifty feet wide), North thirty-six degrees, fifty minutes, eight seconds East, two hundred forty and forty-three one-hundredths feet; thence to the aforesaid point of beginning, leaving said Heather Place and along the Northerly side of Lot No. 31, North fifty-three degrees, nine minutes, fifty-two seconds West, two hundred feet to a corner on the line of rear of Lot No. 39; thence along the same and a portion of Lot No. 28, North thirty-six degrees, fifty minutes, eight seconds East, one hundred feet to a corner of Lot No. 33; thence along the same, South fifty-three degrees, nine minutes, fifty-two seconds East, two hundred feet to a corner on the Northwestern property line of Heather Place; thence along the same South thirty-six degrees, fifty minutes, eight seconds West, one hundred feet to a corner and place of beginning.

BEING Lot No. 32 on said plan.

Parcel Number: 60-00-01501-00-5.

Location of property: 1461 Heather Place, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Merle E. Reitz and Meribah V. Reitz** at the suit of Pottsgrove School District. Debt: \$5,038.45.

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.

11-04296

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected in **Lower Merion Township**, County of Montgomery, State of Pennsylvania and described according to plan thereof made by Albright & Friel, Civil Engineers, dated the Fifth Day of March 1937, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Yarmouth Road (40 feet wide at the distance of 432 feet Southwest from the Southwest side of Wiltshire Road (150 feet wide).

CONTAINING in front of breadth on the said Yarmouth Road (measured along a course South 61 degrees, 12 minutes, 32 seconds West) 73 feet and extending of that width in length or depth Southeastward between parallel lines at right angles to the said Yarmouth Road 110 feet.

BEING the same premises Gail K. Ryan, Lynn K. Minder and Leslie Enroth Executrices of the Estate of Amelia D. Keebler, deceased by Indenture dated 11-14-97 and recorded 12-12-97 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5209, Page 2519, granted and conveyed unto Matthew McConnell and Susan McConnell, husband and wife, as Tenants by the Entirety.

TITLE TO SAID PREMISES IS VESTED IN Matthew McConnell and Susan McConnell, his wife, as Tenants by the Entireties by Deed from Gail K. Ryan, Lynn K. Miner and Leslie Enroth, Executrices of the Estate of Amelia D. Keebler, deceased dated 11/14/1997 recorded 12/12/1997 in Deed Book 5209, Page 2519.

Parcel Number: 40-00-69152-00-9.

Location of property: 1212 Yarmouth Road, Wynnewood, PA 19096.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Matthew McConnell and Susan McConnell** at the suit of PNC Bank, N.A. Debt: \$504,661.20.

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

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

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

11-28195

ALL THAT CERTAIN piece or parcel of land, situate in **East Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a record plan made for Lehigh Maple Corporation, made by Joseph J. Estock, Registered Surveyor, King of Prussia, Pennsylvania, dated January 26, 1979, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Dorp Circle (fifty feet wide) said point being measured the four following courses and distances from a point on the Easterly side of Dorp Lane (fifty feet wide): (1) on the arc of a circle curving to the left, having a radius of twenty feet, the arc distance of twenty-one and twenty-four one-hundredths feet to a point; (2) South sixty-nine degrees, twenty minutes East, fifty-three and forty one-hundredths feet to a point; (3) on the arc of a circle curving to the left, having a radius of fifty feet, the arc distance of fifty-two and thirty-six one-hundredths feet to a point and; (4) on the arc of a circle curving to the right, having a radius of fifty feet, the arc distance of one hundred two and thirty-six one-hundredths feet to the point of beginning; thence extending along Lot No. 2 on said plan, the two following courses and distances: (1) North seventy-nine degrees, fifty-eight minutes West, fifty feet to a point; and (2) North sixty-seven degrees, sixteen minutes East, one hundred eighty-five and thirty-seven one-hundredths feet to an iron pin; thence along lands now or late of L. Paul Scheidt, South twenty-six degrees, five minutes, thirty seconds West, two hundred thirty-six and seventy-three one-hundredths feet to a point; thence along Lot No. 4 on said plan the two following courses and distances: (1) North sixty-one degrees, three minutes, thirty seconds West, one hundred eight and forty one-hundredths feet to a point; and (2) North forty-four degrees, forty minutes West, fifty feet to a point on the Easterly side of Dorp Circle; thence along the same, on the arc of a circle curving to the left, having a radius of fifty feet, the arc distance of fifty feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN George L. Bruce, by Deed from Glenn A. Martin and Patricia K. Martin, h/w, dated 04/30/1998, recorded 05/11/1998 in Book 5225, Page 448.

Parcel Number: 33-00-02334-10-8.

Location of property: 103 Dorp Circle, Norristown, PA 19401-1775.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George L. Bruce** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$133,505.62.

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

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

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

11-29514

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey and plan of Section No. 11 of Paper Mill Glen, made by George B. Mebus, Inc., Engineers, of Glenside, Pennsylvania, on the Twenty-Fourth Day of July, A.D. 1954, and revised on the Second Day of September A.D., 1954 and on the Sixteenth Day of June, A.D., 1955, respectively, as follows, to wit:

BEGINNING at a point on the Northeast side of Fraser Road (50 feet wide) at the distance of 55.80 feet measured South 33 degrees, 2 minutes East along the said Northeast side of Fraser Road from the Southernmost terminus of a radius round corner having a radius of 40 feet, and an arc distance of 63.12 feet, forming the intersection of the said Northeast side of Fraser Road with the Southeast side of Haw's Lane (46.5 feet wide).

CONTAINING in front or breadth on the said Northeast side of Fraser Road, measured South 33 degrees, 2 minutes East from said point of beginning 86.80 feet and extending of that width in length or depth Northeastward between parallel lines at right angles to the said Northeast side of Fraser Road 144 feet.

BEING Lot No. 76 on the above mentioned plan.

BEING the same premises which Jeffrey M. Rosen and Barbara L. Rosen by Deed dated 2/28/1995 and recorded 9/14/1995 in Montgomery County in Deed Book 5125, Page 0993 granted and conveyed unto MaryAnn F. Swift.

Parcel Number: 52-00-06604-00-4.

Location of property: 1010 Fraser Road, Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under MaryAnn F. Swift, Last Record Owner** at the suit of Nationstar Mortgage, LLC. Debt: \$245,544.10.

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

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

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

11-33384

ALL THAT CERTAIN lot or piece of ground, with improvements thereon, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as Subdivision Plan Section Number 5 "Meetinghouse Manor" made by C Raymond Weir, Registered Professional Engineer, dated February 24, 1960, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Edison Drive (50 feet wide) (intended to be dedicated), said point being the three following courses and distances from a point of curve on the Northwesterly side of Fort Washington Avenue (50 feet wide): (1) leaving Fort Washington Avenue on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.71 feet to a point of tangent on the Northeasterly side of Edison Drive; (2) North 33 degrees, 40 minutes, 40 seconds West along the Northwestwardly side of Edison Drive 190.33 feet to a point of curve on the same; and (3) Northwestwardly still along the Northeasterly side of Edison Drive on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 79.79 feet to the point of beginning;

thence extending from said point of beginning Northwestwardly and Northwardly partly along the Northeasterly and partly along the Easterly sides of Edison Drive on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 38.81 feet to a point of tangent on the Easterly side of Edison Drive; thence extending North 00 degrees, 10 minutes West, 45.94 feet to a point; thence extending South 42 degrees, 19 minutes West, 152.87 feet to a point; thence extending South 79 degrees, 10 minutes, 50 seconds West, 136.41 feet to the first mentioned point and place of beginning.

Parcel Number: 54-00-05884-00-2.

Location of property: 1631 Edison Drive, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Gentile and Jennifer Gentile** at the suit of Federal National Mortgage Association. Debt: \$312,003.34.

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

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

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

12-00478

ALL THOSE TWO CERTAIN lots or pieces of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Lots No. 11 and 12 on plan of lots of Hancock Terrace recorded at Norristown in Deed Book 1074, Page 600 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point at the intersection of the Northwest side of Hamilton Street, with the Southwest side of Lafayette Street; thence along the Northwest side of Hamilton Street South 43 degrees, 29 minutes West, 98.00 feet to a point on the Northeasterly side of a twenty foot wide alley; thence along said side of said alley North 46 degrees, 47 minutes West, 50.33 feet to a point a corner of Lot No. 13 on said plan; thence along Lot No. 13 North 43 degrees, 56 minutes East, 98.00 feet to a point on the Southwesterly side of Lafayette Street, aforesaid; thence along said side of Lafayette Street South 48 degrees, 47 minutes East, 49.55 feet to the place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon, known as Lot No. 23 Hancock Terrace, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Lafayette Street, at the distance of 49.55 feet Northwesterly from the Northwesterly side of Hamilton Street, a corner of this and Lot No. 12; thence by said Lot No. 12, South 43 degrees, 29 minutes West, 98 feet to the Northeasterly side of a twenty foot wide alley; thence along said side of said alley North 46 degrees, 47 minutes West, 20.00 feet to a point a corner of Lot No. 14; thence by the same North 43 degrees, 29 minutes, East, 98.00 feet to a point on the Southwesterly side of Lafayette Street, aforesaid; thence along said side of said Lafayette Street South 46 degrees, 47 minutes East, 20.00 feet to the place of beginning.

BEING the same premises which Donna M. Cantello and Michael A. Cantello, Jr., by Deed dated March 13, 2002, and recorded on March 27, 2002, in Montgomery County Record Book 5404, at Page 104 granted and conveyed to Tanya Stanley.

Parcel Number: 13-00-19700-00-6.

Location of property: 1206 West Lafayette Street, Norristown, PA 19401.

The improvements thereon are: Semi detached, two story, single family residential dwelling.

Seized and taken in execution as the property of **Tanya Stanley** at the suit of Residential Credit Solutions, Inc. Debt: \$162,000.00.

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

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

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

12-00593

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a plan of lots of Fanwood Farms, made by Herbert H. Metz, Inc., Registered Engineers, Lansdale, Pennsylvania, on March 2, 1963 and last revised on June 14, 1963, which plan is recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book No. A-7, Page 70, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Line Street (415 feet wide) which point is at the distance of 106 feet measured South 41 degrees, 20 minutes, 30 seconds West, along the said side of Line Street from a point of tangent, which point of tangent is at the arc distance of 31.42 feet measured along the arc of a curve, curve to the left, having a radius of 20 feet from a point of curve on the Southwesterly side of Bridle Path Drive (50 feet wide); thence extending from said beginning point and along line of Lot No. 7 said plan, South 48 degrees, 39 minutes 50 seconds East the distance of West the distance of 124 feet to a point; thence extending along line of lands now or late of George Feusner, as shown on said plan, South 48 degrees, 39 minutes, 30 seconds West the distance of 205.85 feet to a point on the Southeasterly side of Line Street aforesaid; thence extending along said side of Line Street North 41 degrees, 20 minutes, 33 seconds East the distance of 124 feet to the first mentioned point and place beginning.

BEING the same property as conveyed from Roger G. Clark to Joseph Demasi and Julia Demasi, as Tenants by the Entirety, as described in Book 05537, Page 1027, dated 08/23/2004, recorded 12/21/2004 in Montgomery County Records.

TITLE TO SAID PREMISES IS VESTED IN Joseph Demasi and Julia Demasi, as Tenants by the Entirety by Deed from Roger G. Clark dated 08/23/2004, recorded 12/21/2004 in Deed Book 5537, Page 1027.

Parcel Number: 46-00-02485-00-7.

Location of property: 2079 North Line Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph Demasi and Julia Demasi** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-M1. Debt: \$344,168.26.

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

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

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

12-01957

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan "Cardinal View" made by Chambers Associates, Consulting Engineers and Surveyors, dated 4/8/1987 and revised 11/16/1988 and recorded in Plan Book A-50, Page 307, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Scarlet Drive (50.00 feet wide) said point being the Easternmost terminus of a round corner connecting the Southwesterly side of Scarlet Drive with the Southeasterly side of Colwell Lane (60.00 feet wide) and place of beginning; thence extending from said place of beginning and along the Southwesterly side of Scarlet Drive South 54 degrees, 09 minutes, 30 seconds East, 96.89 feet to a point, a corner of Lot No. 6; thence extending along Lot No. 6 South 35 degrees, 50 minutes, 30 seconds West, 125.00 feet to a point, in line of Lot No. 143; thence extending along Lot No. 143 North 54 degrees, 09 minutes, 30 seconds West, 113.66 feet to a point on the Southeasterly side of Colwell Lane; thence extending along the Southeasterly side of Colwell Lane, the two (2) following courses and distances, viz: (1) North 36 degrees, 30 minutes, 00 seconds East, 104.98 feet to a point of curve; and (2) distance of 31.43 feet to a point on the Southwesterly side of Scarlet Drive, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Maryann Minor, Jr. by Deed from Maryann Minor dated December 10, 2005 and recorded October 6, 2006 in Deed Book 5618, Page 206.

Parcel Number: 49-00-11244-00-2.

Location of property: 101 Scarlet Drive, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Maryann Minor, Jr.** at the suit of Bank of America, N.A. Debt: \$409,464.22.

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.

12-04803

ALL THAT CERTAIN lot or piece of ground, situate in **Red Hill Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision, Cedar Ridge Townhomes and Amendment Plan of Red Hill Mobile Homes prepared for Lee Williams by Urwiler & Walter, Inc., dated 2/29/1988 and last revised on 2/9/1989 and recorded in Plan Book A-52, Page 254, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Cedar Court (25 feet wide), said point being measured the (2) following courses and distances from a point of curve on the southeasterly side of Proposed Eighth Street extension (50 feet wide): (1) leaving the Southeasterly side of proposed Eighth Street extension on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 33.93 feet to a point of tangent on the Southwesterly side of Cedar Court; thence (2) South 18 degrees, 19 minutes, 15 seconds East, 126.99 feet to the point and place of beginning; thence extending from said point of beginning and along the Southwesterly side of Cedar Court South 18 degrees, 19 minutes 15, seconds East, 20.00 feet to a point, a corner in line of Lot No. 22; thence extending along the same South 71 degrees, 40 minutes, 45 seconds West, 124.64 feet to a point, a corner in line of lands now or late of Red Hill Estates; thence extending along the same North 41 degrees 36 minutes 47 seconds West 21 77 feet to a point, a corner in line of Lot No. 24; thence extending along the same North 71 degrees, 40 minutes, 45 seconds East, 133.25 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Evelyn S. Fuller, by Deed from Kenneth D. Myers, Jr. and Kimberly M. Myers, h/w, dated 10/28/2005, recorded 12/01/2005 in Book 5581, Page 729.

Parcel Number: 17-00-00090-06-4.

Location of property: 737 Cedar Court, Red Hill, PA 18076-1364.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Evelyn S. Fuller** at the suit of Wells Fargo Bank, N.A. Debt: \$189,231.52.

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

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

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

12-04991

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a map made for Michael Poole by Yerkes Engineering Company, Civil Engineers and Surveyors, dated September 26, 1962 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania, in Plan Book B-8, Page 24, as follows, to wit:

BEGINNING at a point in the center line of Weadley Road (40 feet wide) at its intersection with the center line of Shoemaker Lane (40 feet wide) if extended; thence along the center line of Weadley Road North 64 degrees, 12 minutes East, sixty-eight and forty-nine one-hundredths feet to a corner of land now or late of Joseph Hitner, and wife; thence along the same South 2 degrees, 45 minutes East, two hundred eighty-two and fifty-seven one-hundredths feet to a point a corner of land conveyed to John Michael Poole and Sara Eger, his wife; thence along said land South 88 degrees, 22 minutes West, ninety and one one-hundredths feet to a point; thence North 2 degrees, 45 minute West, two hundred forty-two and fifty-two one-hundredths feet to a point in the center line of Weadley Road; thence along the center line of Weadley Road North 64 degrees, 12 minutes East, twenty nine and thirty-two one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Stephane Buliard, by Deed from Mark R. Ferguson and Margaret T. Ferguson, h/w, dated 07/17/2007, recorded 08/06/2007 in Book 5658, Page 2593.

Parcel Number: 58-00-20590-00-7.

Location of property: 443 Weadley Road, King of Prussia, PA 19406-3743.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephane Buliard** at the suit of Wells Fargo Bank, N.A. Debt: \$303,635.57.

Peter Wapner, Attorney, I.D. #318263

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

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

12-05205

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, County of Montgomery Commonwealth of Pennsylvania being Lot No. 44 Section "0" on Plan of Lots of the International Development Company, Inc. and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 962, Page 600 bounded and described, as follows, to wit:

BEGINNING at a point of intersection of the North side of Horsham Road and the East side of Carton street; thence extending Northeastwardly along said side of Carton Street 56.61 feet to a point; thence extending on a line curving to the right 22.84 feet to a point in the Southerly side of Carton Street; thence extending along same Northeastwardly 67.39 feet to a point and corner of Lot No. 43 on said plan; thence extending along said Lot No. 43 Southwestwardly 100.52 feet to a point on the Northeastly side of Horsham Road; thence extending along said side of Horsham Road 75 feet to the first mentioned point and place of beginning.

BEING the same premises which Rafeeq Ahmed by Deed dated 6/18/2002 and recorded 7/25/2002 in Montgomery County in Deed Book 5417, Page 1236 conveyed unto Rafeeq Ahmed and Suraiya Anmeo, husband and wife, in fee.

Parcel Number: 59-00-09553-00-9.

Location of property: 2625 Horsham Road, Hatboro, PA 19040.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Rafeeq Ahmed** at the suit of Rocktop Partners I, LLP, the Successor-in-Interest to PHH Mortgage Corporation. Debt: \$177,360.36 (plus interest and costs).

Joel S. Todd, Attorney.

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

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

12-05611

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, for John M. Arovitch, dated October 7, 1945 prepared by William W. Reeder, Registered Engineer, being Lot No. 1 upon said plan of lots.

BEGINNING at a point in the center line of Merion Avenue (as now opened 40 feet wide) at the distance of 362.71 feet measured Northwestwardly along the center line of Merion Avenue from its intersection with the center line of City Avenue (80 feet wide); thence extending along the center line of Merion Avenue North 09 degrees, 8 minutes, 45 seconds West a distance of 100 feet to a point; thence extending North 80 degrees, 51 minutes, 15 seconds East a distance of 220 feet to a point; thence extending South 5 degrees, 34 minutes, 11 seconds East a distance of 79.11 feet to a point; thence extending South 74 degrees, 56 minutes, 1 second West a distance of 216.10 feet to a point in the center line of Merion Avenue, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kenneth C. Wachs, by Deed from Charles Petroff and Joel Rostin, dated 10/12/2001, recorded 10/18/2001 in Book 5381, Page 24.

Parcel Number: 40-00-37048-00-1.

Location of property: 11 Merion Road, Merion Station, PA 19066-1813.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kenneth C. Wachs** at the suit of Bayview Loan Servicing, LLC. Debt: \$461,030.48.

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.

12-05722

ALL THAT CERTAIN message lot or tract of land, with the buildings thereon erected, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, more fully described, as follows, to wit:

PARCEL "A" - BEGINNING at a point in the center line of Wasser Road a corner of this and lands of John and Karen Glassner being located North 00 degrees, 58 minutes, 51 seconds East, 45.71 feet from the intersection of Werner School Road and Wasser Road; thence from the point of beginning along the center line of Wasser Road the next 2 courses and distances, to wit: (1) North 00 degrees, 58 minutes, 51 seconds East, 67.44 feet to a point a corner; (2) North 02 degrees, 46 minutes West, 92.56 feet to a point a corner of this and other land of George J. and Antonia Berbaum; thence along other land of George J. and Antonia Berbaum South 87 degrees, 10 minutes, 21 seconds East, 373.39 feet to a point a corner of this and in line of Lot No. 5 on the above mentioned plan; thence along Lot No. 5 South 04 degrees, 38 minutes, 02 seconds East, 160.89 feet to a point a corner of this and other land of George J. and Antonia Berbaum and along a line crossing Macoby Creek; thence along John and Karen Glassner's land North 87 degrees, 10 minutes, 21 seconds West, 373.39 feet to the point of beginning.

PARCEL "B" - BEGINNING at a point in the center line of Wasser Road, a corner of this and Lot No. 3 of the above mentioned plan; thence from the point of beginning, along the center line of Wasser Road, the next 4 courses and distances, to wit: (1) North 2 degrees, 46 minutes West, 84.24 feet to a point, a corner; (2) North 12 degrees, 32 minutes, 58 seconds East, 94.94 feet to a point, a corner; (3) North 46 degrees, 20 minutes East, 162.24 feet to a point, a corner; (4) North 28 degrees, 31 minutes, 18 seconds East, 180.55 feet to a point, a corner of this and the land of George W. and Shirley S. Berbaum; thence along the land of George W. and Shirley S. Berbaum South 41 degrees, 16 minutes, 51 seconds East, 176 feet to an iron pin set, a corner of this and Lot No. 5 of the above mentioned plan; thence along Lot No. 5 of the above mentioned plan, South 04 degrees, 38 minutes, 02 seconds East, 334.22 feet to a point, a corner of this and Lot No. 3 of the above mentioned plan; thence along Lot No. 3 North 87 degrees, 10 minutes, 21 seconds West, 373.39 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Heidi A. Baringer, by Deed from William H. Worley and Christine Sundstrom, dated 10/30/2006, recorded 11/13/2006 in Book 5623, Page 2161.

Parcel Number: 57-00-03608-10-6.

Location of property: 2579 Wasser Road, East Greenville, PA 18041-2104.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Heidi A. Baringer** at the suit of Wells Fargo Bank, N.A. Debt: \$471,846.71.

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.

12-06848

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County PA, bounded and described according to a Final Subdivision Plan of the Estate at Chestnut Lane, South made for the Cutler Group Inc., by Charles E. Shoemaker, Inc., Engineers and Surveyors dated 3/25/2002 last revised 4/30/2003 and recorded in Plan Book 22, Page 460 and 461, as follows, to wit:

BEGINNING at a point of tangent Southwesterly side of side of Ivy Lane said point being at the arc distance of 39.27 feet measured on the arc of a circle curving to the right having a radius of 25.00 feet from a point of curve on the Southeasterly side of Chestnut Lane; thence extending from said beginning point along Southwesterly side of Ivy Lane, South 50 degrees, 53 minutes, 39 seconds East, 169.00 feet to a point; thence extending South 39 degrees, 06 minutes, 21 seconds West, 296.11 feet to a point; thence extending North 58 degrees, 07 minutes, 53 seconds West, 195.56 feet to a point on the Southeasterly side of Chestnut Lane; thence extending along the said, North 39 degrees, 06 minutes, 21 seconds East, 295.75 feet to a point of curve; thence extending along the same on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to the point of beginning.

CONTAINING in area 39,701 square feet.

BEING the same premises which the Cutler Group, Inc., a Pennsylvania Corporation by deed dated 6/29/2005 and recorded 8/8/2005 in Montgomery County in Deed Book 05565, Page 1586 granted and conveyed unto Leon J. Kasperski, III and Marie T. Kasperski.

Parcel Number: 36-00-02167-08-3.

Location of property: 1299 Ivy Lane, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Leon J. Kasperski, III and Marie T. Kasperski** at the suit of Nationstar Mortgage, LLC. Debt: \$838,000.65.

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.

12-19846

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in the 3rd (formerly) Ward of **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Survey Plan of Property of Stuarts Auto Sales, Inc. about to be conveyed to Mrs. Smith's Pie Company made by Ralph E. Shaner & Son Engineering Company dated August 23, 1972, as follows, to wit:

BEGINNING at a bolt at the intersection of the Northeasterly side of West High Street (80.00 feet wide) and the Southwesterly side of Berks Street (50.00 feet wide); thence extending along the said Northeasterly side of West High Street North 87 degrees, 07 minutes West, 395.12 feet to a point in a headwall at a corner of land now or late of Montgomery County Housing Authority; thence extending along the same North 00 degrees, 25 minutes East, crossing over two iron pins on the sides of a vacated street 604.04 feet to a point on the Southeasterly side of Chestnut Street (50.00 feet wide); thence extending along the same North 87 degrees, 10 minutes East, 358.91 feet to an iron pin set at the intersection of the said Chestnut Street and the Southwesterly side of Berks Street, aforesaid; thence extending along the same South 02 degrees, 50 minutes East, 642.40 feet to the first mentioned bolt, the place of beginning.

CONTAINING 5.3834 acres.

Parcel Number: 16-00-15504-00-5.

Location of property: 401 West High Street, Pottstown, Montgomery County, PA 19464.

The improvements thereon are: Two detached buildings consisting of (1) 20,755 square feet building with a 2 story office building and 14 over head garage doors and (2) 2,106 square feet pre-fab industrial building.

Seized and taken in execution as the property of **Ethan L. Good, Carol Joy Good and Smith Trust U/D/T dated September 3, 2010** at the suit of AgChoice Farm Credit, ACA. Debt: \$3,495,518.16.

John F. Hacker, Attorney. I.D. #32371

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

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

12-26217

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 in accordance with a map and subdivision of Oakland Farms Section 1 for Oakland Associates, by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania dated June 19, 1974 and last revised October 16, 1975 and recorded in the Office of the Recorder of Deeds for the County of Montgomery in Plan Book A-26, Page 26, as follows, to wit:

BEGINNING at a point on the Northeast side of Oakland Drive (60 feet wide) said point is measured the 2 following courses and distances: (1) on the arc of a circle curving to the left having a radius of 20 feet the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent; (2) South 83 degrees, 31 minutes, 30 seconds East, six hundred thirty-six feet; thence extending from said point and place of beginning along Lot No. 145 North 06 degrees, 28 minutes, 30 seconds West, two hundred feet to a point on the Northeast side of Oakland Drive; thence extending along said side of Oakland Drive North 83 degrees, 31 minutes, 30 seconds West, eighty-five feet to the first mentioned point and place of beginning.

BEING Lot No. 146 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Denise Marie McCollum and James McCollum, by Deed from George A. Wagner and Carol Wagner, his wife, dated 02/17/2005, recorded 02/24/2005 in Book 5544, Page 2588.

Parcel Number: 63-00-05519-31-3.

Location of property: 2421 Oakland Drive, Norristown, PA 19403-2646.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Denise Marie McCollum and James McCollum** at the suit of Wells Fargo Bank, N.A. Debt: \$285,685.18.

Peter Wapner, Attorney. I.D. #318263

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

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

12-32306

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Ritter Estates, Inc., by Urwiler & Walter, Inc., dated June 20, 1988, with revisions through September 26, 1989, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-52, Page 708, last revised October 26, 1990, as follows, to wit:

BEGINNING at a point of compound curve on the Southeasterly side of Pine Hurst Drive (50.00 feet wide) and which point is at the arc distance of 24.52 feet, measured on the arc of a curve, curving to the right, having a radius of 15.00 feet from a point of curve on the Northeasterly side of Augusta Drive (50.00 feet wide); thence extending from said point of beginning and along the said Southeasterly side of Pine Hurst Drive, the two following courses and distances, viz: (1) extending Northeastwardly on the arc of a curve, curving to the right, having a radius of 644.96 feet, the arc distance of 1.54 feet to a point of tangent; and (2) thence extending North 51 degrees, 31 minutes, 00 seconds East, the distance of 109.15 feet to a point, a corner of Lot Number 105, as shown on said plan; thence extending South 38 degrees,

29 minutes, 00 seconds East, along Lot Number 105, the distance of 95.00 feet to a point, a corner of Lot Number 107, as shown on said plan; thence extending South 48 degrees, 44 minutes, 51 seconds West, along Lot Number 107, the distance of 120.17 feet to a point on the said Northeasterly side of Augusta Drive; thence extending North 42 degrees, 15 minutes, 39 seconds West, along the said Northeasterly side of Augusta Drive, the distance of 85.00 feet to a point of curve on the same; thence leaving the said Northeasterly side of Augusta Drive on the arc of a curve, curving to the right, having a radius of 15.00 feet, the arc distance of 24.52 feet to the first mentioned point of compound curve on the said Southeasterly side of Pine Hurst Drive and place of beginning.

BEING Lot No. 106, as shown on said plan.

UNDER AND SUBJECT, inter alia, to the covenants, restrictions, easements, terms, rights, agreement, conditions, exception, reservations and exclusions as contained and set forth in that certain Declaration dated September 30, 1994, as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5094, Page 292 &c., and with an Amendment to Declaration thereto being recorded as aforesaid, in Deed Book 5160, Page 609 &c., and any other Amendments to the said Declaration, as the same may be duly adopted, from time to time.

THE GRANTEE, for and on behalf of the Grantee, its heirs, personal representatives, successors and assigns by acceptance and recordation of this Indenture, acknowledge that this conveyance is subject in every respect to the aforesaid Declaration and any and all amendments and supplements thereto; the rules and regulations promulgated thereunder; acknowledge that each and every provision thereof is essential to the successful operation and management of the Greens at Sunnyside Homeowners Association, and is the best interest and for the benefit of all owners of lots thereon; and covenant and agree, as a covenant running with the land, to abide by each and every provision of the aforesaid Declaration, as the same may be amended and supplemented, from time to time.

TITLE TO SAID PREMISES IS VESTED IN Victoria L. Moquin and David A. Moquin given by Stephen A. Tracanna, II dated 10/01/2008, and recorded 10/15/2008 in Book 5710, Page 2405.

Parcel Number: 42-00-00108-59-7.

Location of property: 18 Augusta Drive, Pottstown, PA 19464-7202.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Victoria Moquin a/k/a Victoria L. Moquin and David Moquin a/k/a David A. Moquin** 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: \$348,911.55.

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

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

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

12-32375

ALL THAT CERTAIN lot or parcel of ground, situate in **Norristown Borough**, known as 1344 Arch Street, Norristown, Pennsylvania and more fully described, as follows, to wit:

BEGINNING at a point on the Southeast side of Arch Street at the distance of 26 feet, 1 inch Southwesterly from the South corner of Fornance and Arch Streets; thence at right angles to said Arch Street Southeastwardly 155 feet to a point; thence Southwesterly parallel to Arch Street 21 feet, ? inch to a point a corner of other land now or late of the said Abraham T. Allebech, being No. 1342 Arch Street; thence by the same Northwesterly parallel to the first line, the line for a portion of the distance passing through the middle of the partition wall between this and said adjoining property 155 feet to the Southeastly side of said Arch Street; thence along said side of Arch Street Northeasterly 21 feet, 1/2 inch to the place of beginning.

BEING the same premises which Wells Fargo Bank, N.A., as Trustee, Under Pooling and Servicing Agreement dated as of April, 2004 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2004-WMC3, by Barclays Capital Real Estate, Inc., a Delaware Corporation, DBA Homeeq Servicing as Attorney in Fact, by Deed dated 10-06-08 and recorded 12-09-08 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5716, Page 604, granted and conveyed unto New Britain Realty Group, LLC, a Limited Liability Company.

Parcel Number: 13-00-01864-00-4.

Location of property: 1344 Arch Street, Norristown, PA 19401.

The improvements thereon are: A 2 story, brick twin dwelling.

Seized and taken in execution as the property of **New Britain Realty Group, LLC a/k/a New Britain Realty, LLC** at the suit of Quaint Oak Bank. Debt: \$103,999.83.

Jennifer D. Gould, Attorney.

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

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

13-00549

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania known and designated as Lot 65 and 66 of Section "L" of the Plan of Roslyn Terrace, duly recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book No. 464, Page 500 and described, as follows, to wit:

BEGINNING at a point formed by the intersection of the Northeasterly side of Mount Carmel Avenue with the Northwesterly side of Edgeley Avenue; thence extending Northwestwardly along the Northeasterly side of Mount Carmel Avenue 150 feet to a point; thence Northeastwardly 50 feet to a point; thence Southeastwardly parallel with Mount Carmel Avenue 150 feet to the Northwesterly side of Edgeley Avenue; and thence Southwestwardly along the same 50 feet to the first mentioned point and place of beginning.

Parcel Number: 30-00-45492-00-9.

Location of property: 2103 Mount Carmel Avenue, Glenside, PA 19038.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Joe J. Martin, Jr. and Kathleen V. Martin** at the suit of Township of Abington. Debt: \$2,216.85.

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.

13-02112

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania being Lot No. 21 on a Plan of Lots entitled Cinnamon Hill, Section D, which plan is recorded in the Office for the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-3, Page 50, and more particularly described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Hansen Road (fifty feet wide) at the distance of one hundred five feet and sixty-nine one-hundredths of a foot Southeasterly from the Southeasterly terminus of its radial intersection with the Southeasterly side of Chapel Lane (fifty feet wide); thence extending North sixty-two degrees, twenty-eight minutes East, along the Southeasterly line of Lot No. 21 on said plan and passing partly along the Southeasterly line of a certain ten feet wide utility easement one hundred forty-eight feet and eighty-six one-hundredths of a foot to a point in the Northeasterly line of a certain other ten feet wide easement; thence extending South nineteen degrees, fifty-nine minutes West along same eighty-six feet one-hundredths of a foot to a point; thence extending South sixty-nine degrees, thirty minutes West along the Northwesterly line of Lot No. 23 on said plan one hundred fifty-six feet and ninety-six one-hundredths of a foot to a point on the Northeasterly side of Hansen Road; thence extending North twenty degrees, thirty minutes West along same sixty-eight feet and thirty-three one-hundredths feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain covenants and restrictions as now appear of record.

BEING the same premises which Jean E. Godsall-Myers, Executor and Stephen E. Godsall-Myers, Executor Under the Will of Emily W. Godsall, Deceased dated 04/22/2004 recorded 06/29/2004 in Montgomery County in Deed Book 5514, Page 339 conveyed unto Lynne Parsons, in fee.

TITLE TO SAID PREMISES VESTED IN Lynne Parsons by Deed from Jean E. Godshall-Myers, Executor, and Stephen E. Godshall-Myers, Executor, Under the Will of Emily W. Godshall, Deceased dated 04/22/2004 recorded 06/29/2004 in Deed Book 5514, Page 339.

Parcel Number: 58-00-09325-00-4.

Location of property: 484 Hansen Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lynne Parsons and United States of America** at the suit of Homeward Residential, Inc. f/k/a American Home Mortgage Servicing, Inc. Debt: \$289,729.12.

Nicole LaBletta, Attorney. I.D. #202194

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

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

13-02330

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

BEGINNING at a point on the Northwest side of Chain Street at the distance of 497.2 feet Northeast from Oak Street, a corner of this and house now or late of Mrs. Ridgeway; thence Northwest through the middle of the partition wall of this and said Ridgeway's house, 100.0 feet to a 20 feet wide alley; thence along said alley, Northeast, 22.0 feet to land now or late of Morgan Wright; thence along said Wright's land, Southeast, 100.0 feet to Chain Street, aforesaid and along said Chain Street, Southwest 22.0 feet to the place of beginning.

BEING the same premises which Raymond Dileo and Jennie Dileo granted and conveyed unto Bradley Dale Weldon by Deed dated September 16, 2003 and recorded March 26, 2004 in Montgomery County Deed Book 5501, Page 755.

Parcel Number: 13-00-07504-00-7.

Location of property: 755 Chain Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bradley Dale Weldon** at the suit of Wells Fargo Bank, N.A. Debt: \$72,393.62 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.

13-02336

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a lot layout of 'Montgomery Ridge', drawn by Donald E. Rife, Professional Land Surveyor, dated January 13, 1989 last revised May 1, 1991 and recorded in Plan Book B-41, Page 255, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Sunrise Drive (50 feet wide), said point being a corner of Lot 25; thence extending from said point of beginning along Lot 25 South 23 degrees, 41 minutes, 87 seconds East, 125.00 feet to a point of curve in line of proposed Route 202 corridor; thence extending along same on the arc of a circle curving to the left having a radius of 1,000.00 feet the arc distance of 103.63 feet to a point of tangent a corner of Lot 23; thence extending along same North 24 degrees, 25 minutes, 45 seconds West, 126.79 feet to a point on the Southeasterly side of Sunrise Drive; thence extending along same the two following courses and distances: (1) North 65 degrees, 34 minutes, 15 seconds East, 80.23 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 1,925.00 feet the arc distance of 24.99 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 24 as shown on said plan.

BEING the same premises which Sathya B. Shivaprakash and Malathi Shivaprakash, husband and wife by her Attorney in-Fact John S. Kerdock, Esquire by Deed dated June 19, 2000 and recorded July 12, 2000 in the County of Montgomery in Deed Book 5322, Page 2406 conveyed unto Joon Choe and Eun J. Kim, Tenants by the Entirety, in fee.

TITLE TO SAID PREMISES VESTED IN Joon Choe, husband, by Deed from Joon Choe and Eun J. Kim, h/w, dated 09/07/2006, recorded 10/02/2006 in Book 5617, Page 2695.

Parcel Number: 46-00-03617-12-6. Map #46015D024.

Location of property: 116 Sunrise Drive, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joon Choe** at the suit of Wells Fargo Bank, N.A. Debt: \$389,708.17 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.

13-02782

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough** (formerly Montgomery Township), County of Montgomery and Commonwealth of Pennsylvania, and described according to a certain Plan of Lots, Section No. 3 for Fox Development Company made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated March 6, 1962 and revised April 24, 1962 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-6, Page 93, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Gettysburg Drive, (fifty feet wide) said point being the two following courses and distances from a point of curve on the Northwestern side of Williamsburg Road (fifty feet wide): (1) leaving Williamsburg Road on the arc of a circle curving to the right having a radius of twenty-six and eighteen one-hundredths feet the arc distance of forty-one and twelve one-hundredths feet to a point of tangent on the Northeasterly side of Gettysburg Drive; and (2) North forty-five degrees, twelve minutes West along the Northeasterly side of Gettysburg Drive, one thousand ten and fifty-nine one-hundredths feet to the point of beginning.

CONTAINING in front or breadth Northwestwardly along the Northeasterly side of Gettysburg Drive, seventy-five feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Gettysburg Drive, one hundred sixty feet.

BEING Lot Number 53 as shown on the above mentioned plan.

BEING the same premises which Jay Hilliard and Sandra D. Hilliard, husband and wife, by Deed dated October 9, 2002, and recorded March 3, 2003, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 5448, Page 543, granted and conveyed unto Jay D. Hilliard and Sandra D. Hillard, Trustees of the Hilliard Revocable Living Trust dated February 6, 1998, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jay D. Hilliard and Sandra D. Hilliard, h/w, by Deed from Jay D. Hilliard and Sandra D. Hilliard, as Trustees of the Hilliard Revocable Living Trust dated February 6, 1998 and Jay D. Hilliard and Sandra D. Hilliard, h/w, dated 02/21/2008, recorded 03/14/2008 in Book 5685, Page 2222.

Parcel Number: 11-00-06824-00-5. Map #11033 017.

Location of property: 807 Gettysburg Drive, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jay D. Hilliard and Sandra D. Hilliard** at the suit of Wells Fargo Bank, N.A. Debt: \$267,789.88 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.

13-03634

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

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

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

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

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

The improvements thereon are: Retail Office, Apartments - Multi-Use.

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

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

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

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

13-04369

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, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Squire's Knoll by American Resource Consultants, Inc., Doylestown, Pennsylvania, dated 5/1/1995 last revised 5/14/1996 and recorded at Norristown, Pennsylvania in Plan Book A-56, Pages 330 and 331, as follows, to wit:

BEGINNING at a point on the title line in the bed of Horsham Road, a corner of land now or late of Elmer N. and Anne P. Dan; thence from said beginning point, along line of land now or late of Daze the two following courses and distances: (1) South 46 degrees, 46 minutes, 15 seconds West, 299.42 feet to a point; and (2) South 43 degrees, 35 minutes, 55 seconds East, 255.30 feet to a point; thence South 46 degrees, 55 minutes, 28 seconds West crossing an existing 30 feet wide sanitary sewer (PC) easement 129.10 feet to a point; thence North 65 degrees, 47 minutes, 15 seconds West, 132.65 feet to a point; thence North 50 degrees, 15 minutes, 00 seconds West recrossing the existing 30 feet wide sanitary sewer (PC) easement and crossing a variable width sanitary sewer easement and a stream of water 164.79 feet to a point; thence North 49 degrees, 38 minutes, 28 seconds East, 198.66 feet to an iron pipe; thence North 46 degrees, 46 minutes, 13 seconds East, 299.37 feet to a point on the title line in the bed of Horsham Road; thence along the title line in the bed of Horsham Road South 43 degrees, 58 minutes, 30 seconds East, 50.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul D. Lyons and Valerie J. Starnes by Deed from Paul D. Lyons and Valerie J. Starnes, husband and wife dated September 15, 1998 and recorded September 9, 1998 in Deed Book 5242, Page 0562.

Parcel Number: 36-00-05767-00-2.

Location of property: 1249 - 1251 Horsham Road a/k/a 1249 Horsham Road, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Paul D. Lyons and Valerie J. Starnes** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Successor in Interest to JP Morgan Chase Bank, N.A., as Trustee for Bear Stearns Asset-Backed Securities Trust 2005-SD2, Asset-Backed Certificates, Series 2005-SD2. Debt: \$211,271.58.

Celine P. DerKrikorian, Attorney.

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

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

13-05053

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Narberth Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Subdivision Plan for Dr. Henry S. Cecil, made by Howard H. Doran, Newtown Square, Pennsylvania, dated April 23, 1984, and last revised May 4, 1984, as follows, to wit:

BEGINNING at a point formed by the intersection of the Southeasterly side of Sabine Avenue (fifty feet wide) with the Southwesterly side of Essex Avenue (fifty feet wide); thence extending from said point of beginning South nineteen degrees, forty-five minutes East along the Southwesterly side of Essex Avenue 75.00 feet to a point a corner of lands now or late of Charles P. and Carole A. Friel; thence extending along the last mentioned lands and also partly along lands now or late of Nahem and Jean Herzel South seventy degrees, fifteen minutes West, 130.00 feet to an iron pin set, a corner of Lot 2; thence extending along Lot 2 and Lot 1 North nineteen degrees, forty-five minutes West, 75.00 feet to an iron pin set, a corner of Lot 1; thence extending along the Southeasterly side of Sabine Avenue North seventy degrees, fifteen minutes East, 130.00 feet to the first mentioned point of intersection and place of beginning.

BEING Lot 3 as shown on the above plan.

TITLE TO SAID PREMISES IS VESTED IN Douglas A. Shimell from Karen E. Araiza, in a Deed dated 11/20/2013, recorded 11/27/2013 in Book 5897, Page 943.

Parcel Number: 12-00-01261-00-5.

Location of property: 428 North Essex Avenue, Narberth, PA 19072-2113.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Douglas A. Shimell, Karen E. Araiza 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 Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-GEL2. Debt: \$490,763.99.

Peter Wapner, Attorney. I.D. #318263

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

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

13-06505

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania and described according to a Plan of a Portion of Wedgewood Park Lot Number 4 made for Mason-McDowell Corporation by H. Gilroy Damon and Associates, Civil Engineers and Surveyors, dated August 5, 1966, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-9, Page 90, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Wedgewood Drive sixty feet wide) said point being the six following courses and distances from a point of curve on the Southwesterly proposed side of Schwab Road (forty six and fifty one-hundredths feet wide): (1) leaving Schwab Road on the arc of a circle curving to the left having a radius of twenty-five feet the arc of thirty-nine and twenty-seven one-hundredths feet to a point of tangent on the Southeasterly side of Wedgewood Drive; (2) South forty-nine degrees, nine minutes, thirty seconds West along the Southeasterly side of Wedgewood Drive one one-hundred twenty-five and fifty-five one-hundredths feet to a point of curve on the same; (3) Southwestwardly and Southwardly partly along the Southeasterly and sides of Wedgewood Drive on the arc of a circle curving to the left having a radius of two hundred ninety-five feet the arc distance of two hundred ninety-one and sixty-five one-hundredths feet to a point of tangent on the Easterly side of same; (4) South seven degrees, twenty-nine minutes, eleven seconds East along the Easterly side of Wedgewood Drive forty-nine and sixty-six one-hundredths feet to a point of curve on the same; (5) Southwardly and Southeastwardly partly along the Easterly and Northeasterly sides of Wedgewood Drive on the arc of a circle curving to the left having a radius of two hundred feet the arc distance of one hundred twenty-two and sixteen one-hundredths feet to a point of tangent on the Northeasterly side of same; and (6) South forty-two degrees, twenty-nine minutes East along the Northeasterly side of Wedgewood Drive fifty-eight and fourteen one-hundredths feet to the point of beginning; thence extending from said point of beginning North forty-seven degrees, thirty-one minutes East partly passing through a dwelling erected on these premises and a dwelling erected on premises adjoining to the Northwest crossing the Southwesterly side of a certain driveway as shown on said plan one hundred twenty-seven and forty-five one-hundredths feet to a point in the bed of driveway; thence extending South thirty-three degrees, forty-three minutes, fifty seconds East through the bed of the aforesaid driveway sixteen thirty-six one-hundredths feet to a point; thence extending South forty-seven degrees, thirty-one minutes West partly through the bed of and recrossing the Southwesterly side of the aforesaid driveway passing partly through a dwelling erected on these premises and a dwelling erected on premises adjoining to the Southeast one hundred twenty-four and ninety-seven one-hundredths feet to a point on the Northeasterly side of Wedgewood Drive aforesaid extending North forty-two degrees, twenty-nine minutes West along the Northeasterly side of Wedgewood Drive sixteen and seventeen one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot Number 104, as shown on the above mentioned plan.

TOGETHER with free and common use, right, liberty and privilege of the above mentioned driveways as shown or said plan as and for passageways, water courses at all times hereafter, forever, in common with the owners, 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.

BEING the same premises which Karl H. Wuebber and D. Louise Wuebber, husband and wife by Deed dated July 31, 1991 and recorded in Deed Book 4983, Page 1979 did grant and convey unto Mark S. Cory.

Parcel Number: 11-00-18500-00-2.

Location of property: 931 Wedgewood Drive, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Mark S. Cory a/k/a Mark Stewart Cory** at the suit of Midfirst Bank. Debt: \$63,534.02.

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

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

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

13-06540

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made by Edward Pickering, 3rd, Registered Surveyor, Woodbourne, Bucks County, Pennsylvania on the 4th day of March A.D., 1952 as follows, to wit:

BEGINNING at a corner of Lot No. 62 on the Northeasterly side of Clearview Avenue (50 feet wide) a distance of four hundred sixty-seven and fifty-nine one-hundredths feet measured Northwestwardly along the side of said avenue from the Northerly radius corner of Clearview Avenue and Buxmont Road (50 feet) as laid out on said plan, and continuing; thence along the Northeasterly side of Clearview Avenue, North fifty-four degrees, seven minutes, thirty seconds West, one hundred feet to a corner of Lot No. 64; thence along the side of said lot North thirty-five degrees, twenty-eight minutes East, two hundred fifty and forty-six one-hundredths feet to a corner in the rear line of Lot No. 53; thence along the rear of Lot No. 53, South fifty degrees, thirty-nine minutes, thirty seconds East, one hundred and twenty-three one-hundredths feet to another corner of Lot No. 62 aforesaid; thence along the side of Lot No. 62, South thirty-five degrees, twenty-eight minutes West, two hundred forty-four and forty one-hundredths feet to the place of beginning.

BEING Lot No. 63 as laid out on a Plan of Brookmont.

TITLE TO SAID PREMISES IS VESTED IN Hryhoriy Shuplat by Deed from Donald S. Knotts, Jr., dated September 29, 2005 and recorded November 15, 2005 in Deed Book 05579, Page 0843.

Parcel Number: 41-00-02176-00-6.

Location of property: 143 Clearview Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Hryhoriy Shuplat** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWMBs, Inc., CHL Mortgage Pass-Through Trust 2006-3, Mortgage Pass-Through Certificates, Series 2006-3. Debt: \$385,341.64.

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.

13-08617

ALL THAT CERTAIN, lot or piece of ground, situate in **Montgomery Township**, Montgomery County, Pennsylvania bounded and described according to a Plan of Subdivision prepared as part of the Heather Lea Phase II, prepared for The Cutler Group, Inc. made by Richard C. Mast Associates, P.C. dated 12-12-2003 last revised 6-4-2004 and recorded in Plan Book 23, Page 410, as follows, to wit:

BEGINNING at a point reverse curve on the Southeasterly side of Schreiner Drive said point being at the arc distance of 32.95 feet measured along the arc of a circle curving to the right having a radius of 25 feet from a point of compound curve on the Northeasterly side of Kingston Way; thence extending from said beginning point along the Southeasterly side of Schreiner Drive Northeastwardly along the arc of a circle curving to the left having a radius of 75 feet the arc distance of 94.41 feet to a point a corner of Lot 5 as shown on the above mentioned plan; thence extending along the same South 44 degrees, 28 minutes, 00 seconds East, 163.21 feet to a point; thence extending South 47 degrees, 08 minutes, 00 seconds West, 183.06 feet to a point of tangent on the Northeasterly side of Kingston Way; thence extending along the same the two (2) following courses and distances: (1) North 44 degrees, 28 minutes, 00 seconds West, 44.27 feet to a point of curve; and (2) Northwestwardly along the arc of a circle curving to the right having a radius of 175 feet the arc distance of 138.83 feet to a point of compound curve; thence extending along the arc of a well curving to the right having a radius of 25 feet the arc distance of 32.95 feet to the first mentioned point of reverse curve and place of beginning.

CONTAINING in area 29,643 square feet.

BEING Lot 4 as shown on the above mentioned plan.

Parcel Number: 46-00-00568-02-5.

Location of property: 73 Schreiner Drive, North Wales, PA 19454-4517.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kui S. Oh** at the suit of Wells Fargo Bank, N.A. Debt: \$691,309.45.

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

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

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

13-11245

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 17 on Plan of Lots made for F.A. Collins by Miles H. Robinson, Professional Engineer on November 5, 1954 and recorded in the Office for the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-2, Page 70, described in accordance therewith, as follows:

BEGINNING at a point of curve formed by the intersection of the Northeasterly side of Bridle Path Road (fifty feet wide) and the Southeasterly side of Lantern Lane (fifty feet wide); thence extending along the Northeasterly side of Bridle Path Road South forty-nine degrees, two minutes East, two hundred thirty (230) feet to a point; thence extending North forty degrees, fifty-eight minutes East, one hundred four and three-tenths (104.3) feet to a point; thence extending North forty-nine degrees, two minutes West, two hundred forty (240) feet to a point on the Southeasterly side of Lantern Lane; thence extending along the Southeasterly side of Lantern Lane South forty [previously erroneously stated as 'forth'] degrees, fifty-eight minutes West, ninety-four and thirty-one hundredths (94.30) to [previously erroneously stated as 'top'] a point of curve; thence extending on the arc of a circle on a line curving to the left with a radius of ten (10) feet the arc distance of fifteen and seventy-one one-hundredths (15.71) feet to the first mentioned point and place of beginning.

BEING the same premises which Stephen A. Fretz, Jr. and Kimberly A. Fretz, by Deed dated July 30, 2003 and recorded in the Montgomery County Recorder of Deeds Office on August 18, 2003 in Deed Book 5469, Page 818, granted and conveyed unto Michael R. Dunfee and Mariane Dunfee.

Parcel Number: 46-00-02110-00-4.

Location of property: 17 Bridle Path Road, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael R. Dunfee and Mariane Dunfee** at the suit of Everbank. Debt: \$221,915.21.

Christopher A. DeNardo, Attorney.

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

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

13-11413

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:

BEGINNING at a point on the Southeasterly side of Swede Street at the distance of 14.53 feet, Northeasterly from the Northeasterly side of Spruce (formerly Beech) Street, a corner of this and land now or late of Alice S. Koffel; thence extending along said land, the line passing through the middle of the partition wall of the house on this lot and the house on said Koffel's adjoining land Southeastwardly, parallel with Spruce Street 86.8 feet to the Northwesterly side of a 25-1/2 inch wide passageway or alley extending into Spruce Street, said alley to be forever kept open for the use of the owners and occupiers of the property abutting thereon; thence along said side of said alley Northeastwardly 14.62 feet to a point, a corner of this and land now or late of William C. Fontaine; thence along the said land, the line passing through the middle of the partition wall of the house on this lot and the house on Fontaine's adjoining land Northwestwardly 86.6 feet to a point on the Southeasterly side of Swede Street; thence extending along the Southeasterly side of Swede Street, Southwestwardly 14.62 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael T. Butler, severally, by Deed from Alphonso Jackson, Secretary of Housing and Urban Development, of Washington, D.C., dated 04/04/2008, recorded 05/02/2008 in Book 5691, Page 785.

Parcel Number: 13-00-36164-00-3.

Location of property: 1102 Swede Street, Norristown, PA 19401-3828.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Butler a/k/a Michael T. Butler** at the suit of JP Morgan Chase Bank, National Association. Debt: \$114,495.43.

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.

13-11597

ALL THAT CERTAIN Unit 12 Q, being a unit in The Meadows at Lower Gwynedd, a Condominium, located at the intersection of Bethlehem Pike and Dager Road, in **Lower Gwynedd Township**, County of Montgomery, State of Pennsylvania, which has heretofore been submitted to the Pennsylvania Uniform Condominium Act, 1980, 68 P.S.A. Sec. 3103. et seq., as designated in the Declaration of Condominium Ownership of The Meadows at Lower Gwynedd, a Condominium including the plats and plans attached as an exhibit thereto, bearing date the 15th day of April 1983, and recorded in the Office for the Recording of Deeds, the County of Montgomery on the 7th day of June 1983, in Deed Book 4709, Page 292.

Parcel Number: 39-00-00308-44-5.

Location of property: 501 North Bethlehem Pike #12Q, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Martin Healey, Personal Representative of The Estate of Marian C. Healey, Deceased** at the suit of James B. Nutter & Company. Debt: \$173,299.15.

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

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

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

13-12560

ALL THAT CERTAIN eight (8) lots of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in one tract and having thereon erected a residential dwelling house known as 238 North Keim Street, Pottstown, PA 19464. Reference Montgomery County Deed Book 5751, Page 02295.

Parcel Number: 16-00-16764-00-5.

Location of property: 238 North Keim Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling, as indicated above.

Seized and taken in execution as the property of **Bradley J. Seltzer and The Secretary of Housing and Urban Development** at the suit of U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$184,644.69 (total amount of judgment).

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

Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

13-14080

ALL THAT CERTAIN condominium unit, situate in **Towamencin Township**, County of Montgomery, Commonwealth of Pennsylvania, being known, named and identified in the Declaration Plan referred to below as Towamencin Condominium, Section 1 and 2, 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 13, 1963, PL 196 by the recording in the Office of the Recording of Deeds of Montgomery County, a declaration dated 2/8/1984 and recorded 3/4/1984 in Deed Book 3925, Page 308 and as amended, and the Declaration of

Towamencin Condominium dated 2/8/1974 and recorded 3/4/1974 in Condominium Plan Book 2, Page 48, and as amended, and Declaration Site Plan "Towamencin Condominium Section 1 and 2", dated 10/11/1974, and recorded 10/17/1974, in Condominium Plan Book 3, Page 72, as amended. Being designated in such Declaration Plan as Building 10, Unit 169 as described in such Declaration Plan and Declaration Together with all right, title and interest, being an undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium and as the same may be changed by any Amendment or Amendments thereto.

AND ALL THAT CERTAIN Building Unit in the property known, named and identified in the Declaration Plan referred to below as Towamencin Condominium, Section 1 and 2, located on Bustard Road, and being Building C-29, as described in such Declaration Plan and Declaration.

TITLE TO SAID PREMISES IS VESTED IN Maria A. Stein and Kenneth W. Stein, w/h, by Deed from John Edward Hough, Jr., dated 03/03/2005, recorded 03/15/2005 in Book 5546, Page 1966.

Parcel Numbers: 53-00-04946-19-4 and 53-00-04946-44-6.

Location of property: 407 Monroe Drive a/k/a 407 Monroe Drive, Building 10, Condominium 169 a/k/a 407 Monroe Drive, #1103, Harleysville, PA 19438-3918.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Maria A. Stein and Kenneth W. Stein** 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 Morgan Stanley Mortgage Loan Trust 2006-2, Mortgage Pass-Through Certificates, Series 2006-2. Debt: \$236,251.22.

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

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

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

13-14087

ALL THAT CERTAIN tract or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made by Oliver M. Mest, Registered Surveyor on February 27, 1951, as follows, to wit:

BEGINNING at a point in the public road leading from Pruss Hill to Sanatoga; thence along the same South 48 degrees, 30 minutes West, 473.55 feet to a corner in said road; thence leaving said road by lands of now or late Jacob Bickhart North 38 degrees, 00 minutes West, 156.75 feet to a corner; thence continuing along the same on a course crossing the aforesaid road South 47 degrees, 00 minutes West, 264 feet to a corner of other lands of Howard F. Smith, Jr.; thence along the same North 07 degrees, 45 minutes West, 511.50 feet to a corner in a line of lands of Howard F. Smith, Jr., and wife; thence along the same North 60 degrees, 30 minutes East, 433.95 feet to a corner of lands of Koval; thence along the same and lands of now or late of John E. Krause North 62 degrees, 00 minutes East, 315.15 feet to a corner of lands of Horner; thence along the same South 06 degrees, 30 minutes East, 501.60 feet to the first mentioned point and place of beginning.

AND the above mentioned 'public road leading from Pruss Hill to Sanatoga' is now more commonly known in this area as 'Snell Road'.

TITLE TO SAID PREMISES IS VESTED IN Paul W. Reppert and Gretchen Reppert, by Deed from Cognata Family Limited Partnership, dated 03/24/2006, recorded 04/07/2006 in Book 5596, Page 1627.

Parcel Number: 42-00-04615-00-5.

Location of property: 1475 Snell Road, Pottstown, PA 19464-2230.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul W. Reppert and Gretchen Reppert** at the suit of Green Tree Servicing, LLC. Debt: \$144,532.68.

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

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

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

13-14327

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a survey and plan thereof made by Yerkes Engineering Company, Civil Engineers and Surveyors of Bryn Mawr, Pennsylvania on the 21st day of October A.D. 1957 and last revised the 27th day of May A.D. 1958, as follows, to wit:

BEGINNING at a point in the center line of Stanford Drive (50 feet wide) which point is measured North 44 degrees, 30 minutes East 132 feet from the intersection of the center line of Stanford Drive made with the center line of Lancaster Avenue extending from said point of beginning North 46 degrees, 30 minutes East, 73.25 feet to a point in Lot No. 5 on said plan; thence extending along the same and crossing the Southeastern side of Stanford Drive South 43 degrees, 10 minutes East, 122.26 feet to a point in land now or late of Raymond H. Adelheim; thence extending along the same South 44 degrees, 20 minutes West, 73.32 feet to a point in Lot No. 10 on said plan; thence extending along the same and crossing the Southeastern side of Stanford Drive North 43 degrees, 10 minutes West, 125.46 feet to a point in the center line of Stanford Drive being the first mentioned point and place of beginning.

Parcel Number: 40-00-57076-00-7.

Location of property: 1022 Stanford Drive, Wynnewood, PA 19096.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Barry R. Huber and Geraldine B. Huber** at the suit of Wells Fargo Bank, N.A. Debt: \$134,378.64.

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

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

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

13-16000

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of 'Robinhood Village' made for Meads Lands, Inc. recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown in Deed Book 2299, Pages 600 and 601, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Surrey Lane (50 feet wide) at the arc distance of 397.37 feet Southeastwardly measured along the said side of Surrey Lane along the arc of a circle curving to the right having a radius of 28.30 feet from a point of curve in the same, which said point of curve is at the distance of 297.62 feet measured along a course South 48 degrees, 59 minutes, 10 seconds East still along the said side of Surrey Lane from a point of tangent in the same, which said point of tangent is at the distance of 33.67 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 Southeasterly side of Warminister Road (415 feet wide); thence extending from said beginning point Southeastwardly along the Southwesterly side of said Surrey Lane along the arc of a circle curving to the right having a radius of 28.30 feet the arc distance of 60 feet to a point a corner of Lot No. 29 on said plan; thence extending South 50 degrees, 16 minutes, 26 seconds East along Lot No. 29 on said plan; 255.81 feet to a point; thence extending North 38 degrees, 29 minutes, 36 seconds West, 54.62 feet to a point a corner of Lot No. 31 on said plan; thence extending North 49 degrees, 03 minutes, 33 seconds East along said Lot No. 31, 254.05 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bartholomew A. Konrad, by Deed from Thomas T. Burns, dated 01/31/2003, recorded 03/25/2003 in Book 5450, Page 1776.

Parcel Number: 59-00-16693-00-6.

Location of property: 318 Surrey Lane, Hatboro, PA 19040-3540.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bartholomew A. Konrad a/k/a Bartholomew Konrad** at the suit of Nationstar Mortgage, LLC. Debt: \$265,791.43.

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.

13-16292

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of "Lochwood Estates" prepared for Gambone Brothers Development Company, by Showalter and Associates, dated October 31, 1996, last revised September 29, 1998, recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-58, Page 446, and as later revised March 13, 2000, as follows, to wit:

BEGINNING at a point, marked by a concrete monument on the Northeasterly side of Annandale Drive (50.00 feet wide), at a corner of Lot Number 19, 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 Southeasterly side of Celtic Lane (50.00 feet wide), viz: (1) leaving the said Southeasterly side of Celtic Lane on the arc of a curve, curving to the left, having a radius of 10.00 feet, the arc length of 15.71 feet to a point of reverse curve, marked by a concrete monument on the said Northeasterly side of Annandale Drive; (2) thence extending Southeastwardly along the said Northeasterly side of Annandale Drive on the arc of a curve, curving to the right, having a radius of 250.00 feet, the arc length of 160.35 feet to a point of tangent, marked by a concrete monument on the same; and (3) thence extending South 05 degrees, 59 minutes, 52 seconds East, along the said Northeasterly side of Annandale Drive, the distance of 618.26 feet to the point of beginning; thence extending from said point of beginning North 84 degrees, 00 minutes, 08 seconds East, along Lot Number 19, aforesaid, the distance of 237.56 feet to a point, marked by a concrete monument, at a corner in line of lands now or late of Marshall, as shown on said plan; thence extending South 02 degrees, 44 minutes, 09 seconds East, along lands now or late of Marshall, the distance of 110.18 feet to a point, marked by a concrete monument, at a corner of Lot Number 17, as shown on said plan; thence extending South 84 degrees, 00 minutes, 08 seconds West, along Lot Number 17, the distance of 232.78 feet to a point, marked by a concrete monument on the said Northeasterly side of Annandale Drive; thence extending along the said Northeasterly side of Annandale Drive, the two following courses and distances, viz: (1) extending Northwardly on the arc of a curve, curving to the left, having a radius of 225.00 feet, the arc length of 25.90 feet to a point of tangent, marked by a concrete monument; and (2) thence extending North 05 degrees, 59 minutes 52 seconds West, the distance of 84.16 feet to the first mentioned point, marked by a concrete monument on the said Northeasterly side of Annandale Drive, at a corner of the aforesaid Lot No. 19 and place of beginning.

BEING Lot Number 18, as shown on the above-mentioned plan.

BEING the same premises that Hung V. Ta and Gina Doan, husband and wife, by Deed dated 11/24/2003 and recorded 12/16/2003 in the County of Montgomery Book 5486, Page 587 granted and conveyed unto Hung V. Ta and Gina Doan, husband and wife, his/her heirs and assigns, in fee.

Parcel Number: 51-00-00080-17-5.

Location of property: 4346 Annandale Drive, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gina Doan a/k/a Giang T. Doan and Hung V. Ta** at the suit of Wells Fargo Bank, N.A., a/k/a Wachovia Mortgage, a Division of Wells Fargo Bank, N.A., and f/k/a Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB. Debt: \$339,323.46.

Thomas M. Federman, Attorney. I.D. #64068

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

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

13-22772

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, County of Montgomery, and Commonwealth of Pennsylvania described according to a Subdivision Plan, 'Dawsfield' Phase II-B and III prepared for Sal Paone, Inc. by Alon Engineering Associates, Inc. dated 3/16/1992 and last revised 7/22/1992 and recorded 9/1/1992 in plan Book A 53, Page 388, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Salt Kettle Circle (50.00 feet wide), said point being a corner of Lot No. 27 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 27 North 84 degrees, 50 minutes, 50 seconds East an easement for detention basin, 384.68 feet to a point in line of land now or late of Paxon William; thence extending along same South 47 degrees, 24 minutes, 30 seconds East crossing a flood plain and wetlands 252.67 feet to a point on the Northwesterly ultimate right-of-way line of Dreshertown Road (41.00 feet more or less from the existing centerline); thence extending along same the two (2) following courses and distances, viz: (1) on the arc of a circle curving to the right, having a radius of 685.00 feet the arc distance of 20.20 feet to a point of tangent; and thence (2) South 43 degrees, 24 minutes, 00 seconds West, 109.23 feet to a point, a corner of Lot No. 29; thence extending along Lot No. 29 and recrossing said wetlands, flood plain and detention basin North 75 degrees, 15 minutes, 56 seconds West thru the bed of a 30.00 feet wide storm sewer easement 503.39 feet to a point on the Southeasterly side of Salt Kettle Circle; thence extending along the Southeasterly and changing over to the Northeasterly side of Salt Kettle Circle the two (2) following courses and distances, viz: (1) North 14 degrees, 44 minutes, 04 seconds East, 15.87 feet to a point of curve; and thence (2) on the arc of a circle curving to the left, having a radius of 250.00 feet the arc distance of 86.77 feet to a point a corner of Lot No. 27, being the first mentioned point and place of beginning.

BEING Lot No. 28 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Michael D. Binder and Donna A. Binder, h/w, by Deed from Dresher Valley Builders, Inc., a Pennsylvania Corporation, dated 01/20/1995, recorded 01/25/1995 in Book 5104, Page 149.

Parcel Number: 54-00-13860-66-6.

Location of property: 1712 Salt Kettle Circle, Dresher, PA 19025-1311.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael D. Binder and Donna A. Binder** at the suit of Bank of America, N.A., a Corporation Organized and Existing Under the Laws of The United States. Debt: \$659,111.48.

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

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

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

13-24005

ALL THAT CERTAIN message, tenement, tract or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Commonwealth of Pennsylvania, described according to a survey and plan thereof made by Albright & Mebus, Civil Engineers, dated June 7, 1928 and revised July 24, 1928 (and copy whereof is hereto attached and made part made part hereof), as follows, to wit:

BEGINNING at a point in the center line of a proposed road, (50 feet wide) now known as Grasshopper Road at the distance 226.57 feet measured North 55 degrees, 35 minutes West along the center line of said Grasshopper Road from its intersection with the center line of Washington Lane (40 feet wide); thence extending along the center line of said Grasshopper Road North 55 degrees, 35 minutes, 198.50 feet to a point; thence extending North 34 degrees, 19 minutes, 43 seconds East, 396.44 feet to a point; thence extending South 49 degrees, 10 minutes, 39 seconds East, 199.78 feet to a point; and thence extending South 34 degrees, 19 minutes, 43 seconds West, 374.15 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.7559 acres.

BEING the same premises which Rose S. Berlinger, widow, by Deed dated March 22, 1995 and recorded March 30, 1995 in Montgomery County in Deed Book 5108, Page 2036 granted and conveyed unto Joseph M. Rybicki and Anne M. Rybicki, husband and wife, in fee.

Parcel Number: 41-00-03541-00-9.

Location of property: 1335 Grasshopper Road, Huntingdon Valley, Lower Moreland Township, PA 19006.

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

Seized and taken in execution as the property of **Joseph M. Rybicki and Anne M. Rybicki** at the suit of First Niagara Bank, N.A. Debt: \$614,608.46.

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.

13-24281

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 in the middle of Remington Road (60 feet wide) said point is at the distance of 1028.29 feet, measured Northeastwardly and Southeastwardly along the middle of Remington Road from its intersection with the middle of William Road (leading to the South 50 feet wide) which point is at the distance of 220.42 feet measured North 45 degrees, 39 minutes, 20 seconds East along the middle of Remington Road from its intersection with the middle of Lancaster Avenue (80 feet wide); thence from the beginning point along the middle of Remington Road, South 72 degrees, 58 minutes East, 103.60 feet to a point; thence leaving Remington Road, South 46 degrees, 32 minutes West, 214.09 feet to a point; thence on a line curving to the right with a radius of 235.00 feet the arc distance of 75.05 feet the chord of said curved line has a bearing of North 15 degrees, 31 minutes, 53 seconds West, 74.69 feet to a point; thence by Lot Number 80 the two following courses and distances: (1) North 55 degrees, 59 minutes West, 20.25 feet to a point; (2) North 17 degrees, 02 minutes East, 117.50 feet to the place of beginning.

BEING Lot Number 81 Remington Road.

UNDER AND SUBJECT to certain conditions, restrictions and rights-of-way as of record.

TITLE TO SAID PREMISES IS VESTED IN Donna A. Kasman and Tomasz Kasman by Deed from Stephen M. Steingard in Sharon L. Steingard, dated October 10, 2002 and recorded January 13, 2003 in Deed Book 5442, Page 00438. Parcel Number: 40-00-48908-00-3.

Location of property: 908 Remington Road, Wynnewood, PA 19096.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donna A. Kasman and Tomasz Kasman** at the suit of J.P. Morgan Chase Bank, N.A. Debt: \$359,404.50.

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.

13-26635

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan of Lots of Pasadena Park made by Damon and Foster, Civil Engineers, dated May 6, 1959, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-5, Page 63, as follows, to wit:

BEGINNING at a point of reverse curve on the Northeasterly side of a cul-de-sac (of irregular width) at the end of Westwood Circle, said point being the three following courses and distances from a point of curve on the Northwestern side of Monterey Drive (50 feet wide): (1) leaving Monterey Drive on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 23.56 feet to a point of reverse curve on the Northeasterly side of Westwood Circle (50 feet wide); (2) Northwestwardly along the Northeasterly side of Westwood Circle (50 feet wide) on the arc of a circle curving to the left having a radius of 210.00 feet the arc distance of 245.00 feet to a point of reverse curve on the same; and (3) Northwestwardly along the Northeasterly side of the aforesaid cul-de-sac on the arc of a circle curving to the right having a radius of 45.00 feet the arc distance of 30.59 feet to the point of beginning; thence extending from said point of beginning Northwestwardly and Southwestwardly partly along the Northeasterly and partly along the Northwestern sides of aforesaid cul-de-sac at the end of Westwood Circle on the arc of a circle curving to the left having a radius of 45.00 feet the arc distance of 67.50 feet to a point; thence extending north 33 degrees 21 minutes 41 seconds West 195.21 feet to a point; thence extending South 80 degrees, 12 minutes East, 194.89 feet to a point; thence extending South 09 degrees, 48 minutes West, 142.20 feet to the first mentioned point of reverse curve and place of beginning.

BEING Lot #42 as shown on above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN David L. Parylak, Jr. and Mary Anne Parylak, by Deed from Beth Ann Corry, dated 02/06/2004, recorded 03/25/2004 in Deed Book 6601, Page 345.

Parcel Number: 49-00-13111-00-7.

Location of property: 8 Westwood Circle, Plymouth Meeting, PA 19462-2804.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David J. Parylak, Jr. a/k/a David J. Parylak a/k/a David Jr. Parylak and Maryanne Parylak a/k/a Mary Anne Parylak** at the suit of Pennymac Loan Trust 2010-NP11. Debt: \$320,097.72.

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.

13-27379

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of Colonial Manor XII, made by Charles E. Shoemaker, Inc., dated August 25, 1987, last revised December 2, 1987, said plan being recorded in Plan Book A-50, Page 182, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Colony Drive (50 feet wide) said point being measured the two following courses and distances from a point of curve on the Southwesterly ultimate right-of-way line of Pioneer Road: (1) leaving Pioneer Road along the arc of a circle curving to the left having a radius of 15 feet the arc distance of 23.55 feet to a point of tangent on the Southeasterly side of Colony Drive; and (2) South 74 degrees, 00 minutes, 00 seconds West, 476.48 feet to the point of beginning said point of beginning also being a corner of Lot 4; thence extending from said point of beginning along Lot 4 South 16 degrees, 00 minutes, 00 seconds East, 209.43 feet to a point in line of lands of now and formerly of Ronald and M.P. Asadoorian; thence extending along the same South 70 degrees, 38 minutes, 30 seconds West, 100.17 feet to a point a corner of Lot 6; thence extending along the same North 16 degrees, 00 minutes, 00 seconds West, 215.30 feet to a point on the Southeasterly side of Colony Drive; thence extending along the same North 74 degrees, 00 minutes, 00 seconds East, 100 feet to the first mentioned point and place of beginning.

CONTAINING in area 21,236 square feet.

BEING Lot 5 as shown on the above mentioned plan.

BEING part of the same premises which School District of the Township of Upper Moreland, a Municipal Corporation by Deed dated February 11, 1987 and recorded in Montgomery County in Deed Book 4830, Page 1196 conveyed unto Dominic LaRosa, in fee.

Parcel Number: 59-00-03075-28-6.

Location of property: 4113 Colony Drive, Hatboro, PA 19040.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **Cynthia A. Disandro and Albert J. Disandro, Jr.** at the suit of Residential Mortgage Loan Trust 2013-TT2, et al. Debt: \$447,832.34.

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.

13-27605

ALL THAT CERTAIN tract or piece of land 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 and plan thereof made by Francis W. Wack, Registered Surveyor, Schwenksville, Pennsylvania on May 26, 1948, as follows:

BEGINNING at the intersection of the center line of State Highway Route #29 with the center line of State Highway Route #113; thence along the center line of State Highway Route 29 North one degree, East ninety-nine feet and six-tenths of a foot to a point; thence by other land of Hugo Ada and Grace E. Ada, his wife, of which this is part, South eighty-seven degrees, East one hundred eighty-one feet to an iron pin on the Northwest side of the right-of-way of the Reading Railroad Company; thence along the Northwesterly side thereof South five degrees, forty-five minutes West, one hundred three feet and forty-five one-hundredths of a foot to a point in the center line of State Highway Route 113; thence along the center line thereof North eighty-six degrees, West one hundred seventy-three feet and twenty-five feet to the place of beginning.

UNDER AND SUBJECT to certain agreements of record.

BEING the same premises which Margaret A. DiDomenico, by Deed dated July 16, 2007 and recorded July 18, 2007 in Montgomery County in Deed Book 5656, Page 127 granted and conveyed unto Lou DiDomencio and Chris DiDomenico, in fee.

Parcel Number: 48-00-00835-00-8.

Location of property: 202 Gravel Pike, Collegeville, Perkiomen Township, PA 19426.

The improvements thereon are: A retail, office, apartment multi-use structure and related improvements.

Seized and taken in execution as the property of **Chris DiDomenico and Lou DiDomenico** at the suit of First Niagara Bank, N.A. Debt: \$210,726.62.

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.

13-28117

ALL THAT CERTAIN lot or piece or land, with the buildings erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof by Hiltner and Hitchcock, C.E., dated June 1925, as follows:

BEGINNING at a point on the Southwesterly side of Wood Street, at the distance of 120 feet more or less Southeastwardly from the Southeastwardly side of Astor Street being a corner of Wood Street and an alley laid out 20 feet wide of William Evans and Benjamin Evans and dedicated for the use of all abutting property owners; thence along the said side of Wood Street, Southeastwardly 21.3 feet to a corner of this and other land now or late of Jarvis; thence along said land now or late of Jarvis Southeastwardly the line passing through the middle of the partition wall dividing the house erected on this lot from that on the adjoining lot 110 feet to the Northeasterly side of another 20 feet wide alley laid out for the use of abutting owners; thence along said side of said alley Northwestwardly 21.3 feet to the Southeasterly side of said first above mentioned 20 feet wide alley; thence along said side of said alley Northeastwardly 110 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James A. Moran by Deed from James Moran and Kathleen M. Moran, dated August 27, 2002 and recorded September 26, 2002 in Deed Book 5426, Page 1036.

Parcel Number: 13-00-39584-00-3.

Location of property: 318 West Wood Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James A. Moran** at the suit of Harleysville Savings Bank. Debt: \$82,570.57.

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.

13-30355

ALL THAT CERTAIN lot or piece of ground, situate in **West Pottsgrove Township**, County of Montgomery and State of Pennsylvania bounded and described according to a plan of subdivision made for Holly Acres by Urwiler & Walter, Inc. Summeytown, PA dated 19, 1973 and last revised February 19, 1980 and recorded in and for the County of Montgomery at Norristown, PA in Plan Book A-39, Page 63, as follows, to wit:

BEGINNING at a point on the Northerly side of a cul de sac at the end of Evergreen Road (of irregular width) said point being measured the 5 following courses and distances from a point of curve on the Northerly side of Dogwood Lane: (1) leaving Dogwood Lane on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of reverse curve on the Easterly side of Evergreen Road; (2) partly along the Easterly and partly along the Northeasterly sides of Evergreen Road on the arc of a circle curving to the left having a radius of 75 feet the arc distance of 75.48 feet to a point of tangent; (3) North 50 degrees, 32 minutes, 26 seconds West along the Northeasterly side of Evergreen Road 44.34 feet to a point of curve; (4) along the Northeasterly side of Evergreen Road on the arc of a circle to the right having a radius of 50 feet the arc of 36.14 feet to a point of reverse curve; and (5) partly along the Northeasterly and partly along the Northerly sides of Evergreen Road on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 79.24 feet to the point of beginning also being a point, a corner of Lot #73 as shown on the above mentioned plan; thence beginning also being a point, a corner of Lot #73 as shown on the above mentioned plan; thence extending from said point of beginning and partly along the Northerly and partly along the Northwesterly sides of Evergreen Road on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 26.27 feet to a point a corner of Lot #75 as shown on the above mentioned plan; thence extending along the same North 40 degrees, 02 minutes, 24 seconds West, 96.03 feet to a point; thence extending North 39 degrees, 08 minutes, 54 seconds East, 96.96 feet to a point a corner of Lot No. 73 as shown on the above mentioned plan; extending along the same South 09 degrees, 55 minutes, 48 seconds East, 139.83 feet to the first mentioned point and place of beginning.

Parcel Number: 64-00-01157-60-6.

Location of property: 9 Evergreen Road, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael J. Dankanich, III, as Sole Owner** at the suit of Bank of America, N.A. Debt: \$150,669.06.

Denise Carlon, Attorney.

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

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

13-32657

ALL THAT CERTAIN brick message No. 1058 Willow Street, and lot or piece of ground, situate in **Norristown Borough**, said County, bounded and described, as follows:

BEGINNING at a point on the Southeasterly side of Willow Street, a corner of this and ground late of William McCann, now Mary Kreider; thence by said ground and through the middle of the partition wall of the house on said premises and said Kreider's house Southeasterly 100 feet to a 20 foot wide alley (incorrectly described in former Deed as a 70 foot wide alley); thence along said alley Southwesterly 15 feet to a corner; thence by ground of said Joseph Taney Northwesterly parallel to the first 61 feet to a corner at the end of an alley or passageway 2 feet, 4 inches wide leading from this point out into Willow Street; thence along across the end of the said last mentioned alley Northeasterly 2 feet, 4 inches to a corner; thence along the Northeast side of said alley Northwesterly 39 feet to a corner at Willow Street aforesaid; and thence along the Southeast side of said Willow Street Northeasterly 12 feet, 8 inches to the place of the beginning, with the free use, right, liberty and privilege at all times hereafter forever of the aforesaid alley or passage way of 2 feet and 4 inches wide leading in from said Willow Street along the line of the hereby granted premises over the adjoining ground of Joseph Taney to the length or depth of 39 feet and of not less than the present opening or height thereof in common with the owners and occupiers of said Joseph Taney adjoining house and lot of ground, said alley or passageway to be kept in good repair at the joint and equal expense of the said parties using the same in common, as aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Carol Livers Mims, daughter and single woman, by Deed from Lawrence A. Livers, Sr., married and father, dated 04/20/2004, recorded 04/21/2004 in Book 5504, Page 1795.

Parcel Number: 13-00-38552-00-9.

Location of property: 1058 Willow Street, Norristown, PA 19401-3830.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carol Livers Mims** at the suit of JP Morgan Chase Bank, National Association s/b/m to Chase Home Finance, LLC. Debt: \$37,236.01.

Peter Wapner, Attorney. I.D. #318263

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

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

13-32741

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

BEGINNING at a point on the Southeasterly side of Lismore Avenue at the distance of 618 feet Southwestwardly from the Southwesterly side of Glenside Avenue.

CONTAINING in front or breadth on the said side of Lismore Avenue 28.35 feet and extending of that width between parallel lines at right angles to the said Lismore Avenue on the Northeasterly line thereof 146.01 feet and on the Southwesterly line thereof 144.72 feet, the said Southwesterly line thereof passing through the center of a party wall.

TITLE TO SAID PREMISES IS VESTED in Deborah Ann Oehrle and Gary M. Oehrle by Deed from Gary M. Oehrle and Deborah A. Oehrle, dated December 11, 2001 and recorded January 23, 2002 in Deed Book 5392, Page 2291. Parcel Number: 31-00-17707-00-1.

Location of property: 149 Lismore Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Deborah Ann Oehrle and Gary M. Oehrle** at the suit of Wells Fargo Bank, N.A., as Successor by Merger to Wachovia Bank, N.A. Debt: \$61,378.98.

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.

13-33157

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision "Chadwick Woods" made for Chadwick Place Inc. by Woodrow & Associates, Inc., Municipal/Civil Consulting Engineers, dated 4/17/2000 and last revised on 3/15/2002 and recorded in Plan Book A-61, Page 147, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Kriebel Mill Road (50.00 feet wide), at a corner of this and Lot No. 1 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 1 the two (2) following courses and distances, as follows, to wit: (1) South 79 degrees, 06 minutes, 17 seconds East, 204.03 feet to a point a corner, thence (2) North 41 degrees, 44 minutes, 59 seconds East, 168.53 feet to a point, a corner in line of land now or late of Chadwick Place Inc., said point also being the dividing line between Worcester and Lower Providence Township; thence extending along the same, South 48 degrees, 15 minutes, 01 second East, 410.45 feet to a point a corner in line of lands now or late of Wayne G. Cook; thence extending along the same South 39 degrees, 40 minutes, 09 seconds West, 339.06 feet to a point a corner in line of Lot No. 3; thence extending along the same the two (2) following courses and distances, as follows, to wit: (1) North 50 degrees, 19 minutes, 51 seconds West, 304.49 feet to a point, a corner; thence (2) North 79 degrees, 06 minutes, 17 Seconds West, 299.52 feet to a point a corner on the Southeasterly side of Kriebel Mill Road; thence extending along the same, the two (2) following courses and distances, as follows, to wit: (1) on the arc of a circle curving to the left having a radius of 200.00 feet the arc distance of 24.29 feet to a point of tangent; thence (2) North 03 degrees, 56 minutes, 14 seconds East, 25.96 feet to a point being the first mentioned point and place of beginning.

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

UNDER AND SUBJECT to deed restricted area as referenced in Plan Book A-60, Page 302, as follows: "The felling of trees is prohibited in the area noted as "Deed Restricted Area" except for the removal of dead or diseased trees to preserve the health and stability of the woodland area. No structures, including but not limited to fences, structures, gazebos, sheds, tree-houses, swimming pools, spas, activities courts (tennis, basketball, volleyball, bocci, bowling greens or any other types of activities area requiring the elimination of any trees, landscaping or understory), any other, constructed/man made facilities or grading activities shall occur in the "Deed Restriction Area" the Township of Lower Providence shall have the right but not the obligation to enforce this restriction.

TOGETHER with and subject to the use of a certain 15.0 feet wide access easement through Lot No. 3 as shown on the above mentioned plan. Subject to the proportionate part of the expense of maintaining same in good order and repair.

BEING the same premises which NVR, Inc. (a VA Corporation) t/a Ryan Homes granted and conveyed to Carolyn M. Wall and Anthony A. Wall, Jr., by Deed dated July 28, 2004, and recorded in the Office of the Montgomery County Recorder of Deeds on August 9, 2004, in Deed Book Volume 5521, at Page 228.

Parcel Number: 43-00-08917-01-3.

Location of property: 903 Kriebel Mill Road, Lower Providence Township, Montgomery County, PA.

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

Seized and taken in execution as the property of **Anthony A. Wall, Jr. and Carolyn M. Wall** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of the CWMBs Inc., CHL Mortgage Pass-Through Trust 2007-5, Mortgage Pass Through Certificates, Series 2007-5. Debt: \$498,062.13.

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

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

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

13-34203

ALL THAT CERTAIN unit in the property known, named and identified as Riverwalk at Royersford, a Condominium located in **Royersford Borough**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S. 3101, et seq. by the recording in the Montgomery County Recorder of Deeds of a Declaration dated July 25, 2006 and recorded in Deed Book 5610, Page 317; First Amendment thereto dated July 28, 2007, recorded in Deed Book 5656, Page 2089; Second Amendment thereto dated October 10, 2007, and recorded in Deed Book 5670, Page 2089; Third Amendment thereto dated February 4, 2008, recorded in Deed Book 5681, Page 845; Fourth Amendment thereto dated February 18, 2008, recorded in Deed Book 5683, Page 866; Fifth Amendment thereto dated May 15, 2008, recorded in Deed Book 5696, Page 427; Sixth Amendment thereto dated July 17, 2008, recorded in Deed Book 5700, Page 2176; Seventh Amendment thereto dated October 24, 2008, recorded in Deed Book 5711, Page 2928; being and designated as Building No. 11, Unit No. 67, together with a proportionate undivided interest in the common elements (as defined in such declaration).

BEING part of the same premises which Anchor Glass Container Corporation f/k/a Anchor Glass Acquisition Corporation by Deed dated June 15, 2004, and recorded July 1, 2004, in Montgomery County in Deed Book 5514, Page 1858, conveyed unto The Riverfront at Royersford, L.P., in fee.

BEING the same premises which Atoll Enterprise, Inc., a Pennsylvania Corporation, by Deed dated March 23, 2006, and recorded March 24, 2006, in Montgomery County, in Deed Book 5594, Page 1972, conveyed unto The Riverfront at Royersford, L.P., a Pennsylvania Limited Partnership, in fee.

BEING the same premises which Beryl Y. Shurelds by Deed dated 3/28/2012 and recorded 1/31/2013 in Montgomery County in Deed Book 5862, Page 2116 granted and conveyed unto Sean M. Shurelds.

Parcel Number: 19-00-01412-63-6.

Location of property: 67 Rogerson Court, Building 11 #67, Royersford, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sean M. Shurelds** at the suit of JP Morgan Chase Bank, National Association. Debt: \$284,198.54.

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

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

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

13-36864

ALL THAT CERTAIN unit, lot or piece of ground, with the buildings and improvements thereon erected, situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, being designated as Unit "E" Building Number 22, as shown on plan of "Indian Valley Meadows" County Houses for Regent Valley Builders, prepared by Herbert H. Metz, Inc. Civil Engineers and Surveyors, dated October 29, 1973 last revised June 22, 1974, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-23, Page 8.

TOGETHER with and subject to rights, privileges, duties, responsibilities, etc. as set forth in "Declaration of Covenants, restrictions, easements, charges, liens and assessments" dated December 2, 1974 and recorded in Deed Book 4025, Page 388 &c. and as amended by "Amended Declaration of Covenants, easements, restrictions, liens and assessments, dated July 28, 1975 and recorded in Deed Book 4043, Page 465.

TITLE TO SAID PREMISES IS VESTED IN Edward F. Morgan and Christina S. Morgan, by Deed from J. Thomas Moyer and Linda J. Moyer, his wife, dated 05/24/1988, recorded 05/25/1988 in Book 4873, Page 2428.

Parcel Number: 34-00-04973-38-4.

Location of property: 20 Valley Drive, Telford, PA 18969-2275.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward F. Morgan a/k/a Edward Frank Morgan and Christina S. Morgan a/k/a Christina Susan Morgan** at the suit of Caliber Home Loans, Inc. Debt: \$210,519.85.

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

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

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

14-01529

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

BEGINNING at a point on the Westerly side of Highland Avenue, said point of beginning being further described as being North ten degrees, nineteen minutes, thirty seconds West, one hundred twenty-six feet, three in one quarter inches measured from the intersection of the Westerly side of Highland Avenue (forty feet wide) and the Northerly side of Ashland Avenue (forty feet wide) both Township Roads; thence South seventy-nine degrees, forty minutes, thirty seconds West, one hundred and four feet three and five-eighth inches to a point in line of lands of Albert Lee; thence along said lands North eight degrees, twenty-six minutes, thirty seconds West, sixty-one and thirty-eight inches to a point of lands of Davis Jones Estate; thence North seventy-nine degrees, forty minutes, thirty seconds East, one hundred and two feet and four and three-quarter inches to a point in the Westerly side line of Highland Avenue; thence extending along same South ten degrees, nineteen minutes, thirty seconds East, sixty-one feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ronald J. Bongi, by deed from Ronald J. Bongi and Alexandra Nordone, h/w, dated June 27, 2006, recorded January 5, 2007 in Book 5630, Page 405.

Parcel Number: 40-00-25104-00-2.

Location of property: 14 Highland Avenue, Belmont Hills, PA 19004-1812.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronald J. Bongi and The United States of America, c/o The United States Attorney for The Eastern District of PA** at the suit of Santander Bank, N.A. Debt: \$340,687.27.

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.

14-06907

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Whitpain Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Subdivision Plan, Section 4 of Mercer Mill Village, made by C. Raymond Weir, Registered Professional Engineer of Ambler, PA dated 4/8/1954 and further described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Mount Pleasant Avenue (46.5 feet wide) at the distance of 160 feet measured in a Northeasterly direction along the said side of Mount Pleasant Avenue from the Northeasterlymost terminus of a radial round corner connecting the Southeasterly side of Mount Pleasant Avenue with the Northeasterly side of Batleson Road (50 feet wide).

CONTAINING in front or breadth along the Southeasterly side of Mount Pleasant Avenue 150 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles with the said Mount Pleasant Avenue, 175 feet.

TITLE TO SAID PREMISES IS VESTED IN John R. Jones and Elaine Jones, by Deed from Sandra Fields Hennley, a/k/a Sandra Fields Henley, dated 12/14/1998, recorded 01/20/1999 in Book 5256, Page 1269.

Parcel Number: 66-00-04399-00-8.

Location of property: 222 West Mount Pleasant Avenue, Ambler, PA 19002-4112.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John R. Jones a/k/a John Richard Jones and Elaine Jones a/k/a Elaine Smalley** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$95,143.68.

Paul Cressman, Attorney. I.D. #318079

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

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

14-07152

ALL THAT CERTAIN unit designated as Unit 41-A, being a unit in Northbridge Estates, a condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in Declaration of Condominium of Northbridge Estates, a Condominium, including Plats and Plans, bearing date January 28, 1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on February 3, 1987 in Deed Book 4828, Page 1172; First Supplementary Declaration of Condominium dated February 26, 1987 and recorded March 3, 1987 in Deed Book 4830, Page 1406, a Second Supplementary Declaration of Condominium dated April 8, 1987 and recorded April 10, 1987 in Deed Book 4834, Page 1169, a Third Supplementary Declaration of Condominium dated May 20, 1987 and recorded June 9, 1987 in Deed Book 4840, Page 877, a Fourth Supplementary Declaration dated July 14, 1987 and recorded July 21, 1987 in Deed Book 4845, Page 106, a Fifth Supplementary Declaration of Condominium dated July 28, 1987 and recorded August 19, 1987 in Deed Book 4848, Page 936, a Sixth Supplementary Declaration of Condominium dated October 7, 1987 and recorded October 13, 1987 in Deed Book 4853, Page 2336, a Seventh Supplementary Declaration of Condominium dated November 25, 1987 and recorded January 5, 1988 in Deed Book 4862, Page 427, an Eighth Supplementary Declaration of Condominium dated February 1, 1988 and recorded February 17, 1988 in Deed Book 4865, Page 938, a Ninth Supplementary Declaration of Condominium dated April 6, 1988 and recorded April 15, 1988 in Deed Book 4870, Page 399, a Tenth Supplementary Declaration of Condominium dated May 10, 1988 and recorded May 16, 1988 in Deed Book 4873, Page 485, an Eleventh Supplementary Declaration of Condominium dated June 10, 1988 and recorded June 15, 1988 in Deed Book 4876, Page 424, a Twelfth Supplementary Declaration of Condominium dated July 5, 1988 and recorded August 9, 1988 in Deed Book 4882, Page 2066, a Thirteenth Supplementary Declaration of Condominium dated November 7, 1988 and recorded November 10, 1988 in Deed Book 4893, Page 864, and a Fourteenth Supplementary Declaration of Condominium dated December 1, 1988 and recorded December 15, 1988 in Deed Book 4896, Page 1864.

TITLE TO SAID PREMISES IS VESTED IN Ruth C. Milner, by Deed from Joseph Venezia, dated 01/03/2011, recorded 01/12/2011 in Book 5790, Page 1674.

THE SAID Ruth C. Milner departed this life on or about 01/16/2013, and upon information and belief, her surviving heirs are Theresa Christopher, Marian Christopher, Karen Christopher, Carole Christopher, and Milo Christopher.

Parcel Number: 63-00-05514-24-6.

Location of property: 724 Northridge Drive a/k/a 724 Northridge Drive 41-A, Norristown, PA 19403-2989.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Theresa Christopher, in Her Capacity as Administratrix and Heir of The Estate of Ruth C. Milner, Marian Christopher, in Her Capacity as Heir of The Estate of Ruth C. Milner, Karen Christopher, in Her Capacity as Heir of The Estate of Ruth C. Milner, Carole Christopher, in Her Capacity as Heir of The Estate of Ruth C. Milner, Milo Christopher, in His Capacity as Heir of The Estate of Ruth C. Milner, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ruth C. Milner, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$92,790.37.

Peter Wapner, Attorney. I.D. #318263

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

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

14-07343

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below 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 Pennsylvania Uniform Condominium Act, 68 PA.C.S. 3101 et seq. by the recording in the Montgomery County Office of the Recording of Deeds, of a Declaration of Condominium dated February 24, 1989. And recorded on February 28, 1989 in Deed Book 4903, Page 1429, and a First Amendment to Declaration of Condominium of The Tower at Oak Hill, dated April 12, 1989 and recorded May 10, 1989 in Deed Book 4910, Page 1533, being and designated as Units 10-Y and 10-Z, as more fully described in such Declaration, together with proportionate undivided interest in the Common Elements (as defined in such Declaration) of .28674% (10-Y) and .38131 % (10-Z).

Parcel Numbers: 40-00-22138-39-4 and 40-00-22138-40-3.

Location of property: 1600 Hagys Ford Road, Unit 10YZ, Narberth, PA 19072.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Edwin M. Bermon and Phyllis Bermon, as Tenants by the Entireties and United States of America** at the suit of Wells Fargo Bank, N.A., as Successor by Merger to Wachovia Bank, National Association. Debt: \$267,476.11.

Ashleigh Levy Marin, Attorney.

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

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

14-07382

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania on February 13, 1956, as follows, to wit:

BEGINNING at a point on the South side of Barker Road (40 feet wide) which point is measured on the arc of a circle curving to the left having a radius of 265 feet the arc distance of 332.89 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 311.95 feet the arc distance of 67.58 feet, from a point which point is measured South 48 degrees, 50 minutes, 45 seconds West, 26.16 feet from a point in the center line of Barker Road (40 feet wide) which point is measured along the center line of Barker Road (40 feet wide) along the arc of a circle curving to the right having a radius of 286.95 feet the arc distance of 208.28 feet from a point, which point is measured still along the center line of Barker Road (40 feet wide) along the arc of a circle curving to the left having a radius of 364.54 feet the arc distance of 334.42 feet from a point in the bed of Greenwood Avenue (40 feet wide); thence extending from said point of beginning South no degrees, 1 minutes, 50 seconds East, 391 feet to a point; thence extending South 63 degrees, 22 minutes, 55 seconds West, 63.56 feet to a point; thence extending North 26 degrees, 37 minutes, 5 seconds West, 283.70 feet to a point on the South side of Barker Road; thence extending along the South side of Barker Road along the arc of a circle curving to the left having a radius of 473.55 feet the arc distance of 176.76 feet to a point of reverse curve; thence extending along the arc of a circle curving to the right having a radius of 265.01 feet the arc distance of 23.24 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Philip Augustine and Pamela Augustine, h/w, by Deed from Hyon C. Choe, a/k/a, Charlie C. Choe and Eun Soak Choe, a/k/a, Sookie Choe, h/w, dated 07/28/2000, recorded 08/21/2000 in Book 5328, Page 771.

Parcel Number: 31-00-01735-00-7.

Location of property: 226 Barker Road, Wyncote, PA 19095-1716.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Phillip Augustine a/k/a Philip Augustine, Pamela Augustine a/k/a Pamela Coleman 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 BNC Mortgage Loan Trust 2006-1, Mortgage Pass Through Certificates, Series 2006-1. Debt: \$568,115.35.

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

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

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

14-07657

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery, State of Pennsylvania, described according to a plan of lots of DeKalb Mannor for DeKalb Homes Company by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, on July 31, 1952, and last revised November 12, 1953 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 2331, Page 601, as follows, to wit:

BEGINNING at a point on the Southeast side of Springview Road (50 feet wide) measured the 2 following courses and distances from a point of tangent on the Northeast side of Lawnton Road (50 feet wide): (1) on the arc of a circle curving to the right having a radius of twenty-five feet the arc distance of forty-three feet and twenty-eight one hundredths of a foot to a point of curve on the Southeast side of Springview Road; (2) North forty-three degrees, forty-one minutes East along the Southeast side of Springview Road two hundred five feet and sixty-four one hundredths of a foot to the point in place of beginning; thence extending from the said beginning point North forty-three degrees, forty-one minutes East along the Southeast side of Springview Road sixty feet to a point; thence extending South forty-six degrees, nineteen minutes East, one hundred twenty-five feet to a point; thence extending South forty-three degrees, forty-one minutes West, sixty feet to a point; thence extending North forty-six degrees, nineteen minutes West, one hundred twenty-five feet to a point on the Southeast side of Springview Road, the point in place of beginning.

BEING Lot No. 26 on said plan.

BEING the same premises which Thomas Melchiorre and Gloria Melchiorre, his wife by Deed dated 10-3-1984 and recorded 10-5-1984 in Montgomery County in Deed Book 4749, Page 1484 conveyed unto Alvin Fitchett and Margaret Fitchett, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Frank J. Guerin and Amy E. Robertson, by Deed from Margaret Fitchett, dated October 3, 2005, recorded October 24, 2005 in Book 5576, Page 1420.

Parcel Number: 33-00-08116-00-5.

Location of property: 2506 Springview Road, Norristown, PA 19401-1850.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Amy E. Robertson a/k/a Amy R. Guerin a/k/a Amy Robertson and Frank J. Guerin** at the suit of Bank of America, N.A. Debt: \$177,455.22.

Peter Wapner, Attorney. I.D. #318263

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

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

14-09285

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

BEING designated as Unit No. 316.

Parcel Number: 41-00-09897-86-3.

Location of property: 316 Carson Terrace, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer L. Cronin** at the suit of Green Tree Servicing, LLC. Debt: \$281,294.44.

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.

14-11040

ALL THAT CERTAIN lot or piece of ground, with the buildings and Improvements thereon erected, situate in **Whitpain Township**, Montgomery county, Pennsylvania, as shown on a subdivision plan known as "Blue Bell Country Club" Pod A, made by Eastern States Engineering, Inc., dated July 14, 1993 and last revised September 15, 1993 and recorded in Plan Book A-54, Page 377, described, as follows, to wit:

BEGINING at an interior point, which point is measured the three following courses and distances from a point on the Southeasterly side of Sawgrass Drive (32.00 feet wide): (1) South 78 degrees, 04 minutes, 47 seconds East, 17.39 feet to a point; (2) South 30 degrees, 16 minutes, 14 seconds West, 36.00 feet to a point; (3) North 59 degrees, 43 minutes, 46 seconds West, 11.00 feet to the point and place of beginning; thence extending partly along Unit #327 on said plan, South 59 degrees, 43 minutes, 46 seconds East, 92.00 feet to a point; thence extending South 30 degrees, 16 minutes, 14 seconds West, 34.00 feet to a point; thence extending partly along Unit #329 on said plan, North 59 degrees, 43 minutes, 46 seconds West, 92.00 feet to a point; thence extending North 30 degrees, 16 minutes, 14 seconds East, 34.00 feet to the point and place of beginning.

Parcel Number: 66-00-05986-28-4.

Location of property: 103 Sawgrass Drive, Blue Bell, PA 19422-3209.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lashannon Akins a/k/a Lashannon J. Akins and The United States of America** at the suit of Citimortgage, Inc. Debt: \$451,701.88.

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

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

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

14-11633

ALL THOSE TWO CERTAIN lots and the greater part of another lot (being Lots No. 25 and 126 and a part of 127) in a plan of lots known as Wane Terrace, laid out by the Inter State Realty Company and recorded in the Office for the Recording of Deeds at Norristown PA in Deed Book 526, Page 600, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, with the buildings thereon erected, bounded and described, as follows:

BEGINNING at a point on the Northerly side of James Street at the distance of 181 feet East from the Northeast corner of James and Buttonwood Streets a corner of now or late Charles Hrankowski's land; thence along said now or late Hrankowski's land Northerly 185 feet to an alley; thence along said alley Easterly 59 feet to a 20 feet wide alley; thence along the West side of said 20 feet wide alley Southerly 185 feet to James Street aforesaid; thence along the North side thereof Westerly 59 feet to the place of beginning.

BEING the same premises that Bryan Zilai and April Zilai, his wife, by Deed dated 7/29/2005 and recorded 8/8/2005 in the County of Montgomery (Book 5565, Page 1268) (as Document No. 2005109812) granted and conveyed unto Leila N. Billich and Mark A. Billich, as Tenants by the Entirety, his/her heirs and assigns, in fee.

Parcel Number: 13-00-17448-00-8.

Location of property: 1003 West James Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark A. Billich a/k/a Mark Anthony Billich and Leila N. Billich** at the suit of Wells Fargo Bank, N.A. Debt: \$151,862.76.

Thomas M. Federman, Attorney. I.D. #64068

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

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

14-17359

ALL THAT CERTAIN lot or piece of ground, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan "Hunter Ridge", prepared for T.H. Properties by Bursich Associates, Inc., dated 10-19-1999 last revised 6-2-2000 and recorded in Plan Book A-59, Page 247, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Doe Circle (50 feet wide), a corner of this and Common Open Space "S"; thence extending from said point of beginning and along Common Open Space "S", aforesaid, the two following courses and distances, viz: (1) North 17 degrees, 34 minutes, 17 seconds West, 111.19 feet to a point, a corner; and (2) North 67 degrees, 13 minutes, 03 seconds East, 83.55 feet to a point, a corner of Lot No. 43 on said plan; thence extending along the same, South 26 degrees, 46 minutes, 11 seconds East, 117.39 feet to a point on the Northwesterly side of Doe Circle, aforesaid; thence extending along the same, the two following courses and distances, viz: (1) along the arc of a circle curving to the right having a radius of 225.00 feet, the arc distance of 35.12 feet to a point of tangent therein; and (2) South 72 degrees, 25 minutes, 43 seconds West, 66.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 44 on said plan.

Parcel Number: 51-00-01713-08-1.

Location of property: 2171 Doe Circle, Schwenksville, PA 19473.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Courtney Walker and Michele Walker** at the suit of Wells Fargo Bank, N.A. Debt: \$355,366.47.

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

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

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

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.

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

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

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

14-19255

PREMISES "A"

ALL THAT CERTAIN lot or piece of land, situated in Roslyn Heights, in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania on a certain plan of lots known and designated as the Plan of Arbuta Land on a certain map entitled "Revised Plan of Lots made for Hillthorpe Realty Company, Roslyn, Pennsylvania", made by William T. Muldrew, C.E. and recorded in Montgomery County Office for Recording of Deeds at Norristown, Pennsylvania in Deed Book 487, Page 500, and particularly known and designated in said plan as Lots Numbers 12 and 1/2 of Lot Number 11 all being on Arbuta Avenue.

PREMISES "B"

ALL THAT CERTAIN lot or tract of land, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a plan thereof made June 8, 1955 and revised October 18, 1956 by Charles E. Shoemaker, Registered Professional Engineer, of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Southeasterly side of Arbuta Road (50.00 feet wide) at the distance of 187.99 feet measured South 57 degrees, 48 minutes, 15 seconds West from an angle point on the said side of Arbuta Road, said angle point being at the distance of 175.00 feet measured South 43 degrees, 43 minutes West from the point formed by the intersection which the said side of Arbuta Road (produced), makes with the center line of Susquehanna Road 33.00 feet wide; thence by Lot No. 12 South 44 degrees, 14 minutes East, 147.82 feet to a point; thence South 43 degrees, 43 minutes West, 5.00 feet to a point; thence through Lot No. 13 North 44 degrees, 14 minutes West, 149.07 feet to a point on the aforementioned Southeasterly side of Arbuta Road; thence along the same North 57 degrees, 48 minutes, 15 seconds East, 5.11 feet to the first mentioned point and place of beginning.

BEING the Northeasterly 5.00 feet of Lot No. 13 on Revised Plan of Lots made for Hillthorpe Realty Company.

BEING Lot S 15 on said plan.

BEING the same premises which Patricia Stone and Thomas Stone, Executors of the Estate of Ethlyn M. Luby by Deed dated 9/27/1999 and recorded 10/6/1999 in Montgomery County in Deed Book 5291, Page 980 conveyed unto Robert Staerk and Angela Gelzine, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Warren J. Richman and Susan Richman, h/w by Deed from Robert Staerk and Angela Gelzine, dated 09/24/2004, recorded 10/22/2004 in Book 5530, Page 656.

Parcel Number: 30-00-01172-00-4. Map #30193 022.

Location of property: 1061 Arbuta Road, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Warren J. Richman, Susan Richman and United States of America** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$222,563.95 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.

14-19978

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Valley Forge Tower South Condominium, 1000 Valley Forge Circle, King of Prussia, Pennsylvania in **Upper Merion Township**, Montgomery County, Pennsylvania as heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the Recording in the Office for Recording of Deeds, in and for Montgomery County, PA the Declaration of Valley Forge Tower South Condominium dated April 10, 1974 and recorded April 10, 1974 in Deed Book 3933, Page 465 and the Amendment to Declaration of Valley Forge Tower South Condominium dated July 10, 1974 and recorded July 11, 1974 in Deed Book 3659, Page 132 and the Amendment to Declaration of Valley Forge Tower South Condominium dated August 22, 1979 and recorded October 5, 1979 in Deed Book 4461, Page 28 and the Amendment to Declaration of Valley Forge Tower South Condominium dated March 10, 1980 and recorded March 28, 1980 in Deed Book 4513, Page 407 and the Declaration Plan of Valley Forge Tower South Condominium dated April 10, 1974 and recorded April 10, 1974 in Condominium Plan Book 2, Page 93 and the Amendment to the Declaration Plan of Valley Forge Tower South Condominium dated July 10, 1974 and recorded July 11, 1974 in Condominium Plan Book 3, Page 50 and the Code of Regulations of Valley Forge Tower South Condominium dated April 10, 1974 and recorded April 10, 1974 in Deed Book 3933, Page 510 and the First Amendment to Code of Regulations of Valley Forge Tower South Condominium dated March 11, 1977 and recorded July 11, 1977 in Deed Book 4221, Page 142 and the Second Amendment to Code of Regulations of Valley Forge Tower South Condominium, dated March 19, 1980 and recorded March 28, 1980 in Deed Book 4513, Page 411 and the Third Amendment to Code of Regulations of Valley Forge Tower South Condominium, dated April 7, 1981 and recorded April 14, 1981 in Deed Book 4617, Page 165. Being designated on the Declaration Plan as the hereinafter Unit, as more fully described in such Declaration Plan and Declaration, together with a Proportionate Undivided Interest in the Common Elements (as defined in such Declaration) as hereinafter listed Unit No. 314 Proportionate Undivided Interest in the Common Elements assigned and appurtenant to the Unit 0 419%.

TITLE TO SAID PREMISES IS VESTED IN Kolawole S. Lajumoke, an unmarried man, by Deed from Robert Fuerman, Executor of the Estate of Rhen S. Fuerman, deceased, dated 08/30/2002, recorded 09/17/2002 in Book 5424, Page 1753.

Parcel Number: 58-00-19300-52-3.

Location of property: 10314 Valley Forge Circle a/k/a 10314 Valley Forge Circle Condominium 314, King of Prussia, PA 19406-1152.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Kolawole S. Lajumoke a/k/a Kola Lajumoke 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, Successor in Interest to Wachovia Bank, N.A., as Trustee for Merrill Lynch Mortgage Investors, Inc., Merrill Lynch Mortgage Investors Trust, Series 2005-A6. Debt: \$183,674.14.

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.

14-20167

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Worcester Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of Fairview Heights made by Hiltner and Hitchcock, dated October 1920, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Ethel Avenue (40 feet wide), at the distance of 940.54 feet measured on bearing of North 44 degrees, 04 minutes East, along said Ethel Avenue from the intersection of the center line of Germantown Pike (50 feet wide); thence extending along the said side of Ethel Avenue, North 44 degrees, 04 minutes East, 100 feet to a point; thence extending, South 46 degrees, 41 minutes East, along line of Lot No. 96 on said on said plan, 150.78 feet to a point; thence extending along land now or late of John Rittenhouse, South 43 degrees, 21 minutes West, 100 feet to a point; thence extending, North 46 degrees, 41 minutes West, along line of Lot No. 93 on said plan, 152.03 feet to a point on the said side of Ethel Avenue, the first mentioned point and place of beginning.

BEING Lot Nos. 94 and 96 on said plan.

TITLE TO SAID PREMISES VESTED IN Michael J. Gradwell and Christina M. Gradwell husband and wife by Deed from Michael J. Gradwell dated 06/14/04 and recorded on 07/19/04 in the Montgomery County Recorder of Deeds in Book 5447, Page 329.

Parcel Number: 67-00-00790-00-7.

Location of property: 1040 Ethel Avenue, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael J. Gradwell, Christina M. Gradwell and The United States of America** at the suit of U.S. Bank, N.A., as Trustee, on Behalf of the Holders of J.P. Morgan Mortgage Acquisition Corporation 2006-WMC1 Asset-Backed Pass-Through Certificates, Series 2006-WMC1. Debt: \$377,405.92.

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.

14-22263

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

BEGINNING at a point on the South side of Elm, now Hillside Avenue, which is 35 feet wide, at the distance of 44.5 feet East from the rear line of land now or late of Sarah Kingshill, being a corner of land now or late of James McKeon; thence by the same passing through the middle of a partition wall dividing the message of the said James McKeon and the message hereon South 9 degrees, West 47 feet, 3 inches to a corner in line of land now or late of Eliza O'Neill, whereof this was a part; thence by the same North 9 degrees, East 47 feet, 3 inches to the South side of Elm, now Hillside Avenue; thence along the said side thereof North 81 degrees, West 56 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Immacula Michel, by Deed from William Marren and Carol Marren, dated 06/21/2005, recorded 07/12/2005 in Book 5561, Page 2230.

Parcel Number: 10-00-01732-00-4.

Location of property: 506 Hillside Avenue, Jenkintown, PA 19046-2731.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Immacula Michel** at the suit of Wells Fargo Bank, N.A. Debt: \$121,918.86.

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.

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: \$408,564.85.

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

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

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

14-23510

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 Southwesterly side of Linwood Avenue at the distance of forty-five and thirty-seven one-hundredths (45.37) feet Southeasterly from the Southeasterly side of Selma Street a corner of this and property of David Richards; thence extending Southwesterly along said property of said Richards, at right angles to Linwood Avenue, one hundred five (105) feet, more or less, to the Northeasterly side of a twenty (20) feet wide alley; thence extending along said side of said alley Southeasterly twenty-five and twenty-three one-hundredths (25.23) feet to a corner of this property and property of Edward Pastorius; thence northeasterly parallel with the first line the line passing through the middle of the partition wall between the house on these premises and house of said Pastorius one hundred five (105) feet, more or less, to the Southwesterly side of Linwood Avenue aforesaid; and thence Northwesterly along said side of said Linwood Avenue twenty-five and twenty-three one-hundredths (25.23) feet to the place of beginning.

BEING the same premises which Robert Kuhlman and Carol S. Ashby, his wife, by Deed dated 10/03/08 and recorded 10/10/08 in Montgomery County Deed Book 5710, Page 01786, granted and conveyed unto William B. Brinkley.

Parcel Number: 13-00-20464-00-7.

Location of property: 1226 Linwood Avenue, Norristown, PA 19401.

The improvements thereon are: A residential dwelling house.

Seized and taken in execution as the property of **William B. Brinkley** at the suit of U.S. Bank, National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$163,737.66 (total amount of judgment).

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

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

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

14-24577

ALL THAT CERTAIN brick message, tenement and lot of land, situate in Mont Clare aforesaid, in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a corner of lands now or late of Augustus Steller in line with the Northwestern side of Bridge Street (laid out 50 feet wide); thence along the said side of said side street North 46-1/4 degrees, East 24-1/2 feet to a corner of lands now or late of D. Wilmot Kurtz; thence along said lands, North 41 degrees, 34 minutes West, 277 feet more or less to the Southeastern side of First Avenue; thence along the said Avenue South 46-1/4 degrees, West 25-1/2 feet to a corner of the aforesaid Augustus Steller's lane; thence along the lands now or late of Stellar South 41 degrees, 35 minutes East, 227 feet more or less to the place of beginning.

BEING the same premises which James A. Vance and Barbara M. Vance, by her agent, James A. Vance, husband and wife, by Deed dated 5/14/2012 and recorded 5/23/2012 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5836, Page 308, granted and conveyed unto Ryan M. Stewart and Sandra L. Stewart, husband and wife.

Parcel Number: 61-00-00580-00-7.

Location of property: 413 Bridge Street, Mont Clare, PA 19453.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Ryan M. Stewart and Sandra L. Stewart** at the suit of JP Morgan Chase Bank, National Association. Debt: \$158,040.58.

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.

14-25075

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan thereof made September 10, 1954 and revised June 4, 1955 by Charles F. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania, as follows:

BEGINNING at a point formed by the intersection which the Northwesterly side of Edgewood Avenue (50 feet wide) makes with the Southwesterly side of Patane Avenue (50 feet wide); thence along the said side of Edgewood Avenue South 44 degrees, 0 minutes West, 37.50 feet to a point; thence through the party wall of a semi-detached dwelling North 46 degrees, 0 minutes West, 100.00 feet to a point; thence North 44 degrees, 0 minutes East, 37.50 feet to a point on the aforementioned Southwesterly side of Patane Avenue; thence along the same South 46 degrees, 0 minutes East, 100.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 89-A on the aforementioned plan and also being the Northeasterly half of Lot Number 49 and Lot Number 50 Block "P" on the Plan of Roslyn Heights.

BEING the same premises which Floy A. Tate and Brenda Jean Tate, his wife, by Deed dated 10/13/1995 and recorded 11/3/1995 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5130, Page 1239, granted and conveyed unto Floy A. Tate.

Parcel Number: 30-00-16932-00-3.

Location of property: 1446 Edgewood Avenue, Abington, PA 19001.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Floyd A. Tate** at the suit of U.S. Bank National Association, Indenture Trustee for Springleaf Mortgage Loan Trust 2013-2 Mortgage-Backed Notes, Series 2013-2. Debt: \$196,007.64.

LeeAne O. Huggins, Attorney.

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

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

14-25077

ALL THAT CERTAIN lot, tract, or parcel of land together with the buildings, and improvements thereon and the privileges and appurtenances thereto appertaining, situate, lying, and being in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, and being more particularly bounded and described, as follows, to wit:

BEGINNING at a point in the Northerly line of Winston Circle (40 feet wide) distant the following courses from the Easterly terminus of an arc connecting the said line of Winston Circle with the Northeasterly line of Danbridge Drive (40 feet wide): (a) North 89 degrees, 47 minutes, 58 seconds East, 132.04 feet along the said line of Winston Circle to a point of curvature; thence (b) Northeasterly on an arc having a radius of 50.00 feet, and curving to the left an arc length of 2.60 feet to the aforementioned point of beginning, and running; thence North 00 degrees, 12 minutes, 02 seconds West, 269.76 feet along the Easterly line of Lot 187 on the hereinafter mentioned map to a point in the Southeasterly line of Lot 189; thence North 39 degrees, 38 minutes, 58 seconds East, 42.35 feet along the same to a point; thence South 49 degrees, 44 minutes, 59 seconds East, 66.33 feet along the same to a point, corner to Lot 185, thence; South 00 degrees, 12 minutes, 02 seconds East, 209.57 feet along the Westerly line of said Lot 185 to a point in the aforementioned line of Winston Circle; thence Southwestwardly on an arc having a radius of 50.00 feet and curving to the left an arc length of 38.43 feet to a point of reverse curvature; thence Southwestwardly on an arc having a radius of 50.00 feet, and curving to the right an arc length of 55.36 foot along the said line of Winston Circle to the point and place of beginning.

CONTAINING 0.4203 acres of land, more or less.

BEING also known and designated as Lot 186 on a plan entitled "Wynmere Downs Subdivision" recorded in the Montgomery County Office for the Recording of Deeds in Plan Book A-45, Page 447.

BEING the same premises which Wynmere Downs Associates, a PA Limited Partnership, by its General Partner, Quaker Construction Company, Inc., a PA Corporation by Deed dated 3/15/1985 and recorded 3/19/1985 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 4762, Page 109, granted and conveyed unto Stephen D. Pina and Juliet V. Lovemore.

Parcel Number: 36-00-1195372-8.

Location of property: 6 Winston Circle, Horsham, PA 19044.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Shannon D. Pina, Administratrix of the Estate of Stephen D. Pina** at the suit of Nationstar Mortgage, LLC. Debt: \$327,804.87.

LeeAne O. Huggins, Attorney.

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

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

14-25393

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 Southeasterly 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.

14-26067

ALL THAT CERTAIN unit in the property known, named, and identified in the Declaration Plan referred to below as Providence Forge I, located at 448 Vaughn Road, **Upper Providence Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office of the Recording of Deeds of Montgomery County, a Declaration dated May 3, 1973 and recorded on May 4, 1973 in Deed Book 3847, Page 129, and Declaration Plan dated February 15, 1973 and recorded May 4, 1973 in Condominium Plan Book 1, Page 65, and a Code of Regulations dated May 3, 1973 and recorded May 4, 1973 in Deed Book 3847, Page 140, being designated on Declaration Plan as Unit 28, as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .970%.

TITLE TO SAID PREMISES IS VESTED IN Richard K. Allebach, by Deed from Clare R. Wolfe, dated 07/13/2001, recorded 07/20/2001 in Book 5368, Page 991.

Parcel Number: 61-00-04387-52-9.

Location of property: 28 Providence Forge Road, a/k/a 28 Providence Forge, Royersford, PA 19468-2927.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Richard K. Allebach** at the suit of Ocwen Loan Servicing, LLC. Debt: \$101,107.32.

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.

14-26300

ALL THAT CERTAIN lot, or parcel of land, with the message or tenement erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 402 on a Contain Development Plan of Walnut Ridge Estates, recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an "As-Built" Plan of House No. 402, prepared by Serdy, Bursich, & Huth, Inc., as endorsed to Deed recorded in the Office of the Recorder of Deeds in Montgomery County in Deed Book 4187, Page 534, as follows:

BEGINNING at a point on the party wall between this and Lot No. 403, which point is measured the four (4) following courses and distances from the point of intersection of the center lines of Kepler Road and Buchert Road, as shown on said plan, viz: (1) extending from said point of intersection, South 11 degrees, 31 minutes, 14 seconds East the distance of 185.01 feet to a concrete monument, a corner; (2) thence extending South 72 degrees, 48 minutes, 15 seconds West the distance 97.36 feet to a point, a corner; (3) thence extending South 57 degrees, 07 minutes, 32 seconds East the distance of 126.98 feet; and (4) thence extending South 32 degrees, 52 minutes, 28 seconds West, 5.33 to the point of beginning.

CONTAINING on frontage or breadth on a course bearing South 57 degrees, 07 minutes, 32 seconds East from said point of beginning 17.83 feet and extending of that width, Southwestwardly, between parallel lines, at right angles thereto, 38.00 feet.

TITLE TO SAID PREMISES VESTED IN Christine Pharoah-McGuinness and Brian P. McGuinness, wife and husband by Deed from Christine McGuinness n/k/a Christine Pharoah-McGuinness dated 8/22/06 and recorded on 9/26/06 in the Montgomery County Recorder of Deeds in Book 5617, Page 1802.

Parcel Number: 42-00-05117-21-4.

Location of property: 402 Walnut Ridge, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Christine Pharoah-McGuinness and Brian P. McGuinness** at the suit of Deutsche Bank National Trust Company, as Trustee, on Behalf of the Holders of the J.P. Morgan Mortgage Acquisition Trust 2007-CH5 Asset-Backed Pass-Through Certificates, Series 2007-CH5. Debt: \$164,606.15.

Robert W. Williams, Attorney.

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

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

14-26400

ALL THAT CERTAIN lot or parcel of land situated in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 219 as shown on plans entitled, "Subdivision Plan, Fairway Homes Section, River Crest", Sheets No. 4, 5 and 6 of 32 dated March 1, 1999 last revised February 8, 2002, prepared by Stout, Tacconelli & Associates, Inc. Pennsburg, PA more particularly described, as follows:

BEGINNING at a common corner of Lots No. 218 and 219 on the Westerly side of a cul de sac bulb, Sparrow Court (38' wide); thence (1) along the cul de sac bulb, passing along an arc of a circle curving to the left, having a radius of 55.00 feet, an arc distance of 40.28 feet to a corner of Lot No. 220; thence (2) along Lot No. 220, South 38 degrees, 17 minutes, 53 seconds West, a distance of 149.70 feet to a corner; thence (3) North 49 degrees, 05 minutes, 46 seconds West, a distance of 177.00 feet to a corner of Lot No. 218; thence (4) along Lot No. 218, North 80 degrees, 15 minutes, 28 seconds East, a distance of 209.46 feet to the first mentioned point and place of beginning.

CONTAINING 16,990 square feet of land.

SUBJECT TO Declarations of Covenants and Deed Restriction Area in Deed Book 5419, Page 2202 as may be amended from time to time.

BEING the same premises which Toll Pa IV, L.P., by Deed dated November 9, 2004 and recorded in the Office of the Recorder of Deeds of Montgomery County on November 18, 2004, in Deed Book Volume 5533, Page 1246, granted and conveyed unto Mary C. Fittipaldi and Charles W. Gray, III.

Parcel Number: 61-00-05348-04-5.

Location of property: 5 Sparrow Court, Phoenixville, PA 19460.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Charles W. Gray, III and Mary C. Fittipaldi** at the suit of U.S. Bank National Association, as Trustee for PROF-2013-S3 REMIC Trust, III. Debt: \$550,998.26.

Kristine M. Anthou, Attorney.

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

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

14-27791

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Pottstown Borough**, 9th Ward, Montgomery County, Pennsylvania, bounded and described according to a survey made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a corner of No. 557 North Manatawny Street, said point being on the Westerly side of North Manatawny Street (50 feet wide) and the distant along the same, 64.41 feet Northerly from a corner of lands now or late of Amos Martin; thence continuing along the Westerly side of North Manatawny Street, North 20°, West 10.59 feet to a point of deflection and continuing along said street, North 10°, 0.53' West, 45.90 feet to a corner of other lands now or late of David W. Martin and Anna M. Martin; thence along then same, South 74°, 15' West, 57 feet to an iron pin; thence by a deflection and other lands now or late of David W. Martin and Anna M. Martin, South 73°, 45' West, 142.46 feet to a point on the Easterly bank of Manatawny Creek; thence down along said bank, South 23°, 15' East, 33.83 feet and South 20°, East 35.59 feet to a point, a corner of aforementioned lands of No. 557 North Manatawny Street; thence along the same, North 70°, East 190.84 feet to the first mentioned point and place of beginning.

Parcel Number: 16-00-20272-00-7.

Location of property: 559 Manatawny Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Justin M. Schreiber a/k/a Justin Schreiber and Jill Schreiber** at the suit of Green Tree Servicing, LLC. Debt: \$145,588.67.

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

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

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

14-28182

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by George B. Mebus, Registered Engineer, dated July 7, 1941 and revised April 29, 1942, as follows, to wit:

BEGINNING at a point in the Easterly side of Berkeley Road (formerly Heist Avenue (40 feet wide) at the distance of 573 feet Northwardly from a point of curve of a radius corner (which has a radius of 10 feet) said point of curve being at the tangent distance of 10 feet Northwestwardly from the intersection which the said side of Berkeley Road, produced, makes with the Northwestly side of Radcliffe Road (formerly Twickenham Road) 40 feet wide, produced; thence along the said Easterly side of Berkeley Road, North 17 degrees, 14 minutes, 18 seconds East, 32.37 feet to a point of curve; thence extending Northeastwardly hyaline curving to the right with radius of 42 feet the arc distance of 54.41 feet to a point of tangent of a radius corner or point of reverse curve in the Southerly side of Montier Road (40 feet wide); thence extending Eastwardly along the said side of Montier Road by a line curving to the left with a radius of 230 feet the arc distance of 37.71 feet to a point; thence along the rear side of Lot No. 103 and partly along the rear line of Lot No. 104, South 9 degrees, 54 minutes, 42 seconds East, 98.30 feet to a point; thence through Lot No. 102 North 72 degrees, 45 minutes, 42 seconds West, 110.73 feet to the place of beginning.

BEING part of Lot No. 102 on Plan of Glenside Heights, formerly Waverly Heights.

TITLE TO SAID PREMISES IS VESTED IN Thomas M. Welsh and Maryellen Welsh by Deed from Catherine W. McLaughlin and Leslie R. McLaughlin dated March 23, 2007 and recorded April 18, 2007 in Deed Book 5643, Page 01828.

Parcel Number: 31-00-02263-00-1.

Location of property: 101 Berkeley Road, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas M. Welsh and Maryellen Welsh** at the suit of Bank of America, N.A. Debt: \$377,564.58.

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.

14-28331

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision plan of "Autumn Woods" prepared by William and Associates, Inc., Planners-Engineers, dated 5/19/1977 last revised 9/26/1977, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-31, Page 19-A (as to location only) and Plan Book A-31, Page 19-C (as to description), as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cricklewood Circle (50 feet wide, which point is at the arc length 255.00 feet measured party along the said Southwesterly side and also partly along the Southerly and Southeasterly sides of Cricklewood Circle on the arc or a curve, curving to the right in a Westwardly to Northwestwardly division having a radius of 175.00 feet from a point of curve on the said Southeasterly side of Cricklewood Circle, which last mentioned point of curve is at the distance of 181.04 feet measured South 70 degrees, 46 minutes West, along the said Southwesterly side of Cricklewood Circle from a point of tangent on the same and which last mentioned point of tangent is at the arc length of 14.82 feet measured on the arc of a curve, curving to the left having a radius of 10.00 feet from a point of curve on the Southwesterly side of Cricklewood Circle (66 feet wide at this point); thence extending from said point of beginning, South 64 degrees, 15 minutes, 36 seconds West, along Lot No. 42 as shown on said plan, the distance of 131.00 feet to a point, a corner of Lot No. 98 as shown on said plan; thence extending along Lot No. 98 the following two courses and distances, viz: (1) extending North 05 degrees, 20 minutes, 10 seconds West, a distance of 42.86 feet to a point, a corner; and (2) thence extending North 72 degrees, 07 minutes, 04 seconds East, the distance of 118.82 feet to a point on the said Southwesterly side of Cricklewood Circle on the arc of a curve, curving to the left, having a radius of 175 feet the arc length of 24.00 feet to the first mentioned point and place of beginning the Southeasterly line for a portion of the distance extending through the party wall of the dwelling erected on these premises with the dwelling erected on the premises adjoining to the southeast, as shown on said plan.

TITLE TO SAID PREMISES VESTED IN John R. Shields and Melodie A. Shields, husband and wife by Deed from Henry J. Bollenbach, by his Attorney-in-Fact, Henry J. Bollenbach, Sr. by Power of Attorney and Andrea M. Bollenbach, by her Attorney-in-Fact, Henry J. Bollenbach, by Power of Attorney, husband and wife dated 09/10/1999 and recorded 10/04/1999 in the Montgomery County Recorder of Deeds in Book 5291, Page 96.

Parcel Number: 46-00-00666-15-2.

Location of property: 270 Cricklewood Circle, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Melodie Shields and John Shields** at the suit of HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-2 Trust, Home Equity Asset-Backed Certificates, Series 2005-2. Debt: \$179,645.39.

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.

14-28762

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, PA, described according to a survey and plan made by George B. Mebus, Registered Professional Engineer, Glendale, PA on 3/4/1952 and revised 10/10/1952 as follows, to wit:

BEGINNING at a point on the Southwesterly side of County Line Road (56 5 feet wide) which point is measured North 46 degrees, 19 minutes, 30 seconds West, 414.24 feet from a point which is measured on the arc of a circle curving to the left, having a radius of 30 feet, the arc distance of 30 feet the arc distance of 47.12 feet from a point on the Northwesterly side of Goodwin Road (60 feet wide); thence extending South 43 degrees, 40 minutes, 30 seconds West, 163.08 feet to a point; thence extending North 63 degrees 55 minutes 56 seconds West, 62.95 feet to a point; thence extending North 43 degrees, 40 minutes, 30 seconds East, 182.12 feet to a point on the Southwesterly side of County Line Road; thence extending along the Southwesterly side of County Line Road, South 46 degrees, 19 minutes, 30 seconds East, 50 feet to the first mentioned point and place of beginning.

BEING the same premises which Vincent Giebler, by deed dated 11/14/2001 and recorded in the Recorder's Office in and for Montgomery County, Pennsylvania, in Record Book Volume 5413, Page 610 on 1/24/2002 conveyed unto Vincent Giebler and Denise Gilliland, both single, Grantor hereof, in fee.

UNDER AND SUBJECT to all conditions, covenants, restrictions, easements, and right-of-ways as of record, including, but not limited to, those listed on the recorded plan (if any), and the following (if any).

TITLE TO SAID PREMISES IS VESTED IN Michael Piszal, single, by Deed from Vincent Giebler, single and Denise Gilliland, single, dated 01/12/2006, recorded 04/13/2006 in Book 5547, Page 759.

Parcel Number: 59-00-03457-00-3, Map #59066024.

Location of property: 2870 East County Line Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael Piszal** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$167,960.20 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

14-28831

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania described according to a survey and plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania on May 25, 1957 described, as follows, to wit:

SITUATE on the Northwesterly side of Arline Avenue (50 feet wide) at the distance of 175 feet Northeastwardly from the Northeastly side of Patane Avenue (50 feet wide).

CONTAINING in front or breadth on said Arline Avenue 37.50 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Arline Avenue 110 feet, the Northeastly line thereof partly passing through the party wall between this premises and the premises adjoining to the Northeast.

BEING Lot No. 43 and part of Lot No. 44 Block "M" on a Plan of Roslyn Heights.

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

SUBJECT however, to the proportionate part of the expense of keeping said driveway in good order and repair.

SUBJECT to ten feet wide easement extending along rear of premises for water drainage.

TITLE TO SAID PREMISES IS VESTED IN Dorothea Taylor by deed from Robert L. Taylor (deceased) and Dorothea Taylor, dated May 25, 2006 and recorded January 23, 2007 in Deed Book 5632, Page 01842.

Parcel Number: 30-00-01940-00-1.

Location of property: 1514 Arline Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dorothea Taylor** at the suit of OneWest Bank, N.A. Debt: \$198,285.43.

Joseph I. Foley, Attorney.

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

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

14-29460

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan made of Woodhill Gardens, to Edward A. Cardwell, Registered Surveyor, Hatboro, Pennsylvania on January 9, 1950, as follows, to wit:

BEGINNING at a point on the Northeast side of Wood hill Drive (South) (50 feet wide), which point is measured North 67°, 26', 30" West, 138.53 feet from a point of intersection of the Northeast side of Woodhill Drive (South) and the Northwest side of Fitzwatertown Road (58.5 feet wide) (both lines produced to intersect).

CONTAINING in front or breadth on said Woodhill Drive (South) 60 feet and extending of that width in length or depth Northeast between parallel lines at right angles to the said Woodhill Drive (South) 175 feet.

BEING Lot No. 13 on said plan.

Parcel Number: 59-00-18958-00-9.

Location of property: 11 Woodhill Drive, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Gallagher, Personal Representative of the Estate of Joseph A. Gallagher, Deceased** at the suit of Citizens Bank of Pennsylvania. Debt: \$54,967.37.

Gregory Javardian, Attorney. I.D. #55669

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

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

14-29545

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

BEGINNING at a point in the middle of a public road leading from Linfield to Limerick, a corner of this and land recently conveyed to Charles N. Boyer and Elizabeth M., his wife; thence along the middle of the said road south forty-four degrees, six minutes West, one hundred and eighty feet to a point, a corner of this and other lands of Tony Wiglos; thence North forty-four degrees, forty-seven minutes West, four hundred and thirty-five feet to the land of Garrett Brownback; and thence along said Brownback's land North forty-six degrees, forty-five minutes East, one hundred and eighty feet to land of Charles N. Boyer; and thence along said Boyer's land South forty-four degrees, forty-seven minutes East, four hundred and twenty-five feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Nathan Merritt, husband by Deed from Nathan Merritt and Sharon Merritt, husband and wife dated 04/06/2012 and recorded 04/06/2012 in the Montgomery County Recorder of Deeds in Book 5852, Page 365.

Parcel Number: 37-00-02071-00-7.

Location of property: 504 Limerick Center Road, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Nathan Merritt, Original Mortgagor and Real Owner and Sharon Merritt, Original Mortgagor** at the suit of HSBC Bank USA, National Association, as Trustee for the Holders of the Luminant Mortgage Trust 2006-5. Debt: \$325,386.87.

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.

14-29932

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, described in accordance with a lot location plan prepared for Barry C. Parke by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, dated October 16, 1957, and recorded at Norristown, Pennsylvania in the Office for the Recording of Deeds in Plan Book No. B-4, Page 80 on the First Day of October A.D. 1958 and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Twining Road (50 feet wide) at the distance of 150.06 feet measured North 36 degrees, 20 minutes East from the Northeasterly side of Pennsylvania Avenue (50 feet wide); thence extending North 52 degrees, 05 minutes West, 195.2 feet to a point; thence extending North 37 degrees, 55 minutes East, 75 feet to a point; thence extending South 52 degrees, 05 minutes East, 193.1 feet to a point on the Northwesterly side to Twining Road aforesaid; thence extending along the same South 36 degrees, 20 minutes West, 75.03 feet to the first mentioned point and place of beginning.

BEING the same property conveyed by grant, bargain and sale deed - Grantor: Joseph Aiello; Grantee: John J. Aiello; Dated 5/13/2003; Recorded 6/03/2012; Instrument Number 5459-2021.

Note: for street numbering purposes known as: 109 twiningrd oreland, pennsylvania -19075-1241.

Parcel Number: 54-00-16114-00-5.

Location of property: 109 Twining Road, Oreland, PA 19075.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **The Unknown Heirs of John J. Aiello, Deceased and Giovanna Aiello Solely in Her Capacity as Heir of John J. Aiello, Deceased** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$266,502.32.

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

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

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

14-30065

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 as follows, to wit:

SITUATE on the Southeast side of Haws Avenue at the distance of 57.98 feet Northeastwardly from the Northeasterly side of Beech Street as laid out, but unopened.

CONTAINING in front or breadth on the said Haws Avenue, 16.1 feet and extending of that width in length or depth, South 49 degrees, East 130.2 feet to a certain proposed 20 foot wide alley.

TITLE TO SAID PREMISES IS VESTED IN Daniel F. Hicks and Christine M. Unger, by Deed from Sabia Properties, properly known as, Sabia Properties, LLC, dated 04/27/2007, recorded 05/23/2007 in Book 5648, Page 1281.

Parcel Number: 13-00-16236-00-5.

Location of property: 906 Haws Avenue, Norristown, PA 19401-3738.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel F. Hicks and Christine M. Unger** at the suit of Jeanstar Mortgage, LLC. Debt: \$135,806.15.

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.

14-30214

ALL THAT CERTAIN message and irregular lot or piece of ground, situate at the corner of Seminary Avenue and Pottstown and Quakertown Road, in **Pennsburg Borough**, County of Montgomery and State of PA, bounded on the North by a part of a lot formerly of Alice E. Reakirt and Emma A. Swartz, now Royal Hoffman, on the East by Seminary Avenue, on the South by Pottstown and Quakertown Road and on the West by a 16-1/2 foot wide alley.

CONTAINING in front on Seminary Avenue 20-1/2 feet, more or less and along said alley 57-1/2 feet, more or less and in depth along line of property formerly of the said Alice E. Reakirt and Emma A. Swartz now Royal Hoffman and through the center line of the party wall of a double dwelling house 120 feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Michael G. Simmons, Sr., by Deed from David M. Welsh and Jeanette M. Welsh, h/w, dated 12/31/1999, recorded 01/05/2000 in Book 5302, Page 1975.

Parcel Number: 15-00-02029-00-8.

Location of property: 522 Railroad Street a/k/a 522 Railroad Avenue, Pennsburg, PA 18073-1805.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael G. Simmons, Sr.** at the suit of Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, as Trustee for Reperforming Loan Remic Trust Certificates, Series 2003-R1. Debt: \$83,449.36.

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.

14-30222

ALL THAT CERTAIN lot or parcel of land, together with a dwelling and garage erected thereon situate on the South side of King Street, **Pottstown Borough**, Montgomery County, State of Pennsylvania, bounded and described in accordance with a subdivision plan prepared by Ralph E. Shaner & Son Engineering Company, Pottstown, PA dated October 3, 1990 and revised December 7, 1990, said plan recorded in Plan Book C-16, Page 146, as follows, to wit:

BEGINNING at a corner on the South side of King Street (60 feet wide) said point being located on a line, South 74 degrees, 45 minutes East, 165.00 feet from the East side of North York Street (40 feet wide) and a corner of Lot No. 1 other lands of the grantors, Abram I. Ecker and Mary M. Ecker, his wife; thence from said point of beginning and along the South side of King Street, South 74 degrees, 45 minutes East, 15.00 feet to a corner; thence leaving said King Street and along lands of Raymond Day, South 15 degrees, 32 minutes West, 140.00 feet to a corner on the North side of Buttonwood Alley (20 feet wide); thence along the North side of said alley North 74 degrees, 45 minutes West, 16.00 feet to a corner; thence leaving said alley on a line passing through a joint garage wall and along Lot No. 1, North 15 degrees, 32 minutes East, 23.00 feet to a corner; thence continuing along Lot No. 1 South 74 degrees, 45 minutes East, 1.00 feet to a corner; thence continuing along Lot No. 1 on a line passing through a party wall North 15 degrees, 32 minutes East, 117.00 feet to the place of beginning.

CONTAINING 2,123 square feet of land and being all of Lot No. 2 of a subdivision plan prepared for Abram I. and Mary M. Ecker, his wife, dated October 3, 1990.

TITLE TO SAID PREMISES IS VESTED IN Robert R. Thomas, by Deed from Dwight M. Yerger and Linda K. Yerger, h/w, dated 10/07/2002, recorded 10/25/2002 in Deed Book 5431, Page 993.

Parcel Number: 16-00-17208-00-2.

Location of property: 118 King Street, Pottstown, PA 19464-5415.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert R. Thomas a/k/a Robert Thomas** at the suit of Wells Fargo Bank, N.A. Debt: \$81,499.09.

Peter Wapner, Attorney. I.D. #318263

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

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

14-30802

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 Commonwealth of Pennsylvania, described according to a survey thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, PA, recorded at Norristown, Pennsylvania on 7/12/1919 in Deed Book 732, Page 600, as follows, to wit:

BEGINNING at a point in the centerline of Maple Avenue (formerly Avenue "A"), at the distance of 216.98 feet Southwest of the intersection of the center line of Maple Avenue and Jenkintown Road; thence along the center line of said Maple Avenue on a curve to the right having a radius of 78.66 feet, the arc distance of 20.22 feet; thence by Lot No. 2270, North 43 degrees, 25 minutes West, 146.20 feet; thence by Lot No. 2259, North 73 degrees, 19 minutes East, 21.85 feet to a point; thence by Lot No. 2368, South 43 degrees, 25 minutes East, 143 feet to the center line of Maple Avenue and place of beginning.

BEING Lot #2269 on the said survey.

ALSO ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to the above mentioned survey, as follows:

BEGINNING at a point in the center line of Maple Avenue at the distance of 237.20 feet Southwest of the intersection of the center line of Maple Avenue and Jenkintown Road; thence along the center line of said Maple Avenue on a curve to the right having a radius of 78.66 feet, the arc distance of 21.74 feet; thence by Lot No. 2271, North 43 degrees, 25 minutes West, 146.65 feet; thence by Lot No. 2260, North 70 degrees, 19 minutes East, 21.85 feet; thence by Lot No. 2269, South 43 degrees, 25 minutes East, 146.20 feet to the center line of said Maple Avenue and place of beginning.

BEING Lot No. 2270 on said survey.

AND ALSO ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to the above mentioned survey, as follows:

BEGINNING at a point in the center line of Maple Avenue at the distance of 258.94 feet Southwest of the intersection of the center line of Maple Avenue and Jenkintown Road; thence along the center line of the said Maple Avenue on a curve to the right having a radius of 78.66 feet, the arc distance of 0.94 feet and still along said center line, South 77 degrees, 50 minutes West, 22.45 feet; thence by Lot No. 2272, North 43 degrees, 25 minutes West, 143.32 feet; thence by Lot No. 2261, North 70 degrees, 19 minutes East 21.85 feet; thence by Lot No. 2270, South 43 degrees, 25 minutes East, 146.65 feet to the center line of Maple Avenue and place of beginning.

BEING Lot No. 2271 on said survey.

TITLE OF RECORD IS VESTED IN Michael F. Connery, by virtue of Deed from William Primavera and Megan C. Primavera, his wife, dated 10/04/2007 and recorded 10/18/2007 at Norristown, Pennsylvania in Deed Book 5669, Page 356.

Parcel Number: 30-00-40624-00-8 for all three tracts.

Location of property: 508 Maple Avenue, Glenside, PA 19038.

The improvements thereon are: Single family 2 story cape cod.

Seized and taken in execution as the property of **Michael F. Connery** at the suit of TruMark Financial Credit Union. Debt: \$187,855.93.

Craig H. Fox, Attorney.

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

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

14-31231

ALL THAT CERTAIN two lots, situated on the Easterly side of Howard Street in **West Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the Northeastwardly corner of Howard and Monroe Streets; thence Northwardly along the East side of Howard Street, 60.00 feet to Lot 312; thence Eastwardly between Lot #312 and this tract, 114.00 feet, 3 inches to a 15.00 feet wide alley; thence Southwardly along said alley 60.00 feet to Monroe Street, 113.00 feet, 4 inches to the place of beginning.

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

BEING the same premises which Joseph C. Antush, Executor of the Estate of Dorothy M. Antush, deceased by Deed dated 6/16/2010 and recorded 6/21/2010 in Montgomery County in Deed Book 5770, Page 1778 granted and conveyed unto Mark S. Fielding and Jenyn M. Schalles, as Joint Tenants with Right of Survivorship.

Parcel Number: 64-00-02608-00-1.

Location of property: 102 East Howard Street, Pottstown, PA 19464 a/k/a 102 East Howard Street, Stowe, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Mark S. Fielding and Jenyn M. Schalles** 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: \$136,858.68.

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

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

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

14-31293

BEGINNING at a point on the Northwesterly side of Patterson Avenue (40 feet wide), in **Upper Moreland Township**, at the distance of fifty-two and five-tenths of a foot Northeastwardly from the Northeastly side of Fairhill Street (40 feet wide); thence extending North fifty-two degrees, ten minutes West along Lot #2 on said plan ninety-six feet and ninety-three one-hundredths of a foot to a point; thence Northeastwardly fifty feet and five one-hundredths of a foot to a point; thence South fifty-two degrees, ten minutes East along Lot #5 on said plan ninety-four feet, seventy-two one-hundredths of a foot to a point on the Northwesterly side of Patterson Avenue; thence along same South thirty-seven degrees, fifty minutes West, fifty feet to the first mentioned point and place of beginning.

BEING the same property which, by Deed dated July 28, 2006, and recorded in the Office of the Recorder of Deeds of the County of Montgomery, Pennsylvania, in Book 5611, Page 580, was granted and conveyed by Joseph J. Tilsner unto Stephen D. Christy and Sharon L. Christy.

Parcel Number: 59-00-14167-00-3.

Location of property: 706 Patterson Avenue, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Stephen D. Christy and Sharon L. Christy** at the suit of Homebridge Financial Services, Inc. Debt: \$219,600.89.

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

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

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

14-31335

Premises 'A'

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain plan of property made for Laurel Real Estate by Charles E. Shoemaker, Inc., Engineers and Surveyors dated July 30, 1968 as, follows, to wit:

BEGINNING at a point on the Northeastly side of Rossiter Avenue (fifty feet wide) said point being the two following courses and distances from a point of curve on the Northwesterly side of Osbourne Avenue (fifty feet wide): (1) leaving Osbourne Avenue on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-four and six one-hundredths feet to a point of tangent on the Northeastly side of Rossiter Avenue; and (2) North thirty-nine degrees, forty-seven minutes, thirty seconds West along the Northeastly side of Rossiter, one hundred thirty-seven and fifty-two one-hundredths feet to the point of beginning; thence extending from said point of beginning along the Northeastly side of Rossiter Avenue the two following courses and distances: (1) North thirty-nine degrees, forty seven minutes, thirty seconds West, eight and ninety-two one-hundredths feet to a point of curve; and (2) Northwestwardly on the arc of a circle curving to the right having a radius of one-hundred thirty-eight feet the arc distance of thirty-one and sixty-three one-hundredths feet to a point, a corner of Lot No. 21-A on said plan; thence extending along Lot 21-A North fifty-eight degrees, fifty-three minutes, twenty-three seconds East, one hundred forty and fifty-nine one-hundredths feet to a point; thence extending South fifteen degrees, twenty-four minutes, thirty seconds East, eleven and twelve one-hundredths feet to a point, a corner of Lot No. 125 Plan of Wunderland, on said plan; thence extending along Lot No. 125 the two following courses and distances: (1) South forty-two degrees, fifty-three minutes, thirty seconds West, ninety-seven and twenty-three one-hundredths feet to a point; and (2) South fifty-four degrees, thirty-eight minutes, thirty second West, forty-one and seventy one-hundredths feet to the first mentioned point and place of beginning.

BEING part of Lot No. 21 on Plan of 'Wenwood in Abington' as shown on the above mentioned plan.

PREMISES 'B'

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

BEGINNING at interior point, said point being at the distance of forty-one and ninety one- hundredths feet measured North forty-two degrees, fifty-three minutes, thirty seconds East along the title line as shown on the Amended Plan of Section 1 of 'Wenwood in Abington' dated September 21, 1956, and last revised September 16, 1957, and recorded in Plan Book B-4, Page 12, from a point on the Northeastly side of Rossiter Avenue (fifty feet wide), last mentioned point being at the distance of one hundred twenty-eight and seventy-two one-hundredths feet measured North thirty-nine degrees, forty-seven minutes, thirty seconds West from a point of tangent of a radius corner which point of tangency is at the distance of thirty-four and six one-hundredths feet measured on the arc of a circle having a radius of twenty feet, curving to the right in a Southwesterly, Westerly and Northwesterly direction from a point of curvature of the said radius corner on the Northwesterly side of Osbourne Avenue (fifty feet wide); thence from the first mentioned point and place of beginning and partly along the Northwesterly line of Lot No. 125, as shown on Amended Plan of Section No. 4 'Wunderland' dated January, 1954 and last revised January 23, 1957, and recorded in Plan Book A-3, Page 71, North forty-two degrees, fifty-three minutes, thirty seconds East, ninety-seven and twenty-three one-hundredths feet to a point; thence along the rear line of the said Lot No. 125, South thirty-nine degrees, forty-seven minutes, thirty seconds East, twenty and forty three one-hundredths feet to a point; thence passing through the said Lot No. 125, South fifty-four degrees, fifty-eight minutes, thirty seconds West, ninety-six and seventy-eight one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Elwood Yuengling, by Deed from Deborah H. Yuengling and Elwood Yuengling, dated 10/30/1990, recorded 10/31/1990 in Book 4961, Page 2322.

Mortgagor Elwood Yuengling died on 12/24/2012, and upon information and belief, his heirs or devisees, and personal representative, are unknown.

Parcel Number: 30-00-59608-00-5.

Location of property: 2843 Rossiter Avenue, Abington, PA 19001-1403.

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 Elwood J. Yuengling a/k/a Elwood Yuengling, Deceased** at the suit of Nationstar Mortgage, LLC. Debt: \$133,693.70.

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

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

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

14-31418

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Tenth Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania being known as Lot No. 167 on a Plan of 'Portion of Belmont Terrace' as prepared by George F. Shaner on 4/20/49 and revised on 9/20/49 and bounded and described in accordance thereto, as follows, to wit:

BEGINNING at a point on the Northwest side of Terrace Lane (50 feet wide) at the distance of 332.40 feet Northeast along said side of Terrace Lane from the point of its intersection with the Northeast side of Master Street (50 feet wide) (both lines produced); thence along Lot No. 166 North 43 degrees, West the line for a portion of the distance passing through the middle of a partition wall 139.43 feet to a point a corner; thence North 46 degrees, 45 minutes East, 50 feet to a point a corner; thence along Lot No. 168 South 43 degrees, East 140.52 feet to a point, a corner on the Northwest side of Terrace Lane, aforesaid; thence along the said side thereof South 47 degrees, West 50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Stephen J. Howell, by Deed from Raymond F. Tinucci and Lynn M. Tinucci, dated 11/30/1995, recorded 12/12/1995 in Book 5134, Page 713. The said Stephen J. Howell departed this life on or about 09/15/2012, and upon information and belief, his surviving heirs are Carly Susan Nagle and Alex J. Howell.

By executed waiver, Carly Susan Nagle waived her right to be named as a defendant in the foreclosure action.

Parcel Number: 16-00-29168-00-3.

Location of property: 1085 Terrace Lane, Pottstown, PA 19464-4148.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **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** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc. Debt: \$56,996.60.

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.

14-31533

ALL THAT CERTAIN message and tract of land, situate in **East Greenville Borough**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described as Lot Number 316 as shown on said Plan of Colonial Village made for Axelrod Construction Company and by Urwiler and Walter, Inc., dated February 26, last revised June 25, 1985, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly sideline of Morris Road (82 feet wide) said point being located South 65 degrees, 53 minutes, 50 seconds West, 245 feet from the intersection of said sideline with the Southwesterly sideline of Blaker Drive (82 feet wide); thence extending along said sideline of Morris Road South 65 degrees, 53 minutes, 50 seconds West, 20 feet to a point in line of Lot Number 315; thence extending along said Lot North 24 degrees, 6 minutes, 10 seconds West, 105 feet to a point in line of lands of park area North 65 degrees, 53 minutes, 50 seconds East, 20 feet to a point in line of Lot Number 317; thence extending along said Lot South 24 degrees, 6 minutes, 10 seconds East, 105 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Travis M. Derstine, by Deed from Michael J. Gardner, Jr. and Azlyn Beck, dated 12/05/2008, recorded 12/09/2008 in Book 5716, Page 814.

Parcel Number: 06-00-02988-00-3.

Location of property: 703 Morris Road, East Greenville, PA 18041.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Travis Derstine a/k/a Travis M. Derstine** at the suit of Pennymac Loan Services, LLC. Debt: \$146,889.96.

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.

14-31879

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, lying and being in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, being a part of Lot 32 on Plan of Myers Farm, recorded in Deed Book #327, Page 108 &c.

BEGINNING at a point in the middle line of Central Avenue at the distance of 50 feet Southwestwardly from the point of intersection of the middle line of Central Avenue with the middle line of Beecher Street (each 50 feet wide); thence extending Southeastwardly on a line parallel with said Beecher Street 175 feet; thence Southwestwardly on a line parallel with Central Avenue 25 feet to a point; thence Northwestwardly along Lot #31 on said plan 175 feet to the middle line of Central Avenue aforesaid; thence through the said middle line of Central Avenue Northeastwardly 25 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James Rebitz and Kelly M. Rebitz, his wife, by Deed from Donald R. Harmer and Margaret D. Harmer, h/w, dated 09/28/2006, recorded 10/26/2006 in Book 5621, Page 1759. Parcel Number: 31-00-04573-00-4.

Location of property: 203 Central Avenue, Cheltenham, PA 19012-2219.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James P. Rebitz a/k/a James Rebitz and Kelly M. Rebitz** at the suit of Santander Bank, N.A. Debt: \$221,643.83.

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.

14-32134

ALL THAT CERTAIN brick message and lot of land No. 20 House No. 313 and on the Plan of the Thomas H. Ball "Fifth Street Block Houses", situate in **Lansdale Borough**, County of Montgomery and State of PA, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeast side of West Fifth Street at the distance of 104.04 feet Northwestward from an iron pipe a corner on the Northwest side of Kemlworth Avenue; containing in front or breadth on said Fifth Street Northwestward 16.08 feet and extending of that width in length or depth between parallel lines at right angles with said Fifth Street 121 feet to an alley 20 feet wide; thence Northwestly and Southeasterly boundary lines passing through the middle of the party walls of the adjoining houses respectively.

BOUNDED on the Northwest by Lot No. 19, House No. 315 and Southeast by Lot No. 21 House No. 311.

BEING the same premises which Anthony Alcaro by Deed dated 4/7/2006 and recorded 4/27/2006 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5598, Page 1931 granted and conveyed unto Matthew Drossner and Terrie Drossner.

Parcel Number: 11-00-05176-00-6.

Location of property: 313 West 5th Street, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Matthew Drossner and Terrie Drossner** at the suit of Nationstar Mortgage, LLC. Debt: \$139,414.74.

LeeAne O. Huggins, Attorney.

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

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

14-32244

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **Abington Township**, Montgomery County, PA and described according to a Plan of Property made for Rural Edge Estates, Inc., by Charles E. Shoemaker, Registered Professional Engineer, dated 2/27/1959, as follows, to wit:

BEGINNING at a point on the Southeasterly side of North Hills Avenue (60 feet wide) said point being the two following courses and distances from a point of curve on the Northwesterly side of Kimball Avenue (formerly Welsh Road) (46.50 feet wide): (1) leaving Kimball Avenue on the arc of a circle curving to the left having a radius of 10 feet the arc distance of 26.01 feet to a point of tangent on the Southeasterly side of North Hills Avenue; (46.50 feet wide); (2) South 47 degrees, 0 minutes West, along the Southeasterly side of North Hills Avenue (partly 46.50 feet wide and partly 60 feet wide) 264.62 feet to the place of beginning.

CONTAINING in front or breadth Southwestwardly along the Southeasterly side of North Hills Avenue (60 feet wide) 59 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to North Hills Avenue 87 feet.

BEING Lot No. 5 on plan of lots made for Samuel Bell as shown on above plan.

BEING the same premises which Glenside Bond And Mortgage Company, by Indenture bearing date 8/7/1989 and recorded 8/21/1989 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 4920, Page 1797 etc. granted and conveyed unto Sherman H. Frentzen and Elizabeth A. Frentzen, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Monica M. Lewis, by Deed from Shennan H. Frentzen and Elizabeth A. Frentzen, h/w, dated 03/07/2006, recorded 03/20/2006 in Book 5594, Page 4.

Parcel Number: 30-00-46908-00-6, Map #30099 016.

Location of property: 1841 North Hills Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Monica M. Lewis and United States of America** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$231,695.08 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

14-32248

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan made by David Meixner, Civil Engineer and Surveyor, dated 10/14/1968, as follows, to wit:

BEGINNING at a point in the center line of Appledale Avenue (50 feet wide) (formerly Woodland Avenue), which point is at the distance of 169.87 feet measured South 07 degrees, 45 minutes East from the point of intersection of the said center line of Appledale Avenue and the center line of Sunnyside Avenue (60 feet wide); thence extending from said point of beginning along Lot 1 on said plan, North 77 degrees, 08 minutes East, 152.52 feet to a point, a corner of other land now or late of James Dunn; thence extending along said land, South 07 degrees, 30 minutes East, 170 feet to a point, a corner in line of land now or late of Alice L. Quade; thence extending along said land, South 77 degrees, 08 minutes West, 151.79 feet to a point in the center line of Appledale Avenue, aforesaid; thence extending along the said center line, North 07 degrees, 45 minutes West, 170 feet to the first mentioned point and place of beginning.

CONTAINING 25,690 square feet.

BEING Lot 2 on said plan.

BEING the same premises which Harry E. Baines, Jr., widower, by Deed dated 7/25/1980 and recorded at Norristown, Pennsylvania in Deed Book 4547, Page 137, granted and conveyed unto Harry T. Allen, Jr. and Sharon L. Allen, his wife, in fee.

Parcel Number: 43-00-00346-00-7, Map #43013 053.

Location of property: 143 Appledale Road, Audubon, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dolores T. Flora and Robert D. Flora** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$70,337.04 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.

14-32791

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

BEGINNING at a stone in the center line of Mount Carmel Avenue as originally opened of the width of thirty-three feet (but now opened fifty feet wide) and opposite the intersection of Roslyn Avenue; thence South forty-seven degrees, seven minutes, thirty seconds East along the original center line of Mount Carmel Avenue thirty-four and fifteen one-hundredths feet to a stone a corner of land Charles L. Harrison; thence along said Harrison's land South forty-four degrees, thirty-three minutes, fifty-two seconds West, two hundred and thirty-seven and one one-hundredths feet to a stone in the middle of Tyson Avenue, (twenty-eight feet wide); thence North nineteen degrees, thirty-one minutes, thirty seconds West along said center line of Tyson Avenue thirty-eight and forty one-hundredths feet to a stone a corner of other land of John Patana; thence North forty-five degrees, fourteen minutes, one second East along said Patana land one hundred and thirty-two and ninety-one one-hundredths feet to a point; thence still by the same North forty-three degrees, eight minutes, nine seconds East passing through the center of a party wall eighty-six and one hundred feet to a stone in the middle of Mount Carmel Avenue (as formerly opened) the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Daniel Patrick Kelly and Jacqueline T. Kelly, his wife, by Deed from Lawrence J. Kelly and Grace D. Kelly, his wife, dated 12/31/1992, recorded 02/17/1993 in Book 5033, Page 2055.

Parcel Number: 31-00-19723-00-1.

Location of property: 404 Mount Carmel Avenue, a/k/a 404 West Mount Carmel Avenue, Glenside, PA 19038-3409.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel P. Kelly a/k/a Daniel Patrick Kelly and Jacqueline T. Kelly** at the suit of U.S. Bank, National Association, as Trustee for Sasco Mortgage Loan Trust 2006-WF3. Debt: \$241,920.99.

Peter Wapner, Attorney. I.D. #318263

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

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

14-33006

PREMISES A

ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot #27, Section B, in Plan of Lots of Barry Heights Development Company, recorded in the Recorder's Office of said County in Deed Book 980, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Glenwood Avenue, at the distance of 569.07 feet in a Southwesterly direction from a stone on the Southwest side of Park Avenue, at the intersection of said Glenwood Avenue; thence extending South 41 degrees, 50 minutes West along the Northwest side of said Glenwood Avenue a distance of 60 feet to a point at the intersection of Glenwood Avenue and Arcadia Avenue; thence at right angles along the Northwest side of said Arcadia Avenue, North 46 degrees, 10 minutes West a distance of 200 feet to a point; thence North 41 degrees, 50 minutes East a distance of 60 feet to a point; thence South 48 degrees, 10 minutes East a distance of 200 feet to the place of beginning.

PREMISES B

ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 26, Section B in a Plan of Lots of Barry Heights Development Company, recorded in the Recorder's Office in said County, in Deed Book 980, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Glenwood Avenue at the distance of 519.07 feet in a Southwesterly direction from a stone on the Southwest side of Park Avenue, at the intersection of said Glenwood Avenue; thence extending South 41 degrees, 50 minutes West along the Northwest side of said Glenwood Avenue at a distance of 50 feet to a point; thence at right angles North 48 degrees, 10 minutes West a distance of 200 feet to a point; thence North 41 degrees, 50 minutes East a distance of 50 feet to a point; thence South 48 degrees, 10 minutes East, a distance of 200 feet to the place of beginning.

AND ALSO ALL THAT CERTAIN piece of land, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, being the Northwesterly half of a dedicated but unaccepted street called Arcadia Avenue (33 feet wide) as shown on a plan entitled 'Section B, Plan of Lots of Barry Heights Development Company, recorded in the Montgomery County Recorder of Deeds Office in Deed Book 980, Page 660, bounded and described, as follows:

BEGINNING at a point at the intersection of the Northeasterly side of Arcadia Avenue (33 feet wide) and the Northwesterly side of Glenwood Avenue (33 feet wide) said point being the Southeasterly corner of lands reputedly owned by John Bodek and Jennifer Bodek; thence along the extension of the Northwesterly line of Glenwood Avenue through Arcadia Avenue South 41 degrees, 50 minutes, 00 seconds West, a distance of 16.50 feet to a point in the center line of Arcadia Avenue; thence through the centerline of Arcadia Avenue North 48 degrees, 10 minutes, 00 seconds West, a distance of 200.00 feet to a point; thence through Arcadia Avenue North 41 degrees, 50 minutes, 00 seconds East, a distance of 16.50 feet to a point, said point being the Southwesterly corner of lands owned by the aforementioned Bodek; thence along the Southwesterly line of Bodek South 48 degrees, 10 minutes, 00 seconds East, a distance of 200.00 feet to the point of beginning.

SUBJECT TO the purely private rights of easement of individual property owners to the dedicated but unaccepted street.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate in **Lower Providence Township** and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Glenwood Avenue 33 feet wide at the distance of 100 feet Northeastwardly from the Northeasterly side of Arcadia Avenue, 33 feet wide.

CONTAINING in front or breadth on the said side of Glenwood Avenue 10 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Glenwood Avenue 200 feet (the Northeasterly line thereof extending along Lot No. 25) being land of said John R. Fehr and Nancy, his wife.

BEING the Northeasterly 10 feet of Lot No. 26 Section B on a certain Plan of Barry Heights, recorded at Norristown, in the Office for the Recording of Deeds in Deed Book 980, Page 600.

TITLE TO SAID PREMISES IS VESTED IN Jason A. Wilkinsky and Katyann P. Wilkinsky, by Deed from John Bodek and Jennifer Bodek, h/w, dated 07/13/2007, recorded 08/06/2007 in Book 5658, Page 2665.

Parcel Number: 43-00-05608-00-1.

Location of property: 26 Glenwood Avenue, Eagleville, PA 19403-1616.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason A. Wilkinsky a/k/a Jason Wilkinsky and Katyann P. Wilkinsky** at the suit of Santander Bank, N.A. Debt: \$255,467.99.

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.

14-33008

PREMISES A:

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

BEGINNING at a point on the center line of Westminster Road (44 feet wide) said point being at the arc distance of 54.87 feet measured in a Northwesterly direction by a line curving to the left with a radius of 630 feet from a point of curve is the said center line, said point of curve being the distance of 237.31 feet measured North 10°, 42', 30" West from the intersection which the said center line of Westminster Road makes with the original center line of Church Road (40 feet wide), as shown on plan of Ogontzet dated February, 1914; thence from the place of beginning and along the said center line of Westminster Road by a line extending in a Northwesterly direction and curving to the left with a radius of 630 feet the arc distance of 18 feet to a point; thence through Lot No. 11 (on plan of Ogontzet) the following two courses and distances: (1) North 69°, 24', 22" East, 76.54 feet to a point; and (2) thence South 56°, 24', 57" West, 79.86 feet to the place of beginning.

BEING Part of Lot No. 11.

PREMISES B:

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

BEGINNING at the corner formed by the intersection of the middle line of York Road (60 feet wide) with the middle line of Church Road (40 feet wide); thence extending North 47°, 35', 28" West, along the said middle line of Church Road, 36.88 feet to a point of intersection which the said middle line of Church Road makes with the middle line of Westminster Road (44 feet wide); thence extending North 10°, 42', 30" West, along the said middle line of Westminster Road, 237.31 feet to a point of curve; thence extending in a Northwesterly direction still along the said middle line of Westminster Road, on the arc of a circle curving to the left, with a radius of 630 feet, and an arc distance of 54.87 feet to a point; thence extending North 56°, 24', 57" East passing through Lot No. 11 on plan of Ogontzet, 157.89 feet to a point in line of land now or late of Grace G. Green; thence extending South 33°, 35', 3" East along said land now or late of Grace G. Green, 169 feet to the said middle line of York Road; thence extending South 52°, 53', 30" West, along the said middle line of York Road, 103.54 feet to an angle point; thence extending South 20°, 58', 30" West still along the said middle line of York Road, 156.91 feet to an angle point; thence extending South 5°, 45', 15" West still along the said middle line of York Road, 46.41 feet to the first mentioned point, corner and place of beginning.

BEING Lot No. 10 and part of Lot No. 11 on plan of Ogontzet.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania.

BEGINNING at a point in line of land of John Wolfe and Samuel Haisfield and Bessie Haisfield, his wife, said point being Lot No. 11 on plan of Ogontzet at the distance of 79.86 feet measured North 56°, 24', 57" East from a point in the center line of Westminster Road (44 feet wide), said point being at the distance of 54.87 feet measured in a Northwesterly direction by a line curving to the left with a radius of 630 feet from a point of curve in the said center line, said point of curve being at the distance of 237.51 feet measured North 10°, 42', 30" West from the intersection which the said center line of Westminster Road makes with the original center line of Church Road (40 feet wide) as shown on Plan of Ogontzet dated February, 1914; thence from the place of beginning and through Lot No. 11 North 56°, 24', 57" East, 78.03 feet to a point in line of land now or late of Grace G. Green; thence along the same South 33°, 35', 3" East, 18 feet to a point; thence partly crossing Lots Nos. 10 and 11 South 69°, 24', 22" West, 80.08 feet to the place of beginning.

Parcel Number: 31-00-28444-00-1.

Location of property: 8203 Westminster Road, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sharyn Pak Withers a/k/a Sharyn Pak a/k/a Sharyn P. Withers a/k/a Sharyn Pax and Lawrence K. Withers a/k/a Laurence Withers** at the suit of Citizens Bank of Pennsylvania. Debt: \$104,683.59.

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.

14-33250

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

BEGINNING at a stake set for a corner of this land of Benjamin F. Hendricks on the Easterly side of a certain 33 feet wide street called Oak Lane and laid out and opened for public use 135.00 feet Northeastwardly from a certain other street laid out and opened for public use called Maple Street; thence along the Easterly side of Oak Lane North 34 degrees, 40 minutes East, 45.00 feet to a stake set for a corner of this and land of Benjamin F. Hendricks; thence along the line of said Hendricks land, South 55 degrees, 5 minutes East, 150.00 feet to a stake set for a corner of this and land of Benjamin F. Hendricks; thence along the line of said Hendricks land South 34 degrees, 40 minutes West, 45.00 feet to a stake set for a corner of this and land intended to be conveyed to Ellery B. Shoemaker; thence along the line of land to be conveyed to said Shoemaker; thence along the line of land to be conveyed to said Shoemaker, North 55 degrees, 5 minutes West, 150.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Johnson S. Mulbah, by Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, DC, by their Attorney in Fact, Dale Albertelli, dated 12/27/2000, recorded 01/05/2001 in Book 5345, Page 717.

Parcel Number: 66-00-04918-00-2.

Location of property: 215 Oak Street, Whitpain Township, PA 19002-5719.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Johnson S. Mulbah** at the suit of U.S. Bank, National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corporation, Home Equity Asset Trust 2006-1, Home Equity Pass-Through Certificates, Series 2006-1. Debt: \$123,231.77.

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.

14-33593

ALL THAT CERTAIN tract of land, situate in **Skippack Township**, County of Montgomery, Commonwealth of Pennsylvania, said land being known as Gypsy Rose Estates, bounded and described according to a plan prepared by Robert E. Blue, Consulting Engineers, P.C., 723 Skippack Pike, Blue Bell, PA, 19422, said plan titled 'Record Plan, prepared for Westrum Land Development Corporation,' dated 10/31/88 last revised 11/6/89.

BEGINNING at a point in the title line of Bridge Road (Route 113), said point being a common corner of lands now or late of Gaila Donna Mitchel; (1) thence leaving said title line of Bridge Road and along lands of said Mitchel, North 06 degrees, 29 minutes, 00 seconds East a distance of 386.83 feet to a point of curvature; (2) thence along the same, along the arc of a curve to the left in a Northwesterly direction, having a radius of 15.00 feet an arc distance of 21.14 feet to a point; (3) thence along the same, North 18 degrees, 46 minutes, 20 seconds East a distance of 406.54 feet to a point; (4) thence along the same, North 82 degrees, 46 minutes, 00 seconds West a distance of 210.00 feet to a point; (5) thence along the same, North 13 degrees, 42 minutes, 30 seconds East a distance of 363.19 feet to a point in line of lands now or late of Montgomery County; (6) thence along lands of said Montgomery County, South 39 degrees, 28 minutes, 00 seconds East a distance of 115.50 feet to a point; (7) thence along the same North 39 degrees, 32 minutes, 00 seconds East a distance of 234.46 feet to a point; (8) thence along the same and along lands now or late of Gary and Jan Skrym, and along lands now or late of George S. Gardner, South 74 degrees, 27 minutes, 00 seconds East a distance of 970.76 feet to a point, a common corner of lands now or late of Edward L. Lozowicki; (9) thence along lands of said Lozowicki and along lands now or late of Joan L. Galt, and lands now or late of Lucy R. Powell, South 31 degrees, 23 minutes, 25 seconds West a distance of 934.02 feet to a point, a common corner of lands now or late of Scott and Linda Bender; (10) thence along lands of said Bender, and along lands now or late of Theodore Hoch, North 62 degrees, 00 minutes, 00 seconds West a distance of 195.97 feet to a point; (11) thence continuing along lands of said Hoch, South 87 degrees, 27 minutes, 45 seconds West a distance of 71.03 feet to a point; (12) thence leaving lands of said Hoch, and along the common line between Lot Nos. 11 and 12 of the aforementioned Gypsy Rose Estates, North 13 degrees, 16 minutes, 51 seconds East a distance of 326.36 feet to a point of curvature on the Southerly right-of-way line of Rose Way (50 feet wide); (13) thence along said right-of-way line, along the arc of a curve to the left in a Westerly direction, having a radius of 125.00 feet an arc distance of 50.00 feet to a point; (14) thence along the same, North 76 degrees, 43 minutes, 09 seconds West a distance of 109.00 feet to a point of curvature; (15) thence leaving said right-of-way line of Rose Way, along the arc of a curve to the left in a Southwesterly direction, having a radius of 20.00 feet an arc distance of 31.42 feet to a point on the Easterly right-of-way line of Gypsy Lane (50 feet wide); (16) thence along said right-of-way line, South 13 degrees, 16 minutes, 51 seconds West a distance of 196.79 feet to a point of curvature; (17) thence along the same, along the arc of a curve to the left in a Southerly direction, having a radius of 125.00 feet an arc distance of 34.66 feet to a point; (18) thence along the same, South 02 degrees, 36 minutes, 15 seconds East a distance of 334.67 feet to a point of curvature; (19) thence leaving said right-of-way line of Gypsy Lane, along the arc of a curve to the left in a Southeasterly direction, having a radius of 20.00 feet an arc distance of 30.86 feet to a point on the Northerly legal right-of-way line of Bridge Road (Route 113); (20) thence leaving said legal right-of-way line and crossing the bed of said Bridge Road, South 01 degrees, 01 minutes, 00 seconds East a distance of 30.00 feet to a point in the title line of Route 113; (21) thence along said title line, South 87 degrees, 23 minutes, 45 seconds West a distance of 44.46 feet to a point; (22) thence along the same, South 85 degrees, 20 minutes, 45 seconds West a distance of 313.66 feet to the first mentioned point and place of beginning.

CONTAINING 19.5843 acres of land, more or less (19.2673 acres, more or less to the ultimate right-of-way line - 50 feet from centerline), as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Robert H. Stevenson and Helen M. Stevenson, h/w, as Tenants by the Entireties, by Deed from Gypsy Rose Estates, Inc., a Pennsylvania Corporation, dated 07/01/1992, recorded 07/06/1992 in Book 5011, Page 2119.

Parcel Number: 51-00-01814-08-8.

Location of property: 4317 Gypsy Lane, Collegeville, PA 19426-1165.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Howard Stevenson a/k/a Robert H. Stevenson and Helen M. Stevenson** at the suit of Wells Fargo Bank, N.A., s/b/m to Wachovia Bank, National Association. Debt: \$421,511.37.

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

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

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

14-33660

ALL THAT CERTAIN lot or piece or ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Gwynedd Township**, County of Montgomery, and Commonwealth of Pennsylvania described according to a Plan of Subdivision of Clovercrest Farm, prepared by George B. Standbridge Associates, dated August 10, 1985, last revised August 4, 1986 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-48, Page 1 and 2, as, follows, to wit:

BEGINNING at a point on the Northeasterly side of Clover Drive (54.00 feet wide), a corner of this and Lot No. 107, in the bed of drainage easement (55.00 feet wide, 25.00 feet of which lies within the bounds of these premises), as shown on said plan, which point is measured the four following courses and distances from a point of curve on the Northwesterly side of Clover Drive (54.00 feet wide): (1) leaving the Northwesterly side of Clover Drive on the arc of a curve, curving to the right in a Southwestwardly to Northwestwardly direction,

having a radius of 13.00 feet the arc distance of 20.42 feet to a point of tangent on the Northeasterly side of Clover Drive; (2) North 51 degrees, 20 minutes, 0 seconds West along the Northeasterly side of Clover Drive 87.11 feet to a point of curve; (3) continuing along the Northeasterly side of Clover Drive on the arc of a curve, curving to the right, in a Northwestwardly direction having a radius of 898.00 feet, the arc distance of 397.05 feet to a point of tangent; and (4) North 26 degrees, 0 minutes, 0 seconds West still along the Northeasterly side of Clover Drive 319.50 feet to the point of beginning; thence extending from said point of beginning continuing along the Northeasterly side the Easterly and Southeasterly side of Clover Drive the three following courses and distances: (1) North 26 degrees, 0 minutes, 0 seconds West, 52.00 feet to a point of curve; (2) on the arc of a curve, curving the right, in a Northwestwardly to Northeastwardly direction, having a radius of 148.00 feet, the arc distance of 176.38 feet to a point of tangent; and (3) North 42 degrees, 16 minutes, 62 seconds East, 58.48 feet to a point a corner of lot No. 103 as shown on said plan; thence extending South 44 degrees, 10 minutes, 21 seconds East along line of Lot No. 103, 195.13 feet to a point a corner of Lot No. 101, aforesaid, in the bed of the Drainage Easement aforesaid; thence extending South 56 degrees, 57 minutes, 42 seconds West along line of Lot No. 101, through the bed of said Drainage Easement, 210.00 feet, to a point a corner on the Northeasterly side of Clover Drive, aforesaid, the first mentioned point and place of beginning.

BEING known as Lot No. 102 as shown on said plan.

BEING the same premises which Jay M. Leffler and Stephanie Leffler granted and conveyed to Thomas Price and Bernadette Price, by Deed dated June 7, 2000, and recorded in the Office of the Montgomery County Recorder of Deeds on July 6, 2000, in Deed Book Volume 5322, at Page 480.

Parcel Number: 56-00-01449-76-3.

Location of property: 862 Clover Drive, Upper Gwynedd Township, County of Montgomery, PA.

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

Seized and taken in execution as the property of **Thomas Price, Bernadette Price and The United States of America** at the suit of LSF8 Master Participation Trust. Debt: \$638,890.06.

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

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

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

14-33720

ALL THAT CERTAIN building lot, at the corner of Penn Avenue and Garfield Avenue (formerly Rosemont Avenue) in **Souderton Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of 'Washington Boulevard and Penn Avenue Building Lots' dated October 4, 1922, as prepared by C. Raymond Weir and being Lot No. 7 on said plan, as follows, to wit:

BEGINNING at a point on the East side of Penn Avenue, 44 feet wide and the South side of Garfield Avenue (formerly Rosemont Avenue), 44 feet wide; thence along said side of said Garfield Avenue (formerly Rosemont Avenue) North 65 degrees, 45 minutes East, 165.28 feet to a point in the West side of a 16 foot wide alley; thence along the same South 26 degrees, 10 minutes East, 65.14 feet to a point, a corner of Lot No. 8 on said plan now or late of Daniel F. Ziegler; thence along said lot and land South 65 degrees, 51 minutes West, 167.57 feet to a point in the East side of Penn Avenue; thence along the same North 24 degrees, 9 minutes West, 65 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas Budine, by Deed from Jerome J. Cartmell and Erica A. Cartmell, h/w, dated 05/22/1998, recorded 06/09/1998 in Book 5228, Page 1676.

Parcel Number: 21-00-05656-00-2.

Location of property: 203 Penn Avenue, Souderton, PA 18964-1851.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas Budine a/k/a Thomas A. Budine and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Ocwen Loan Servicing, LLC. Debt: \$196,112.66.

Jonathan Lobb, Attorney. I.D. #312174

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

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

15-00263

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon, situate in **Lower Pottsgrove Township**, County of Montgomery, and the Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Winding Brook Estates, dated February 18, 1987 and last revised May 18, 1987 and recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-48, Page 319, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Pleasant View Road said point being a corner of this and lands now or late of John and Mildred Rutkowski; thence extending from said point and place of beginning North 46 degrees, 43 minutes, 21 seconds East, 76.00 feet to a point a corner of Lot #29 as shown on the above-mentioned plan; thence extending along same and also along Lot #30 South 43 degrees, 16 minutes, 39 seconds East 180.01 feet to a point a corner of Lot #32 as shown on the above-mentioned plan; thence extending along same South 46 degrees, 39 minutes, 59 seconds West, 75.82 feet to a point in line of lands now or late of Lewis and Maria Sable; thence extending along same and also along lands now or late of John and Mildred Rutkowski North 43 degrees, 20 minutes, 01 seconds West, 180.09 feet (erroneously indicated on the recorded plan as 176.50 feet) to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael K. Packard and Elizabeth A. Packard, his wife, by Deed from Martin A. Joyce and Therese K. Joyce, his wife, dated 02/22/2006, recorded 03/01/2006 in Book 5591, Page 2674.

Parcel Number: 42-00-03465-00-3.

Location of property: 1500 North Pleasantville Road a/k/a 1500 North Pleasant View Road, Pottstown, PA 19464-2671.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael K. Packard and Elizabeth A. Packard** at the suit of Santander Bank, N.A. Debt: \$191,696.46.

Paul Cressman, Attorney. I.D. #318079

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

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

15-00445

LAND REFERRED to in this commitment is described as all that certain property, situated in **Limerick Township**, in the County of Montgomery, and State of PA and being described in a Deed dated 10/16/2001 and recorded 10/26/2001 in Book 5383, Page 608 among the land records of the County and State set forth above, and referenced, as follows:

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Plan of Subdivision 'The Hamlet' made for Hamlet Development Company, Inc. by Carroll Engineering Corporation, Consulting Engineers dated 11/23/88, last revised 7/7/92 and recorded in Plan Book A53/373-378, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Victory Way (50 feet wide) said point being measured the two following courses and distances from a point of curve on the Southeasterly side of Crown Point Drive (60 feet wide); thence (1) leaving the Southeasterly side of Crown Point Drive 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 Southwesterly side of Victory Way; thence (2) South 40 degrees, 46 minutes, 30 seconds East, 55.00 feet to the point and place of beginning, the arc extending from said point of beginning and along the Southwesterly side of Victory Way South 40 degrees, 46 minutes, 30 seconds East, 60.00 feet to a point, a corner in line of Lot No. 55; thence extending along the same South 49 degrees, 13 minutes, 30 seconds West, 137.06 feet to a point, a corner in line of Lot No. 46; thence extending partly along the same and partly along Lot No. 45 North 29 degrees, 04 minutes, 10 seconds West, 61.27 feet to a point, a corner in line of Lot No. 57; thence extending along the same North 49 degrees, 13 minutes, 30 seconds East, 124.63 feet to the first mentioned point and place of beginning.

BEING known as Lot 56 on above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN William E. Blackman, married man, by Deed from William E. Blackman and Barbara A. Blackman, h/w, dated 10/16/2001, recorded 10/29/2001 in Book 5383, Page 0608.

Parcel Number: 37-00-05286-01-4.

Location of property: 6 Victory Way, Royersford, PA 19468-1342.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William E. Blackman** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$304,657.24.

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.

15-00461

ALL THAT CERTAIN piece of parcel of land, situate in **Upper Gwynedd Township**, in the County of Montgomery, and State of Pennsylvania, bounded and described in accordance with a plan thereof made by Francis F. Wack, Registered Surveyor, dated March 30, 1949, as follows, to wit:

BEGINNING at a point in the center line of Clearview Road, fifty feet wide, at the distance of five hundred seventeen and thirty-four one-hundredths feet Southwestwardly from the point formed by the intersection of the center line of Clearview Road with center line of Springhouse and Sumneytown Pike, fifty feet wide; thence extending South forty-one degrees, forty-nine minutes East, two hundred nine feet to a point; thence extending along land now or later of Ignatius Sargent South forty-eight degrees, eleven minutes West, one hundred feet to a point; thence extending North forty-one degrees, forty-nine minutes West, two hundred nine feet to a point in the center line of Clearview Road aforesaid; thence extending long the center line of Clearview Road, North forty-eight degrees, eleven minutes East, one hundred feet to the first mentioned point and place of beginning.

BEING Lot 12 on the said plan.

TITLE TO SAID PREMISES IS VESTED IN Ashrafal Islam from Robert Jack Sinkowski, John Dennis Sinkowski and Mary Sinkowski, life tenants by her dual power of Attorney's Robert Jack Sinkowski, Dennis Sinkowski in a Deed dated 4/22/2004, recorded 6/17/2004 in Book 5512 Page 512.

Parcel Number: 56-00-01447-00-9.

Location of property: 1611 Clearview Road, Lansdale, PA 19446-5407.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ashrafal Islam** at the suit of The Bank of New York Mellon, as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A. Debt: \$336,250.22.

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

15-00677

ALL THAT CERTAIN message and lot or piece of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by Will D. Hiltner, Civil Engineer, in April 1936, as follows, to wit:

BEGINNING at a point on the Northwestern side of Kohn Street at the distance of 321.17 feet Southwestwardly from its intersection with the Southwest side of Haws Alley it being a corner of this and land formerly of Christian Beener, of which this was a part now of C. Voorhees Honeyman, et ux.; thence extending along said land Northwestwardly at right angles to Kohn Street the line passing through the middle of the partition wall between the house erected hereon and the one on the adjoining lot of said Honeyman 100 feet to a point on the Southwest side of Evans Alley 20 feet in width; thence extending along said side of Evans Alley Southwestwardly 15.97 feet to a point in line of land of Frank Beener; thence extending along said land Southeastwardly the line extending through the middle of the partition wall between the house erected hereon and the one on the adjoining lot of said Beener through an alley 2 feet in width 100 feet to a point on the Northwestern side of Kohn street aforesaid; thence extending along said side of said Kohn Street, Northeastwardly 15.97 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Peter Passacantando and Bruno A. Bolusi, as Tenants in Common, by Deed dated 12/11/2003, given by Alvin Abrams, recorded 01/12/2004 in Book 6489, Page 2414.

Parcel Number: 13-00-18776-00-3.

Location of property: 525 Kohn Street, Norristown, PA 19401-4544.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter Passacantano a/k/a Peter Passacantando and Bruno Bolusi a/k/a Bruno A. Bolusi** at the suit of Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2004-QS4 Rali 2004-QS4. Debt: \$65,758.77.

Jonathan Lobb, Attorney. I.D. #312174

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

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

15-00679

ALL THAT CERTAIN lot of land, with the message thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Hiltner Hitchcock, October 1925, as follows, to wit:

BEGINNING at a point on the Northeast side of Poplar Street at the distance of 100 feet Southeastwardly from Green Street along said side of said Poplar Street Southeastwardly 20 feet to a point a corner of other land now or late of R.P. March; thence Northeastwardly the line passing through the middle of the partition wall dividing the house erected on this lot from that on the adjoining lot, 120 feet to the Southwest side of an alley 20 feet in width; thence along said side of said alley Northwestwardly 20 feet to a corner of this and land now or late of R.P. March; thence along said land now or late of R.P. March Southwestwardly 120 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas J. Cleighton, by Deed from Bridget Jacobs, dated 09/27/2007, recorded 10/01/2007 in Book 5666, Page 2887.

Parcel Number: 13-00-30752-00-6.

Location of property: 211 East Poplar Street, Norristown, PA 19401-3413.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas J. Cleighton** at the suit of Wells Fargo Bank, N.A. Debt: \$116,472.85.

Jonathan Lobb, Attorney. I.D. #312174

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

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

15-00719

ALL THAT CERTAIN unit in the property known, named and identified in The Declaration Plan referred to below as Georgetown of Philadelphia, located on the Old Penllyn Pike and Pen-Ambler Road in **Lower Gwynedd Township**, Montgomery County, Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963 P.L. 196 by the Recording in the Office for the Recording of Deeds as Montgomery County, a Declaration dated August 29, 1979 and recorded September 29, 1979 in Deed Book 4452, Page 33; and a First Amendment thereto dated January 29, 1980 and recorded January 29, 1980 in Deed Book 196, Page 411; and a Second Amendment thereto dated May 4, 1988 and recorded June 10, 1988 in Deed Book 4875, Page 2066; and a Third Amendment thereto dated April 18, 1989 and recorded June 2, 1989 in Deed Book 4912, Page 2067; and a Declaration Plan dated January 4, 1978, last revised July 19, 1978 and recorded September 11, 1979 in Condominium Plan Book 6, Page 58, as Amended by First Amendment to Declaration Plan dated December 26, 1979 and recorded December 28, 1979 in Condominium Plan Book 6, Page 82 through 90; and a Code of Regulations dated September 11, 1979 and recorded September 12, 1979 in Deed Book 4452, Page 79; and First Amendment thereto dated January 29, 1980 and recorded January 29, 1980 in Deed Book 496, Page 418; being designated on said Declaration Plan as Unit No. 16-D and being more fully described in said Declaration Plan and Declaration, together with proportionate undivided interest in the common elements as defined in said Declaration and any Amendments thereto.

UNDER AND SUBJECT to restrictions as of record.

TITLE TO SAID PREMISES IS VESTED in Ann E. Wagner and Jerry H. Wagner, Jr. by Deed from Ann E. Wagner and Jerry H. Wagner, Jr., Co-Administrators of the Estate of Donna L. Wagner, and Ann Wagner, dated December 28, 2007 and recorded December 28, 2007 in Deed Book 5676, Page 02666.

Parcel Number: 39-00-00728-34-9.

Location of property: 122 Culpepper Drive, Condominium L 16 D, Penllyn, PA 19422.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Ann E. Wagner and Jerry H. Wagner, Jr.** at the suit of Federal National Mortgage Association ("FNMA"). Debt: \$131,679.68.

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.

15-00765

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 by George F. Shaner, R. E., as follows, to wit:

BEGINNING at a corner of other lands of Donald Rexrode, said point being in the middle of King Road (thirty-three feet wide) and distance along the same West from the center line of intersection of said road and a State Highway known as Lewis Road (thirty-three feet wide), South seventy degrees, ten minutes West, one hundred eighty-eight feet; thence from said point of beginning along other lands of the said Donald Rexrode, South eighteen degrees, forty-one minutes, six seconds East, two hundred ninety-two and nineteen-hundredths feet to a corner on line of lands now or late of Clarence Reifsneider; thence along the same South forty-four degrees, twenty-nine minutes, thirty-eight seconds West, eighty and fifty-five hundredths feet to an iron pin, a corner; thence continuing along said lands and lands of Arthur and Helen Jackson, North forty-three degrees, thirty-five minutes West, three hundred fifty-five and eighty-hundredths feet to an iron pin, a corner in the middle of aforesaid King Road; thence along the middle of the same, North seventy degrees, ten minutes East, two hundred and nineteen feet to the place of beginning.

CONTAINING one hundred forty-three and ninety-two hundredths perches of land, more or less.

BEING the same premises which Doris M. Hunter, by Deed dated July 31, 2001 and recorded August 28, 2001 in Montgomery County in Deed Book 5373, Page 862 granted and conveyed unto Gilbert J. Moyer and Janet D. Moyer, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN April L. Smokowicz and Michael Smokowicz, as Tenants by the Entirety, by Deed from Gilbert J. Moyer and Janet D. Moyer, dated 09/01/2006, recorded 09/13/2006 in Book 5616, Page 566.

Parcel Number: 37-00-01342-00-7.

Location of property: 676 King Road, Royersford, PA 19468-1519.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **April L. Smokowicz and Michael Smokowicz** at the suit of Ocwen Loan Servicing, LLC. Debt: \$279,096.97.

Peter Wapner, Attorney. I.D. #318263

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

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

15-01021

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision of Oakland Farms, made for Oakland Associates by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania dated July 15, 1974 and recorded in the Office of the Recorder of Deeds in Plan Book A-26, Page 26-B, as follows, to wit:

BEGINNING at a point on the Northwestern side of Burnside Avenue (L.R. 46132) said point being measured the 3 following courses and distances from a point of intersection of the center line of Burnside Avenue with the center line of Chestnut Avenue: (1) along the center line of Burnside Avenue North forty minutes, ten seconds East, one hundred ninety-nine and seventy-seven one-hundredths feet to a point; (2) North forty-nine degrees, thirty-eight minutes, thirty seconds West, leaving the center line and extending through the bed of Burnside Avenue thirty feet to a point on the Northwestern side thereof; and (3) North forty degrees, forty minutes, ten seconds East, along the Northwestern side of Burnside Avenue, two hundred fifty-five feet to a point; thence extending from said point and place of beginning along Lot No. 277, North forty-nine degrees, nineteen minutes, fifty seconds West, crossing a proposed twenty feet wide sanitary easement two hundred feet to a point in line of Lot No. 256; thence extending along said lot and partly along Lot No. 257, North forty degrees, forty minutes ten seconds East, eighty-five feet to a corner of Lot No. 275; thence extending along said lot, South forty-nine degrees, nineteen minutes, fifty seconds East, recrossing said proposed twenty feet wide sanitary easement two hundred feet to a point on the Northwestern side of Burnside Avenue; thence extending along the Northwestern side of Burnside Avenue and along the Southeastly side of the aforementioned proposed easement South forty degrees, forty minutes, ten seconds West, eighty-five feet to the first mentioned point and place of beginning.

BEING Lot No. 276 on said plan.

BEING the same premises which Nancy Panko, by Deed dated 6/28/2007 and recorded 7/13/2007 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5655, Page 1490, granted and conveyed unto Ngoc Thi Nguyen.

Parcel Number: 63-00-00764-03-7.

Location of property: 117 Burnside Avenue, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Ngoc Thi Nguyen** at the suit of Nationstar Mortgage, LLC. Debt: \$300,110.54.

LeeAne O. Huggins, Attorney.

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

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

15-01067

ALL THAT CERTAIN lot or piece of land, with the building and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Will D. Hiltner, Registered Surveyor, Norristown, PA, on April, 1945, as follows, to wit (The "Property"):

BEGINNING at a point in the center line of Bethlehem Pike at the distance of one hundred sixteen and seventy-three and one-hundredths feet Northwestwardly from the intersection of said center line of Bethlehem Pike with the center line of Broad Street; thence extending South seventy-three degrees, twenty-five minutes, thirty seconds West, twenty-nine and sixty-two one-hundredths feet to a point on the Southwesterly side of Bethlehem Pike; thence extending along the said side thereof North sixteen degrees, nineteen minutes West, two and thirty-six one-hundredths feet to a point; thence extending along other land of Cecelia M. Baily, whereof this was part, the five following courses and distances, South sixty-five degrees, ten minutes, thirty seconds West, sixteen and forty-five one-hundredths feet; thence South seventy-three degrees, twenty-five minutes, thirty seconds West, one hundred twenty and sixty-nine one-hundredths feet to a stake; thence South nineteen degrees, forty minutes, thirty seconds West, thirty-one and eighty one-hundredths feet to a point; thence South sixty-six degrees, fifty-five minutes, thirty seconds West, seventy-six and forty-two one-hundredths feet to a pipe; thence North twenty-three degrees, twenty minutes, thirty seconds West, sixty-nine and eighty-eight one-hundredths feet to a pipe In line of land now or late of Henrich Schmidt; thence extending along the line of said land North fifty-four degrees, fourteen minutes, thirty seconds East, two hundred eighty-six feet to a point in the center line of the Bethlehem Pike aforesaid; thence extending along the center line thereof South sixteen degrees, nineteen minutes East, one hundred twenty-nine and seven one-hundredths feet to the place of beginning.

BEING the same premises which Pam's Tavern, Inc., a Pennsylvania Corporation, by Deed dated 09-18-02 and recorded 09-25-02 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5426, Page 260, granted and conveyed unto Colmar Corporation, Inc., a Pennsylvania Corporation.

Parcel Number: 35-00-00625-00-6.

Location of property: 102 Bethlehem Pike, Hatfield Township, Colmar, PA 18915.

The improvements thereon are: 6,273 square foot three-story building on a .63 acre commercially zoned site. First Floor Traxx Sports Bar & Grill and two other floors are divided into 9 rented rooms.

Seized and taken in execution as the property of **Colmar Corporation, Inc., a Pennsylvania Corporation, d/b/a Traxx Sports Pub & Bistro** at the suit of William Penn Bank. Debt: \$478,546.17.

Don F. Marshall, Attorney.

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

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

15-01354

ALL THAT CERTAIN message and lot or piece of land, known as 629 Corson 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 Corson Street at the distance of 95 feet Northeasterly from Blackberry Alley; thence Northwesterly at right angles to the said Corson Street 100 feet passing through the middle of the partition wall of this and the adjoining house to an alley; thence along said alley Northeasterly 135 feet to house and lot now or late of Joseph O. Cassel; thence Southwesterly along the same and passing through the alley and partition wall above and between this and the adjoining house 100 feet to Corson Street aforesaid; thence along Corson Street Southwesterly 135 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Fabian, by Deed from Martha J. Rich and Philip P. Leddy, dated 05/16/2005, recorded 06/08/2005 in Book 5556, Page 2569.

Parcel Number: 13-00-09080-00-6.

Location of property: 629 Corson Street, Norristown, PA 19401-3748.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Fabian** at the suit of Wells Fargo Bank, N.A. Debt: \$62,980.38.

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

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

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

15-01408

ALL THAT CERTAIN unit in the property known, named and identified as Heritage Park Condominium, located in **Trappe Borough**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated 4/8/1996 and recorded on 4/9/1996 in Deed Book 5144, Page 1226, and First Amendment thereto dated 6/15/1900 and recorded on 6/18/1996 in Deed Book 5151, Page 348 and a Second Amendment thereto dated 8/9/1996 and recorded on 8/26/1900 in Deed Book 5158, Page 2475; and Third Amendment thereto dated 1/17/1997 and recorded 11/24/1997 in Deed Book 5175, Page 741 and a restated Third Amendment thereto dated 3/5/1997 in Deed Book 5179, Page 407, and a Fourth Amendment thereto dated 7/17/1997 and recorded 8/4/1997 in Deed Book 5194, Page 1141, and a Fifth Amendment thereto dated 1/13/1997 and recorded 11/3/1997 in Deed Book 5205, Page 441; and a Sixth Amendment thereto dated 5/26/1998 and recorded 5/28/1998 in Deed Book 5227, Page 425, and a Seventh Amendment thereto dated 9/23/1998 and recorded 10/2/1998 in Deed Book 5242, Page 1990, and an Eighth Amendment thereto dated 2/26/1999 and recorded 3/3/1999 in Deed Book 5261, Page 2094, and a Ninth Amendment thereto dated 5/24/1999 and recorded 6/27/1999 in Deed Book 5273, Page 795; and a Tenth Amendment thereto dated 6/11/1999 and recorded 6/17/1999 in Deed Book 5275, Page 2241; and an Eleventh Amendment thereto dated 8/4/1999 and recorded 9/9/1999 in Deed Book 5287, Page 1041; and a Twelfth Amendment thereto dated 9/10/1999 and recorded 9/22/1999 in Deed Book 5289, Page 290; and a Thirteenth Amendment thereto dated 10/17/1999 and recorded 11/17/1999 in Deed Book 5297, Page 141, and a Fourteenth Amendment thereto dated 1/10/2000 and recorded 1/14/2000 in Deed Book 5303, Page 1914; and a Fifteenth Amendment thereto dated 1/20/2000 and recorded 2/15/2000 in Deed Book 5307, Page 283, and a Sixteenth Amendment thereto dated 3/6/2000 and recorded 3/9/2000 in Deed Book 5309, Page 1941; a Seventeenth Amendment thereto dated 7/10/2000 and recorded 7/31/2000 in Deed Book 5325, Page 1072; an Eighteenth Amendment thereto dated 10/18/2000 and recorded 10/24/2000 in Deed Book 6336, Page 604 being and designated as Unit No. 1301 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration and Amendments thereto).

TITLE TO SAID PREMISES IS VESTED IN John Barbosa and Leilani Barbosa by Deed from Blair L. Forbes and Sonji S. Forbes dated December 9, 2005 and recorded December 27, 2005 in Deed Book 06584, Page 1394.

Parcel Number: 23-00-00428-53-8.

Location of property: 817 Dewees Place, Unit 1301, Collegeville, PA 19426.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **John Barbosa and Leilani Barbosa** 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 CWMBS, Inc., CHL Mortgage Pass-Through Trust 2006-HYB1, Mortgage Pass-Through Certificates, Series 2006-HYB1. Debt: \$244,410.20.

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.

15-01553

ALL THAT CERTAIN message and lot or piece of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by James Cresson, Civil Engineer, on July 29, 1926, as follows, to wit:

BEGINNING at a point on the Northwestern side of Markley Street at the distance of 63.83 feet Southwestwardly from the Westerly corner of Poplar and Markley Streets, a corner of this and property now or late of Robert Stewart, said point of beginning being opposite the center of the partition wall between the premises hereby conveyed and the premises adjoining now or late of the said Robert Stewart; thence along the line of said Robert Stewart's adjoining property and passing through the center of the partition wall between this and said Robert Stewart's adjoining premises, Northwestwardly 179.5 feet crossing a driveway laid out 25 feet in width parallel with Markley Street, the southeasterly line of which is 127 feet distant from the Northwest side of Markley Street to a point a corner of this and the line of Lot No. 161 in said plan of lots of Elmwood Heights; thence along the line of Lot No. 161, Southwestwardly 20 feet to a point, a corner of this and property now or late of H.W. Kent, et al.; thence along the line of said Kent's land, Southeastwardly 179.5 feet crossing the aforementioned driveway to the Northwestern side of Markley Street, aforesaid and along said side of said Markley Street aforesaid, Northeastwardly 20 feet to the place of beginning.

TOGETHER with the free and uninterrupted use, liberty and privilege of, and passage in and along a certain alley or driveway laid out 25 feet in width, parallel with Markley Street, the Southeasterly line of said alley being distant 127 feet from the Northwestern side of said Markley Street.

UNDER AND SUBJECT to the free and uninterrupted use, liberty and privilege of and passage in and along the above mentioned driveway, laid out 25 feet in width for the owners, tenants and occupiers abutting thereon.

TITLE TO SAID PREMISES IS VESTED IN Christopher A. Johnson, by Deed from Household Finance Consumer Discount Company, dated 10/12/2010, recorded 12/07/2010 in Book 5787, Page 264.

Parcel Number: 13-00-23816-00-3.

Location of property: 1317 Markley Street, Norristown, PA 19401-3234.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher A. Johnson** at the suit of Wells Fargo Bank, N.A. Debt: \$80,229.60.

Jonathan Lobb, Attorney. I.D. #312174

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

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

15-01648

ALL THAT CERTAIN lot or piece of ground, situate in **Worcester Township**, County of Montgomery and State of Pennsylvania bounded and described according to a Plan of Subdivision of property of William J. Goodchild made by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, PA dated March 30, 1976 and last revised April 8, 1976 which said plan is duly recorded at Norristown in the Office for the Recording of Deeds, etc. in Plan Book B-29, Page 89, as follows, to wit:

BEGINNING at a point on the centerline of Berks Road, a corner of lands now or late of Sunset Country Club, Inc., said point being measured South 38 degrees, 05 minutes, 30 seconds West, 908.95 feet from the point of intersection of the centerline of Berks Road and the centerline of Skippack Pike; thence extending from said beginning point leaving the bed of Berks Road and crossing the ultimate right-of-way line of Berks Road and along land now or late of Sunset Country Club, Inc. the following two courses and distances: (1) South 53 degrees, 17 minutes East, 541.33 feet to a point; (2) South 37 degrees, 53 minutes, 30 seconds West, 316.01 feet to a point, a corner of Lot 2 as shown on said plan; thence extending along the same North 53 degrees, 17 minutes West, 542.43 feet recrossing the aforesaid ultimate right-of-way line to a point in the centerline of Berks Road; thence along the same North 38 degrees, 05 minutes, 30 seconds East, 316.04 feet to a point being the first mentioned point and place of beginning.

BEING Lot 1 as shown on said plan.

CONTAINING in area 3.93 acres.

BEING the same property which William D. Goodchild, Executor of the Estate of William J. Goodchild, Deceased, by Deed dated September 13, 1991 and recorded on September 19, 1991, with the Office of the Recorder of Deeds of Montgomery County in Deed Book 4987, Page 404, granted and conveyed unto Hwan Yul Yong and Hong Suk Yong. Parcel Number: 67-00-00214-00-7.

Location of property: 1902 Berks Road, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Hwan Yul Yong and Hong Suk Yong** at the suit of Citizens Bank of Pennsylvania. Debt: \$311,626.87 plus interest at \$34.67 per day and costs from March 11, 2015.

Lauren Berschler Karl, Attorney.

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

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

15-01706

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan made for Indian Creek Estates by George Lewis, Registered Surveyor, Drexel Hill, PA, dated 7/15/1965 and last revised 6/28/1966, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Barwynne Lane (50 feet wide) at the distance of 207.94 feet measured South 31 degrees, 42 minutes East along the Southwesterly side of Barwynne Lane from a point of tangent therein, which point of tangent is measured Northeastwardly, Eastwardly and Southeastwardly along the Southeasterly, Easterly and Southwesterly sides of Barwynne Lane on the arc of a circle curving to the right having a radius of 100 feet the arc distance of 148.62 feet from a point of curve on the Southeasterly side of Barwynne Lane, which point of curve is at the distance of 8.49 feet measured North 63 degrees, 9 minutes East along the Southeasterly side of Barwynne Lane from a point on the Southeasterly side of Barwynne Lane, a corner in line of land now or late of Edward Goldbring, which point is at the distance of 320 feet measured South 31 degrees, 42 minutes East through the bed of Barwynne Lane and along line of land now or late of S. Greenfield from a point in the center line of Remington Road (40 feet wide), which point is at the distance of 2384.76 feet measured along the center line of Remington Road in a Southwesterly direction from its intersection with the center line of Lancaster Avenue; thence extending from said point of beginning along the Southwesterly side of Barwynne Lane, South 31 degrees, 42 minutes East, 80 feet to a point; thence extending South 58 degrees, 18 minutes West, along line of Lot No. 5 on said plan 125 feet to a point; thence extending North 31 degrees, 42 minutes West along line of land now or late of William Cassel and Irving Rosenbloom 80 feet to a point; thence extending North 58 degrees, 18 minutes East along the line of Lot No. 3 on said plan 125 feet to the first mentioned point and place of beginning.

BEING the same premises, which Alfred Bachetti and Mary Bachetti, his wife and Rose Angelucci, widow, by Deed dated 6/24/1977 and recorded 7/1/1977 in Montgomery County in Deed Book 4213, Page 497 granted and conveyed unto Louis L. Kancher and Barbara Kancher, his wife, in fee.

Parcel Number: 40-00-04488-00-8.

Location of property: 309 Barwynne Lane, Wynnewood, PA 19096.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Barbara Kancher and Louis L. Kancher** at the suit of U.S. Bank National Association, as Trustee for NRZ Pass-Through Trust IV. Debt: \$614,721.39.

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

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

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

15-01707

ALL THAT CERTAIN lot or parcel of land, situate in **Montgomery Township**, Montgomery County, Commonwealth of Pennsylvania, and more particularly described according to a Site Improvement Plan known as Rutledge Court Phase VII made by Urwiler & Walter, Inc., R.P.E., dated February 9, 1979, and last revised May 17, 1979 and recorded in the Office for the Recording of Deeds in and for Montgomery County in Plan Book A-36, Page 31, as follows, to wit:

BEGINNING at a point in the division line between Lots 300 and 301 on the above mentioned plan, said beginning point also being in the Southeasterly corner of Lot 300 and running; thence (1) North 47 degrees, 09 minutes, 57 seconds West along the last mentioned division line the distance of 58.00 feet to a point; thence (2) North 42 degrees, 52 minutes, 03 Seconds East the distance of 8.00 feet to a point, an angle; thence (3) North 73 degrees, 47 minutes, 52 seconds East the distance of 11.66 feet to a point; thence (4) South 47 degrees, 09 minutes, 57 seconds East along the division line between Lots 301 and 302 the distance of 52.00 feet to a point; thence (5) South 42 degrees, 50 minutes, 03 seconds West the distance of 18.00 feet to the point and place of beginning.

BEING the same premises which Dean G. Cottage and Denine Reardon by Deed dated 10/14/2008 and recorded 11/13/2008 in the County of Montgomery in Deed Book 5713, Page 2928, conveyed unto Dean G. Cottage, his heirs and assigns, as sole owner, in fee.

Parcel Number: 46-00-03286-50-2.

Location of property: 301 Rutledge Court, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dean G. Cottage** at the suit of JP Morgan Chase Bank, National Association. Debt: \$169,411.70.

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

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

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

15-02126

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, County of Montgomery, and State of Pennsylvania, bounded and described according to a Plan of Hobby Horse Farms, Inc., made by Donald H. Schurr, C. E. Norristown, PA, dated October 30, 1964 which said plan is recorded in the Office for the Recording to Deeds for Montgomery County in Plan Book A-9, Page 77, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Taft Road (50 feet wide) at the following three courses and distances measured in a Southeastwardly direction along the said side of Taft Road from the point of tangency on a radius round corner with the Southeasterly side of Potshop Road: (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 reverse curve; thence (2) on the arc of a circle curving to the left having a radius of 425 feet the arc distance of 172.58 feet to a point of tangent; thence (3) extending South 65 degrees, 11 minutes East, 310 feet to the point and place of beginning; thence from the said point of beginning still extending along said side of Taft Road South 65 degrees, 11 minutes East, 100 feet to a point; thence leaving the said side of Taft Road and extending along line of Lot #7 on said plan South 24 degrees, 49 minutes West, 200 feet to a point; thence extending North 65 degrees, 11 minutes West, 100 feet to a point; thence extending along line of Lot #5 on said plan North 24 degrees, 49 minutes East, 200 feet to the first mentioned point and place of beginning.

BEING Lot #6 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Robert Romano, by Deed from Robert Romano and Wendy Romano, dated 11/07/2003, recorded 05/19/2004 in Book 5507, Page 2483.

Parcel Number: 33-00-09349-05-9.

Location of property: 3010 Taft Road, Norristown, PA 19403-4035.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Romano** at the suit of Ocwen Loan Servicing, LLC. Debt: \$268,106.42.

Jonathan Lobb, Attorney. I.D. #312174

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

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

15-02202

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a record plan of Subdivision made for Sawmill Valley Section III phase 3A (Sawyers Creek) made by Urwiler and Walter, Inc. dated 1/3/1984 and last revised 3/12/1984 recorded in Plan Book A-45, Page 272, as follows, to wit:

BEGINNING at an interior point said point being measured the (6) following courses and distances from the Southernmost terminus of a round corner marking the intersection of the Northeast side of Whelstone Road (40 feet wide) and the Northwest side of Sawyers Way (60 feet wide): (1) on the arc of a circle curving to the left having a radius of 30 feet the arc distance 47.22 feet to a point on the Northwest side of Sawyers Way; (2) along the Northwest side of Sawyers Way North 10 degrees, 26 minutes, 11 seconds East, 175.21 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 520 feet the arc distance of 197.57 feet to a point; (4) leaving Sawyers Way South 56 degrees, 45 minutes, 02 seconds West, 79.23 feet to a point; (5) South 33 degrees, 14 minutes, 58 seconds East, 15 feet; (6) South 56 degrees, 45 minutes, 02 seconds West, 92.67 feet to a point a corner of Lot #5 and place of beginning; thence from said place of beginning and partly along Lot #5 South 33 degrees, 14 minutes, 58 seconds East, 31.335 feet to a point a corner of Lot #6; thence along Lot #6 South 56 degrees, 45 minutes, 02 seconds West, 44.67 feet to a point; thence the (3) following courses and distances: (1) North 33 degrees, 14 minutes, 58 seconds West, 15 feet; (2) North 56 degrees, 45 minutes, 02 seconds East, 12 feet; (3) North 33 degrees, 14 minutes, 58 seconds West, 16.335 feet to a point; thence North 56 degrees, 45 minutes, 02 seconds East, 32.67 feet to a point a corner of Lot #5 said point being the first mentioned point and place of beginning.

BEING Lot #7 on said plan.

FEE SIMPLE TITLE VESTED IN Gerard L. Delahanty and Kathleen M. Delahanty, husband and wife and Stephen Delahanty, their son, as Joint Tenants with Full Rights of Survivorship by Deed from, Gerard L. Delahanty and Kathleen M. Delahanty, husband and wife, dated 5/10/2005, recorded 5/24/2005, in the Montgomery County Clerk's Office in Deed Book 5555, Page 568.

AND THE SAID Gerard L. Delahanty died on 1/1/2008, whereupon title to premises in question became vested in Kathleen M. Delahanty and Stephen Delahanty by Right of Survivorship.

AND THE SAID Kathleen M. Delahanty died 12/6/2011, whereupon title to premises in question became vested in Stephen Delahanty by Right of Survivorship.

Parcel Number: 36-00-10407-45-6.

Location of property: 7 Woodview Court, Horsham, PA 19044.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Stephen Delahanty, by Right of Survivorship, by Deed from Gerard L. Delahanty and Kathleen M. Delahanty dated 5/10/2005 and recorded 5/24/2005, in the Montgomery County Clerk's Office in Deed Book 5555, Page 568 granted and conveying unto Gerard L. Delahanty (now deceased) and Kathleen M. Delahanty (now deceased), husband and wife and Stephen Delahanty, their son, as Joint Tenants With Full Rights of Survivorship** at the suit of LSF9 Master Participation Trust. Debt: \$205,467.12.

William E. Miller, Attorney.

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

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

15-02452

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania and described according to a survey and plan thereof made and dated the 5th day of August A.D. 1930, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cheltenham Avenue (to be legally opened and dedicated 61.51 feet wide) at the distance of 288 feet Southeastwardly from the point of intersection of the produced Northeasterly line of Cheltenham Avenue and the produced Southeasterly line of Cedar Lane (40 feet wide) containing in front or breadth on the said Cheltenham Avenue 24 feet and extending of that width in length or depth Northeasterly between parallel lines at right angles to the said Cheltenham Avenue 102 feet to the center line of Oak Drive (12 feet wide) which extends Southeastward from the said Cedar Lane to Euston Road, being known as No. 1711 West Cheltenham Avenue, erroneously referred to as 17111 Cheltenham Avenue.

BEING the same premises which Vincent Taillefer by Deed dated 4/20/2004 and recorded 6/8/2004 in Montgomery County in Book 5510 on Page 2240 then granted and conveyed to Cassagnol Simon in fee.

TITLE TO SAID PREMISES IS VESTED IN Milone Simon, as sole owner by Deed from Cassagnol Simon dated 02/07/2006 recorded 05/04/2006 in Deed Book 05599, Page 1623.

Parcel Number: 31-00-05608-00-4.

Location of property: 1711 Cheltenham Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Milone Simon** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2006-R2. Debt: \$242,499.76.

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

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

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

15-02598

ALL THAT CERTAIN lot or piece of land, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, being bounded and described according to a survey thereof made by Weir and Theime, Civil Engineers as the Willow Grove Realty Company plot, as follows, to wit:

BEING Lots Nos. 9 and 10, Section 12 as laid out on a certain plan of Evergreen Manor, being 50 feet front by 120 feet in depth, as per plan recorded in Office of the Recording of Deeds in and for the County of Montgomery in Deed Book No. 782, Page 600.

AND ALSO

ALL THOSE TWO CERTAIN lots or pieces of land, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, being bounded and described according to a survey thereof made by Wier and Theime, Civil Engineers, on the Willow Grove Realty Company plot, as follows, to wit:

BEING Lots Nos. 11 and 12, Section 12 as laid out on a certain plan of Evergreen Manor, being 50 feet front by 120 feet in depth as per plan recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 782, Page 600.

BEING the same premises which Kirk Peterson and Yuka Yamano-Peterson, by Deed dated May 9, 2013 and recorded in the Montgomery County Recorder of Deeds Office on August 5, 2013 in Deed Book 5883, Page 2536, granted and conveyed unto Thomas L. Patton, III, Amanda Patton, and Susan Patton.

Parcel Number: 30-00-60372-00-6.

Location of property: 2820 Rubicam Avenue, Willow Grove, PA 19090.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Amanda Patton, Thomas L. Patton, III and Susan Patton** at the suit of JP Morgan Chase Bank, National Association. Debt: \$210,542.92.

LeeAne O. Huggins, Attorney.

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

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

15-02825

ALL THAT CERTAIN lot or piece of land, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision made for Estate of Elmer I. Keyser, by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated 4-26-1979 and last revised 11-2-1979, as recorded at Norristown, PA in Plan Book A-38, Page 41, as follows, to wit:

BEGINNING at a point located on the Southwesterly ultimate right-of-way line of Skippack Pike, L.R. 197 (50 feet wide) (ultimate right-of-way 50 feet from present centerline), said point being a corner of this lot and Lot #4 as shown on above mentioned plan; thence extending from said point of beginning extending along the Southwesterly ultimate right-of-way line of Skippack Pike, South 41 degrees, 57 minutes, 10 seconds East, 48.50 feet to a point of curve; thence extending from said point along the arc of a curve curving to the left having a radius of 2,914.79 feet, the arc distance of 5.95 feet to a point located on the Northwesterly ultimate right-of-way line of Shutt Mill Road (30 feet wide) (ultimate right of way 25 feet from present centerline); thence extending from said point along the Northwesterly ultimate right of way line of Shutt Mill Road, South 41 degrees, 34 minutes, 15 seconds West, 608.05 feet to an existing iron pin, a corner of this lot and lands now or late of James A. and Rosemarie Fetterman; thence extending from said iron pin along lands now or late of James A. and Rosemarie Fetterman, North 50 degrees, 35 minutes West, 131.50 feet to a point, a corner of this lot and Lot #4; thence extending from said point along Lot #4, North 47 degrees, 19 minutes, 06 seconds East, 512.95 feet to a point, a corner; thence extending from said point still along Lot #4, South 41 degrees, 57 minutes, 10 seconds East, 13.50 feet to a point, a corner; thence extending from said point still along Lot #4, North 48 degrees, 02 minutes, 50 seconds East, 111.00 feet to a point located on the Southwesterly ultimate right-of-way line of Skippack Pike, said point being the first mentioned point and place of beginning.

BEING Lot #5 as shown on plan.

BEING the same premises which Daniel J. Reiger and Lauren J. Reiger, husband and wife, by Deed dated 12/23/2002 and recorded on 1/9/2003 in the Office for the Recorder of Deeds in and for the County of Montgomery at Book 5441, Page 02101 granted and conveyed unto PLM Real Estate Investments Inc.

Parcel Number: 67-00-03388-00-1.

Location of property: Lot 5 Skippack Pike, Worcester, PA 19446 a/k/a 3100 Skippack Pike, Worcester, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **PLM Real Estate Investments, Inc.** at the suit of Firsttrust Bank. Debt: \$247,789.07.

Sarah A. Elia, Attorney.

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

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

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on July 29, 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**

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF
PHILADELPHIA COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
DOCKET NO. 140700007
TERM, 2014

AMENDED COMPLAINT IN QUIET TITLE

OLGA M. FLORES A/K/A OLGA FLORES,
individually and as Administrator of the
ESTATE of MIRTHA R. CRUZ
3157 Custer Street
Philadelphia, Pennsylvania 19134,
Plaintiff

vs.

WELLS FARGO BANK, N.A.,
successor to FIDELITY BANK, N.A.
123 South Broad Street
Philadelphia, Pennsylvania 19109

and

CITIMORTGAGE, INC.,
successor to FIDELITY BANK, N.A.
1211 Walnut Street
Philadelphia, Pennsylvania 19107

and

STERN AND SON BUILDERS a/k/a
STERN BUILDERS
619 Huntingdon Pike
Rockledge, Pennsylvania 19119,
Defendants

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 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

Anthony J. Foschi, Esquire
Kevin L. Hall, Esquire
Tucker Arensberg, PC
2 Lemoyne Drive, Suite 200
Lemoyne, PA 17043
Phone: 717-234-4121

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2015-09611

NOTICE IS HEREBY GIVEN that on May 6, 2015, the Petition of Cheryl Ann Brooks-Brown, on behalf of Daniel Isaac Brown, was filed in the above named Court, praying for a Decree to change his name to DANIEL ISAAC BROOKS-BROWN.

The Court has fixed July 8, 2015, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2015-09206

NOTICE IS HEREBY GIVEN that the Petition of James Ellis was filed in the above named Court, praying for a Decree to change his name to JIMMY ELLIS.

The Court has fixed June 24, 2015, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Linda G. Walters, Atty. for Petitioner
114 Montgomery Avenue
Oreland, PA 19075
215-836-1142

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

NOTICE IS HEREBY GIVEN that the Petition of Timothy S. Semen, Tanya N. Semen, Caitlin Semen and Claire Semen was filed in the above named Court, praying for a Decree to change their names to TIMOTHY S. HOFER, TANYA N. HOFER, CAITLIN HOFER AND CLAIRE HOFER.

The Court has fixed July 15, 2015, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Joseph A. Diorio, Esquire
Brian J. Smith & Associates, P.C.
607 Easton Road, Suite B-1
Willow Grove, PA 1909-2536

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2015-06273

NOTICE IS HEREBY GIVEN that the Petition of Westley Aaron Boyd was filed in the above named Court, praying for a Decree to change his name to WESTLEY AARON VANCE.

The Court has fixed June 10, 2015, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Susan C. Moody, Atty. for Petitioner

Moody Law Offices, LLC

1515 Market Street, Suite 1200

Philadelphia, PA 19102

215-854-4013

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.

CANI II INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Olivieri & Associates

2523 S. Broad Street

Philadelphia, PA 19148

Everstone Baking, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

GEM Supply of Pennsylvania, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

YH Tour & Travel Inc has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

CHARTER APPLICATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on September 12, 2013, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **American Balkan Leadership Enterprise**

The purposes for which it was organized are: to conduct job training and humanitarian activities in the Balkan region.

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 13, 2015, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Flying Fur Animal Rescue**

The purposes for which it was organized are: exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, in particular the prevention of cruelty to canine animals and educating the public with rescue of shelter animals.

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Smoke is Cancer**

The purposes for which it was organized are: to educate our community of the health and environmental risks associated with open burning.

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

NO. 2014-27880

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

PNC Bank, National Association, c/o PNC Bank, N.A.,
Plaintiff

vs.

Stuart A. Eisenberg, McCullough Eisenberg, LLC, Bertram Forman, Co-Personal Representative of the Estate of Regina Forman and Known heir of Edward Forman, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Edward Forman, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Regina Forman, Kenneth Forman, Co-Personal Representative of the Estate of Regina Forman and Known Heir of Edward Forman, Estate of Regina Forman, c/o Bertram and Kenneth Forman, Co-Personal Representatives and Edward Forman, Last Record Owner,
Defendants

TO: Edward Forman, Last Record Owner; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Edward Forman; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Regina Forman, Defendant(s), whose last known addresses are 7900 Old York Road, 702B, Elkins Park, PA 19027; 65 West Street Road, Suite A-105, Warminster, PA 18974; 524 W. Montgomery Avenue, Haverford, PA 19041 and 971 Nutton Court, King of Prussia, PA 19406.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, PNC Bank, National Association, c/o PNC Bank, N.A., has 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. 2014-27880, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 7900 Old York Road, 702B, Elkins Park, PA 19027, whereupon your property would be sold by the Sheriff of Montgomery County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or 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 THE INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYERS REFERRAL SERVICE
Montgomery Bar Assoc.
100 W. Airy St.
Norristown, PA 19404
610.279.9660, ext. 201

Mark J. Udren
Stuart Winneg
Lorraine Gazzara Doyle
Sherri J. Braunstein
Elizabeth L. Wassall
John Eric Kishbaugh
Nicole B. Labletta
David Neeren
Amanda Rauer,
Attys. For Plaintiff
Udren Law Offices, P.C.
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
856.669.5400

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2015-07338

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

BANK OF AMERICA, NA,
Plaintiff

vs.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER SCOTT SNYDER, DECEASED,**
Defendants

**NOTICE TO: UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER SCOTT
SNYDER, DECEASED**

You are hereby notified that on April 2, 2015, Plaintiff, BANK OF AMERICA, NA, 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. 2015-07338. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 606 GREENTREE LANE, EAGLEVILLE, PA 19403, whereupon your property would be sold by the Sheriff of MONTGOMERY County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service
Montgomery Bar Association
100 West Airy Street
Norristown, PA 19401
(610) 279-9660 ext. 201

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 12-16137

School District of Cheltenham Township,
Plaintiff

vs.

East Coast Investors,
Defendant

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2011 real estate taxes for property located at 8210 Cadwalader Avenue, Cheltenham, PA, Tax Parcel No. 31-00-04075-00-7. A Writ of Scire Facias for \$7,865.55 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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
100 West Airy Street
Norristown, PA 19401
(610) 279-9660 ext. 201

Portnoff Law Associates, Ltd.
P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

DISSOLUTION

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Meadowfield Realty Corporation**, a Pennsylvania corporation, that the corporation is voluntarily dissolving and that its Board of Director is now engaged in winding up and settling the affairs of the corporation, so that its corporate existence shall be ended pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

FOX ROTHSCHILD LLP, Solicitors
2000 Market Street, 20th Floor
Philadelphia, PA 19103

NOTICE OF WINDING UP PROCEEDINGS FOR NPT SUPPORTING ORGANIZATION A PENNSYLVANIA NONPROFIT CORPORATION

Notice is hereby given that the **NPT Supporting Organization**, a Pennsylvania nonprofit corporation, having a registered office at 165 Township Line Road, Ste. 150, Jenkintown, PA 19046, in accordance with the provisions of the Nonprofit Corporation Law of the Commonwealth of Pennsylvania, approved December 21, 1988, as amended, has voted to wind up its affairs in the manner prescribed by said law, so that its corporate existence shall be ended upon the proper filing of the Articles of Dissolution and the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania.

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

ASHWORTH, J. EMERIE also known as EMERIE JEAN ASHWORTH, dec'd.

Late of Lower Pottsgrove Township.
Executor: ROBERT W. ASHWORTH,
3601 Lantana Avenue,
Reading, PA 19605.

ATTORNEY: JOHN M. STOTT,
50 N. Fifth Street,
P.O. Box 8321,
Reading, PA 19603

BARBER, MILDRED M., dec'd.

Late of Whitpain Township.
Executrix: JOAN M. LINTON,
1215 Shepard Drive,
Blue Bell, PA 19422.

ATTORNEY: EDWARD G. CONROY,
P.O. Box 885,
West Chester, PA 19381-0885

BARROW, EDWIN DAVID, dec'd.

Late of Upper Merion Township.
Executor: DAVID SCOTT BARROW,
2750 Monacan Street, #103,
Alexandria, VA 22314.

BIBIGHAUS, FRED, dec'd.

Late of Montgomery County, PA.
Executor: TIMOTHY B. BIBIGHAUS.
ATTORNEY: CHRISTOPHER H. MEINZER,
516 Main Street,
Pennsburg, PA 18073,
215-679-4554

BROMLEY SR., ROBERT WILLIAM, dec'd.

Late of Abington Township.
Executors: BARBARA LEE ROSE AND
ROBERT W. BROMLEY,
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

CAMANA, JOSEPH C., dec'd.

Late of Upper Frederick Township.
Executrix: LINDA A. CAMANA,
c/o Mullaney Law Offices,
598 Main Street,
P.O. Box 24,
Red Hill, PA 18076-0024.
ATTORNEY: CHRISTOPHER P. MULLANEY,
598 Main Street,
P.O. Box 24,
Red Hill, PA 18076-0024

CARLSON, DONALD FREDERIK, dec'd.

Late of Worcester Township.
Administratrix: LISA A. CRENSHAW,
1328 Kriebel Mill Road,
Collegeville, PA 19426.

CHADWICK, ELIZABETH PALMER also known as ELIZABETH P. CHADWICK, dec'd.

Late of Lower Pottsgrove Township.
Executor: WILLIAM C.T. CHADWICK,
250 Lawndale Avenue,
King of Prussia, PA 19406.

CHAMBERLIN, NORRIS B. also known as**NORRIS BAKER CHAMBERLIN and
NORRIS CHAMBERLIN, dec'd.**

Late of Abington Township.

Executrix: JOYCE WONG,
c/o Marjorie J. Scharpf, Esquire,
Friedman Schuman, PC,
101 Greenwood Avenue, Fifth Floor,
Jenkintown, PA 19046.

ATTORNEY: MARJORIE J. SCHARPF,
FRIEDMAN SCHUMAN, PC,
101 Greenwood Avenue, Fifth Floor,
Jenkintown, PA 19046

CLAYTON, HARRY B., dec'd.

Late of Upper Gwynedd Township.

Executor: PAUL CLAYTON,
506 Rolling Glen Drive,
Horsham, PA 19044.

ATTORNEY: JEREMY A. WECHSLER,
2300 Computer Road, Suite J-54,
Willow Grove, PA 19090

De SHIELDS, JUNE C., dec'd.

Late of East Norriton Township.

Executrix: TRACI BOWERS,
P.O. Box 993,
Johnstown, PA 15907.

EISENHARDT SR., GEORGE S., dec'd.

Late of Lower Frederick Township.

Executor: JOSEPH M. BEAL,
c/o John H. Filice, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street,
P.O. Box 1277,
Lansdale, PA 19446.

ATTORNEY: JOHN H. FILICE,
RUBIN, GLICKMAN, STEINBERG & GIFFORD, PC.,
2605 N. Broad Street,
P.O. Box 1277,
Lansdale, PA 19446

FEE, DOROTHY M., dec'd.

Late of Lower Merion Township.

Executor: JAMES C. FEE, JR.,
411 Valley Road,
Havertown, PA 19086.
ATTORNEY: RYAN M. BORNSTEIN,
HARVEY BALLARD & BORNSTEIN, LLC,
800 Lancaster Avenue, Suite T-2,
Berwyn, PA 19312-1780

FOGLEMAN, JESSIE C., dec'd.

Late of Montgomery County, PA.

Executor: FREDERICK FOGLEMAN,
147 Musket Road,
King of Prussia, PA 19406.

GARWOOD, MARGARET, dec'd.

Late of Cheltenham Township.

Executor: DONALD CHITTUM,
c/o Barton M. Banks, Esquire,
Banks & Banks,
3038 Church Road,
Lafayette Hill, PA 19444.
ATTORNEY: BARTON M. BANKS,
BANKS & BANKS,
3038 Church Road,
Lafayette Hill, PA 19444

GOLDSLEGER, RUTH, dec'd.

Late of Lower Merion Township.

Co-Administrators: JAY GOLDSLEGER AND
CHERYL GOLDSLEGER,
c/o Stuart Lundy, Esquire,
Lundy Beldecos & Milby, PC,
450 N. Narberth Avenue, Suite 200,
Narberth, PA 19072.

ATTORNEY: STUART LUNDY,
LUNDY BELDECOS & MILBY, PC,
450 N. Narberth Avenue, Suite 200,
Narberth, PA 19072

GREENFIELD, RICHARD C., dec'd.

Late of Lower Providence Township.

Administratrix: KATHRYN ANN ANDREWS.
ATTORNEY: JOHN J. GONZALES,
LAW OFFICES OF JOHN J. GONZALES, P.C.,
609 Lakeside Drive,
Southampton, PA 18966,
215-322-2040

HIMES, CAROLE A., dec'd.

Late of Lower Frederick Township.

Executrix: PATRICIA A. SPECHT.
ATTORNEY: DAVID G. GARNER,
221 East High Street, Suite 1,
Pottstown, PA 19464

HOYT SR., DONALD A., dec'd.

Late of Borough of Hatboro.

Executrix: VIRGINIA SYLVESTER,
1083 Easton Road,
Abington, PA 19001.

KERR, ELIZABETH C. also known as**ELIZABETH CLEMENTINA KERR, dec'd.**

Late of Lower Providence Township.

Executrix: MARIANNE K. SAVILLE,
1557 Salford St.,
P.O. Box 138,
Salford, PA 18957.
ATTORNEY: PATRICIA LEISNER CLEMENTS,
516 Falcon Road,
Audubon, PA 19403

KINDY, FLORENCE L. also known as**FLORENCE KINDY, dec'd.**

Late of Franconia Township.

Executrix: ROSEMARY K. LANDIS,
201 Maple Avenue,
Harleysville, PA 19438.

ATTORNEY: R. WAYNE CLEMENS,
CLEMENS, NULTY & GIFFORD,
510 E. Broad Street,
P.O. Box 64439,
Souderton, PA 18964-0439

LAUGHLIN, GAIL J. also known as**GAIL RUTH LAUGHLIN and
GAIL LAUGHLIN, dec'd.**

Late of Cheltenham Township.

Executors: J. SCOTT LAUGHLIN AND
E. REED LAUGHLIN,
c/o George M. Riter, Esquire,
400 Maryland Drive,
P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: GEORGE M. RITER,
TIMONEY KNOX, LLP,
400 Maryland Drive,
P.O. Box 7544,
Fort Washington, PA 19034-7544

MAY, MARIAN VIRGINIA, dec'd.

Late of Borough of Norristown.
 Executrix: KIMBERLY ZIMMERMAN,
 34 Ridge Street,
 Lansdale, PA 19446.
 ATTORNEY: NANCY HOPKINS WENTZ,
 1250 Germantown Pike, Suite 207,
 Plymouth Meeting, PA 19462

McLAUGHLIN, AGNES M., dec'd.

Late of Lower Merion Township.
 Executor: JOSEPH J. McLAUGHLIN,
 c/o Edwin R. Boynton, Esquire,
 30 Valley Stream Parkway,
 Malvern, PA 19355.
 ATTORNEY: EDWIN R. BOYNTON,
 STRADLEY, RONON, STEVENS & YOUNG, LLP,
 30 Valley Stream Parkway,
 Malvern, PA 19355

MIXON, STEPHEN EDWARD also known as STEVE MIXON, dec'd.

Late of Lower Pottsgrove Township.
 Executrix: NANCY MIXON,
 1405 Walnut Ridge Estates,
 Pottstown, PA 19464.

MORABITO, MARY P., dec'd.

Late of Upper Providence Township.
 Executor: MICHAEL MORABITO,
 1115 Green Hill Lane,
 Phoenixville, PA 19460-2230.
 ATTORNEY: ROWAN KEENAN,
 KEENAN, CICCITTO & ASSOCIATES, LLP,
 376 E. Main Street,
 Collegeville, PA 19426

NEAVIL, ALBERT, dec'd.

Late of Abington Township.
 Executrix: SUSANN NEAVIL,
 c/o 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: HERMAN J. WEINRICH,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

PIRONTI, MARY FRANCES, dec'd.

Late of Horsham Township.
 Executor: WILLIAM PIRONTI,
 3 Greenwoods Drive,
 Horsham, PA 19044.
 ATTORNEY: GARY P. LEWIS,
 67 S. Lewis Road, Suite 2,
 Royersford, PA 19468

PURCELL, JOSEPHINE, dec'd.

Late of Borough of Conshohocken.
 Executor: ANTHONY PURCELL,
 c/o Michael S. Connor, Esquire,
 644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444.
 ATTORNEY: MICHAEL S. CONNOR,
 644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444

REESE, GLORIA J., dec'd.

Late of Plymouth Township.
 Executrix: WENDY SKLAROFF,
 P.O. Box 57,
 Lafayette Hill, PA 19444.

SCHMITZ, JOAN M., dec'd.

Late of Lower Salford Township.
 Executor: STEPHEN P. SCHMITZ,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446.
 ATTORNEY: JAY C. GLICKMAN,
 RUBIN, GLICKMAN, STEINBERG &
 GIFFORD, P.C.,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446

SERGAS, JOAN K., dec'd.

Late of Upper Gwynedd Township.
 Executor: JAMES SERGAS,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL, BARTLE & DOOLEY, P.C.,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

SVETZ, DAVID MICHAEL, dec'd.

Late of West Norriton Township.
 Executor: RICHARD SVETZ,
 1518 Potshop Road,
 Norristown, PA 19403.

SWANSON, MIRIAM A. also known as MIRIAM AGNES SWANSON and MIRIAM SWANSON, dec'd.

Late of Lower Gwynedd Township.
 Executor: JOHN VAN ALLEN,
 c/o Embery, Outterson & Fuges, Esquires,
 300 Huntingdon Pike,
 Rockledge, PA 19046.
 ATTORNEYS: EMBERY, OUTTERSON & FUGES,
 300 Huntingdon Pike,
 Rockledge, PA 19046

TAYLOR III, WILLIAM, dec'd.

Late of Abington Township.
 Administratrix: NEILA TAYLOR,
 7439 Susquehanna Road,
 Roslyn, PA 19001.
 ATTORNEY: ANDREA B. PAUL,
 140 W. Maplewood Avenue,
 Philadelphia, PA 19144

TAYLOR, MARIE also known as**MARIE J. TAYLOR and MARIE T. TAYLOR, dec'd.**

Late of Abington Township.
 Executor: HERBERT E. TAYLOR,
 c/o Paul A. Coghlan, Esquire,
 437 Rhawn Street,
 Philadelphia, PA 19111.
 ATTORNEY: PAUL A. COGHLAN,
 437 Rhawn Street,
 Philadelphia, PA 19111

VARE, THOMAS J. also known as**THOMAS JOSEPH VARE, TOM VARE and****TOM J. VARE, dec'd.**

Late of Borough of Collegeville.
 Administrator: WILLIAM D. VARE,
 509 Weadley Road,
 King of Prussia, PA 19406.

WAHLBERG, THERESA R. also known as**THERESA WAHLBERG, dec'd.**

Late of Lower Providence Township.
 Executrix: ANNE MARIE D. McCORMICK,
 512 N. New Street,
 Bethlehem, PA 18018.
 ATTORNEY: ROBERT V. LITTNER,
 512 North New Street,
 Bethlehem, PA 18018

WILEY, GUY CLIFFORD, dec'd.

Late of Upper Gwynedd Township.
 Administratrix: LORRAINE WILEY,
 73 Stonegate Way,
 Quakertown, PA 18951.
 ATTORNEY: ERIC W. HOPKINS,
 HOPKINS & HOPKINS,
 114 N. Main Street,
 Doylestown, PA 18901

WINSOR IV, JAMES D. also known as**JAMES D. WINSOR and
JAMES WINSOR, dec'd.**

Late of Lower Merion Township.
 Executrix: DONNA F. WINSOR,
 c/o Ronald W. Fenstermacher, Jr., Esquire,
 100 Four Falls Corporate Center, Suite 311,
 West Conshohocken, PA 19428.
 ATTORNEY: RONALD W. FENSTERMACHER, JR.,
 RONALD W. FENSTERMACHER, JR., P.C.,
 100 Four Falls Corporate Center, Suite 311,
 West Conshohocken, PA 19428

ZAUN, BONITA L., dec'd.

Late of Upper Salford Township.
 Executor: CHRISTOPHER T. ZAUN,
 c/o Mullaney Law Offices,
 598 Main Street,
 P.O. Box 24,
 Red Hill, PA 18076-0024.
 ATTORNEY: CHRISTOPHER P. MULLANEY,
 598 Main Street,
 P.O. Box 24,
 Red Hill, PA 18076-0024

Second Publication**ALDERFER, DOLORES also known as****DOLORES C. ALDERFER, dec'd.**

Late of Upper Hanover Township.
 Executrix: SHARON L. PRICE,
 c/o David W. Midkiff, Esquire,
 1202 W. Broad Street,
 Quakertown, PA 18951.
 ATTORNEY: DAVID W. MIDKIFF,
 1202 W. Broad Street,
 Quakertown, PA 18951

ANDES, DOROTHEA A. also known as**DOROTHEA ABBOTT ANDES, dec'd.**

Late of Lower Merion Township.
 Executrix: PAGE A. MOROCCO,
 care of Gerald E. Darling, Esquire,
 One Centennial Square,
 Haddonfield, NJ 08033.
 ATTORNEY: GERALD E. DARLING,
 ARCHER & GREINER, P.C.,
 One Centennial Square,
 Haddonfield, NJ 08033

ASHER, STEVEN A., dec'd.

Late of Lower Merion Township.
 Executors: INA ELFANT ASHER,
 SIMMA ASHER KUPCHAN AND
 ROBERT J. STERN,
 Great Valley Corporate Center,
 30 Valley Stream Parkway,
 Malvern, PA 19355-1481.
 ATTORNEY: ROBERT J. STERN,
 STRADLEY, RONON, STEVENS & YOUNG, LLP,
 Great Valley Corporate Center,
 30 Valley Stream Parkway,
 Malvern, PA 19355-1481

BARKLEY, CAROLANN, dec'd.

Late of Limerick Township.
 Executor: PAUL A. BALZANO,
 124 Keys Street,
 Conshohocken, PA 19428.
 ATTORNEY: SAMUEL J. TRUEBLOOD,
 P.O. Box 987,
 Valley Forge, PA 19482

BEILAN, YVONNE M., dec'd.

Late of Upper Providence Township.
 Executor: HARRY BEILAN,
 33 Thayer Way,
 Phoenixville, PA 19460.
 ATTORNEY: GARY P. LEWIS,
 67 S. Lewis Road, Suite 2,
 Royersford, PA 19468

BURHANS, GLORIA A., dec'd.

Late of Upper Merion Township.
 Executrix: LAURA M. BURHANS,
 care of Steven J. Fromm, Esquire,
 1420 Walnut Street, Suite 300,
 Philadelphia, PA 19102.
 ATTORNEY: STEVEN J. FROMM,
 1420 Walnut Street, Suite 300,
 Philadelphia, PA 19102

CRISTELLA, A. RONALD also known as**ANTHONY CRISTELLA and
RONALD CRISTELLA, dec'd.**

Late of Horsham Township.
 Executor: CHRISTOPHER HAVERS,
 c/o Thomas M. Guinan, Esquire,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: THOMAS M. GUINAN,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY & O'CONNELL, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

DeSIMONE, SHARON also known as**SHARON D. DeSIMONE, dec'd.**

Late of Borough of Norristown.
 Administrator: LORENZO DeSIMONE,
 450 Forrest Avenue, Apt. D-309,
 Norristown, PA 19401.
 ATTORNEY: PETER I. DANIELE,
 2401 Vincent Way,
 East Norriton, PA 19401

DOTTS, EUGENE T., dec'd.

Late of Lower Providence Township.
 Executor: WILLIAM J. SCHALLEUR,
 730 Hillview Drive,
 Collegeville, PA 19426.

GILINSKY, MARION RUTH also known as**MARION R. GILINSKY, dec'd.**

Late of Horsham Township.
Co-Executors: SCOTT G. GILINSKY,
529 South Ridge Circle,
Yardley, PA 19067,
ANDREW T. GILINSKY,
102 Ramsgate Drive,
Phoenixville, PA 19460.

GREENBERG, DORIS R. also known as**DORIS GREENBERG, dec'd.**

Late of Horsham Township.
Executors: MICHAEL GREENBERG,
JACLYN GREENBERG AND
HERBERT BASS,
care of Gerald M. Hatfield, Esquire,
2000 Market Street, 20th Floor,
Philadelphia, PA 19103-3222.
ATTORNEY: GERALD M. HATFIELD,
FOX ROTHSCHILD LLP,
2000 Market Street, 20th Floor,
Philadelphia, PA 19103-3222

LAMPHIER, ALLE A., dec'd.

Late of Lower Merion Township.
Executrix: JOANNE LINDA WAXMAN,
791 Alexander Road,
Princeton, NJ 08540.
ATTORNEY: ADAM L. FERNANDEZ,
WISLER PEARLSTINE, LLP,
464 Norristown Road, Suite 110,
Blue Bell, PA 19422-2323

LYNCH, DOROTHY C., dec'd.

Late of Cheltenham Township.
Executor: KENNETH J. LYNCH,
c/o Jodi L. Griffis, Esquire.
ATTORNEY: JODI L. GRIFFIS,
1495 Alan Wood Road, Suite 7,
Conshohocken, PA 19428

MACKIN, MARY ANNE, dec'd.

Late of Whitmarsh Township.
Executrix: ANNE M. TAYLOR,
care of George M. Riter, Esquire,
400 Maryland Drive,
P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: GEORGE M. RITER,
TIMONEY KNOX LLP,
400 Maryland Drive,
P.O. Box 7544,
Fort Washington, PA 19034-7544

MARBLE, ROBERT A., dec'd.

Late of Limerick Township.
Personal Representative: JESSICA BROWN,
210 Washington Road,
Bechtelsville, PA 19505.
ATTORNEY: WARREN H. PRINCE,
Prince Law Offices, P.C.,
646 Lenape Road,
Bechtelsville, PA 19505-9135

McALPINE, RACHEL, dec'd.

Late of Borough of Pottstown.
Executrix: DOROTHY McALPINE,
c/o Thomas G. Wolpert, Esq.,
527 Main St.,
Royersford, PA 19468.
ATTORNEY: THOMAS G. WOLPERT,
WOLPERT SCHREIBER, P.C.,
527 Main St.,
Royersford, PA 19468

McLAUGHLIN, PATRICIA J., dec'd.

Late of Borough of Royersford.
Executrix: RENEE A. KONESKI,
33 Neiffer Road,
Royersford, PA 19468.
ATTORNEY: KENNETH E. PICARDI,
1129 East High Street,
P.O. Box 776,
Pottstown, PA 19464

PAKYZ, JOSEPH FRANCIS, dec'd.

Late of Borough of Lansdale.
Executrix: CYNTHIA M. BERGIN,
755 Caboose Drive,
Quakertown, PA 18951.

PELHAM, DONALD L. also known as**DONALD LACEY PELHAM and DONALD PELHAM, dec'd.**

Late of Abington Township.
Executors: MICHAEL P. PELHAM AND
MARY FRANCES PELHAM,
care of Michael W. Mills, Esquire,
131 West State Street,
P.O. Box 50,
Doylestown, PA 18901.
ATTORNEY: MICHAEL W. MILLS,
ANTHEIL, MASLOW & MacMINN, LLP,
131 West State Street,
P.O. Box 50,
Doylestown, PA 18901

PRICE, PAULINE, dec'd.

Late of Abington Township.
Executrix: LESLIE C. ROVIN,
care of Diane K. Foxman, Esquire,
890 Ashbourne Way,
Schwenksville, PA 19473.
ATTORNEY: DIANE K. FOXMAN,
890 Ashbourne Way,
Schwenksville, PA 19473

RUSSO, PATRICIA A. also known as PATRICIA RUSSO, dec'd.

Late of Borough of Hatboro.
Executor: ROSALIE LOUKAS,
c/o Douglas G. Thomas, Esquire,
104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: DOUGLAS G. THOMAS,
104 N. York Road,
Hatboro, PA 19040

SHORE, GENEVIEVE also known as GENE SHORE, dec'd.

Late of Upper Dublin Township.
Executor: ROBERT SHORE,
care of Jonathan H. Ellis, Esquire,
261 Old York Road, Suite 200,
Jenkintown, PA 19046.
ATTORNEY: JONATHAN H. ELLIS,
PLOTNICK & ELLIS, P.C.,
261 Old York Road, Suite 200,
Jenkintown, PA 19046

SHUBRICK, EDNA MARIE, dec'd.

Late of Upper Providence Township.
Executor: TIMOTHY H. ARNOLD,
c/o John A. Rule, Esquire,
3770 Ridge Pike, Suite 2,
Collegeville, PA 19426.
ATTORNEY: JOHN A. RULE,
MILLER, TURETSKY, RULE & McLENNAN, P.C.,
3770 Ridge Pike, Suite 2,
Collegeville, PA 19426

**SIMPKINS, CHARLOTTE ELAINE also known as
CHARLOTTE SIMPKINS,
CHARLOTTE ELAINE LLOYD SIMPKINS and
CHARLOTTE E. SIMPKINS, dec'd.**

Late of Lower Merion Township.
Executrix: JANET SIMPKINS,
care of Lyn A. Weinberg, Esquire,
431 Parkview Drive,
Wynnewood, PA 19096.
ATTORNEY: LYN A. WEINBERG,
431 Parkview Drive,
Wynnewood, PA 19096

WALSH, RICHARD H., dec'd.

Late of Lower Merion Township.
Executrix: ELAINE M. WALSH,
care of Joseph A. Walheim, Esquire,
40 West Eagle Road, Suite Two,
Havertown, PA 19083-1425.
ATTORNEY: JOSEPH A. WALHEIM,
JOSEPH A. WALHEIM & ASSOCIATES, P.C.,
40 West Eagle Road, Suite Two,
Havertown, PA 19083-1425

WALTZ, WILLIAM G., dec'd.

Late of Limerick Township.
Executrix: BARBARA J. WALTZ,
c/o John F. Walsh, Esquire,
653 Skippack Pike, Suite 116,
P.O. Box 445,
Blue Bell, PA 19422.
ATTORNEY: JOHN F. WALSH,
653 Skippack Pike, Suite 116,
P.O. Box 445,
Blue Bell, PA 19422

**WHEELER, JENFRID H. also known as
JENFRID WHEELER, dec'd.**

Late of Lower Providence Township.
Executor: LAWRENCE B. WHEELER,
c/o Carla Trongone, Esq.,
104 N. Main St., 1st Fl.,
North Wales, PA 19454.
ATTORNEY: CARLA TRONGONE,
104 N. Main St., 1st Fl.,
North Wales, PA 19454

Third and Final Publication

BEAMAN, BETTY L., dec'd.

Late of Borough of Lansdale.
Executrix: BARBARA TWISS,
c/o Marjorie J. Scharpf, Esquire,
Friedman Schuman, PC,
101 Greenwood Avenue, Fifth Floor,
Jenkintown, PA 19046.
ATTORNEY: MARJORIE J. SCHARPF,
FRIEDMAN SCHUMAN, PC,
101 Greenwood Avenue, Fifth Floor,
Jenkintown, PA 19046

BERTOLETTE, MARY JANE, dec'd.

Late of West Norriton Township.
Co-Executrices: JANET E. BOWERS,
205 N. Park Avenue,
Eagleville, PA 19403.
BARBARA J. BERTOLETTE,
44 S. Wakefield Road,
Norristown, PA 19403.
ATTORNEY: JAMES L. HOLLINGER,
SMITH, AKER, GROSSMAN & HOLLINGER, LLP,
60 East Penn Street,
P.O. Box 150,
Norristown, PA 19404-0150

BRITTINGHAM, SUSAN L., dec'd.

Late of Abington Township.
Executor: JOHN IDLER,
1014 Hawthorne Lane,
Fort Washington, PA 19034.
ATTORNEY: JODI L. GRIFFIS,
1495 Alan Wood Road, Suite 7,
Conshohocken, PA 19428

COMMINS, JAMES ALTON, dec'd.

Late of Springfield Township.
Executrix: CHAMAINE C. DUERR,
302 Summit Avenue,
Fort Washington, PA 19034.

**DeCHARMS, JANE B. also known as
JANE BOSTOCK De CHARMS and
JANE B. De CHARMS, dec'd.**

Late of Borough of Bryn Athyn.
Executors: GLENN DeCHARMS,
MARTHA D. SLEKOVAC AND
DIANA HASEN,
c/o Robert W. Maher, Esquire,
400 Greenwood Avenue, First Fl.,
Wyncote, PA 19095.
ATTORNEY: ROBERT W. MAHER,
DYER & MAHER,
400 Greenwood Avenue, First Fl.,
Wyncote, PA 19095

DiVALENTINO, JOHN J., dec'd.

Late of Horsham Township.
Executor: JOHN J. DiVALENTINO, III,
c/o F. Craig La Rocca, Esquire,
800 N. Broad Street,
Lansdale, PA 19446.

**ECKFELDT, PATRICIA D. also known as
PATRICIA ECKFELDT, dec'd.**

Late of Lower Gwynedd Township.
Executor: JOHN H. ECKFELDT,
9926 National Forest Lodge Road,
Isabella, MN 55607.
ATTORNEY: MARK S. HARRIS,
KRAUT HARRIS, P.C.,
Tompkins Financial Bldg., Suite 311,
1767 Sentry Parkway West,
Blue Bell, PA 19422

**FAHS, WINIFRED R. J. also known as
WINIFRED R. FAHS and
WINIFRED FAHS, dec'd.**

Late of Abington Township.
Executor: THOMAS A. BERGKVIST,
1237 Arwyn Lane,
Gladwyne, PA 19035.
ATTORNEY: THOMAS A. BERGKVIST,
1237 Arwyn Lane,
Gladwyne, PA 19035

FRANCIS, RICHARD M., dec'd.

Late of Borough of Pottstown.
Executors: RICHARD M. FRANCIS, JR.,
4125 Maplewood Drive,
Douglassville, PA 19518,
SUZANNE J. CORMIE,
227 Shady Brook Drive,
Langhorne, PA 19047.
ATTORNEY: DANIELLE FRIEDMAN,
PALMARELLA & CURRY, P.C.,
1255 Drummers Lane, Suite 105,
Wayne, PA 19087

GALARDI, WILLIAM J., dec'd.

Late of Upper Dublin Township.
 Executrix: ANN B. GALARDI,
 c/o Michael J. Saile, Esquire,
 Saile & Saile LLP,
 403 Executive Drive,
 Langhorne, PA 19047.
 ATTORNEY: MICHAEL J. SAILE,
 SAILE & SAILE LLP,
 403 Executive Drive,
 Langhorne, PA 19047

GALLAGHER, MARJORIE E., dec'd.

Late of Whitemarsh Township.
 Executor: KATHLEEN McBRIDE.
 ATTORNEY: PETER E. MOORE,
 NARDUCCI, MOORE, FLEISHER, ROEBERG &
 WOLFE, LLP,
 589 Skippack Pike, Suite 300,
 Blue Bell, PA 19422

**HALLOWELL, RUTH T. also known as
RUTH THOMASSON HALLOWELL and
RUTH HALLOWELL, dec'd.**

Late of Lower Merion Township.
 Executors: DOROTHY H. CLAPHAM AND
 JOHN H. CLAPHAM,
 c/o Michael O'Hara Peale, Jr., Esquire,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: MICHAEL O'HARA PEALE, JR.,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

HERBST, WILLY, dec'd.

Late of Lower Merion Township.
 Executor: FAYE ANN HELICHER,
 c/o Blakinger, Byler & Thomas, P.C.,
 28 Penn Square,
 Lancaster, PA 17603.
 ATTORNEY: JESSE C. ROBINSON,
 BLAKINGER, BYLER & THOMAS, P.C.,
 28 Penn Square,
 Lancaster, PA 17603

KAUFMAN, HELEN T., dec'd.

Late of Upper Hanover Township.
 Executors: STEPHEN JOHN KAUFMAN,
 CAROL LADEN AND
 PENNSYLVANIA TRUST COMPANY,
 c/o Karen M. Stockmal, Esquire,
 1055 Westlakes Drive, Suite 160,
 Berwyn, PA 19312.
 ATTORNEY: KAREN M. STOCKMAL,
 KMS LAW OFFICES,
 1055 Westlakes Drive, Suite 160,
 Berwyn, PA 19312

LEWIS, ELEANOR ALICE, dec'd.

Late of Montgomery Township.
 Executor: JOHN LEWIS,
 105 Tracey Circle,
 North Wales, PA 19454.

McNELLY, RUTH H., dec'd.

Late of Limerick Township.
 Executor: ROBERT J. McNELLY, ESQUIRE,
 16 Donny Brook Way,
 Collegeville, PA 19426.
 ATTORNEY: BRITAIN R. HENRY,
 McNELLY & GOLDSTEIN, LLC,
 11 Church Road,
 Hatfield, PA 19440

MILLAR, JAMES, dec'd.

Late of Franconia Township.
 Co-Executors: KENNETH MILLAR AND
 KAREN J. SMITH,
 523 E. Baylor Lane,
 Gilbert, AZ 85296.

MILLER, RUTH S., dec'd.

Late of Lower Merion Township.
 Executor: WILLIAM MILLER, III,
 c/o Thomas O. Hiscott, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428-2950.
 ATTORNEY: THOMAS O. HISCOTT,
 HECKSCHER, TEILLON, TERRILL & SAGER,
 P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428-2950

NACE, RAYMOND O., dec'd.

Late of Lower Frederick Township.
 Executrix: MARY BETH MANNS,
 5030 Irish Hill Road,
 Montrose, PA 18801.

PITNEY, ROBERT K., dec'd.

Late of Upper Providence Township.
 Administratrix: VICKI O'DONNELL,
 c/o Karen Conn Mavros, Esquire,
 123 S. Broad Street, Suite 2170,
 Philadelphia, PA 19109.
 ATTORNEY: KAREN CONN MAVROS,
 123 S. Broad Street, Suite 2170,
 Philadelphia, PA 19109

**REXFORD, SUSAN L. also known as
SUSAN LESLIE REXFORD, dec'd.**

Late of Lower Merion Township.
 Administrator: WILLIAM H. REXFORD,
 c/o Nathan Egner, Esquire,
 290 King of Prussia, Road, Suite 110,
 Radnor, PA 19087.
 ATTORNEY: NATHAN EGNER,
 LAW OFFICES OF MARC L. DAVIDSON, LLC,
 290 King of Prussia, Road, Suite 110,
 Radnor, PA 19087

SABINO, MARIA G., dec'd.

Late of Whitemarsh Township.
 Executor: DOMENIC SABINO,
 674 Bethlehem Pike,
 Flourtown, PA 19031.
 ATTORNEY: DAVID A. PECKMAN,
 29 Mainland Road,
 Harleysville, PA 19438

SIBILLA, PHYLLIS, dec'd.

Late of Skippack Township.
 Executor: FRANK SIBILLA,
 c/o Mark Ryan, Esquire,
 618 Swede Street,
 Norristown, PA 19401.

**SMOCK, JEAN O. also known as
JEAN SMOCK, dec'd.**

Late of Whitpain Township.
 Executor: PETER D. SMOCK,
 2029 Ardin Drive,
 Norristown, PA 19403.

STEPAK, MYRON H., dec'd.

Late of Lower Merion Township.
 Executrix: BRYNA STEPAK,
 139 Righters Ferry Road,
 Bala Cynwyd, PA 19004.

STEVENSON, ROBERT, dec'd.

Late of Abington Township.
 Executrix: DEBRA NOLAN-STEVENSON,
 3 Forestview Court,
 Marlton, NJ 08053.

WATT, BEATRICE G., dec'd.

Late of Borough of Ambler.
 Executor: DAVID P. GELLERT,
 c/o Kenneth C. Russell, Esquire,
 The Loft at Woodmont,
 3500 Reading Way,
 Huntingdon Valley, PA 19006.
 ATTORNEY: KENNETH C. RUSSELL,
 BARATTA, RUSSELL & BARATTA,
 The Loft at Woodmont,
 3500 Reading Way,
 Huntingdon Valley, PA 19006

WELLER, NORTON, dec'd.

Late of Upper Moreland Township.
 Executor: STEVEN WELLER,
 5 Grove Circle,
 Sellersville, PA 18960

WISLER, PAUL PHILIP also known as

PAUL P. WISLER and
PAUL WISLER, dec'd.
 Late of Towamencin Township.
 Executrix: LINDA A. DEIMEYER,
 568 Beck Road,
 Souderton, PA 18964.
 ATTORNEY: AMAN M. BARBER, III,
 418 Main Street, Suite 100,
 Harleysville, PA 19438

FICTITIOUS NAME

Notice is Hereby Given pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style or designation of

Fox Beverages with its principal place of business at 205 Mill Street, Bridgeport, PA 19405.

The names of the persons owning or interested in said business is: Raymond Scott Winters, Matthew Craig Marlowe and Philip David Kolodziey.

The application was filed on May 9, 2015.

JAM Publishing with its principal place of business at 441 Ford St., C21, West Conshohocken, PA 19428.

The name and address of the person owning or interested in said business is: Michelle N. Younger, Esquire, 441 Ford St., C21, West Conshohocken, PA 19428.

The application was filed on November 13, 2009.

Michelle N. Younger, Esquire

441 Ford Street, C21
 West Conshohocken, PA 19428

MAKE IT VAPOR with its principal place of business at 1415 Southwind Way, Dresher, PA 19025.

The names and addresses of all persons owning or interested in said business are: Stephen J. Schmitz, 1415 Southwind Way, Dresher, PA 19025 and Matthew Ahern, 112 S. Pine Street, Elverson, PA 19520.

The application was filed on May 1, 2015.

DiOrio & Sereni, L.L.P.

21 West Front Street
 P.O. Box 1789
 Media, PA 19063

MISCELLANEOUS**NOTICE OF TRANSFER TO
INACTIVE STATUS**

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated May 15, 2015, **STEVEN HOWARD BERKOWITZ (#18830)** of Meadowbrook, PA, has been transferred to inactive status, effective immediately, pursuant to Rule 301(e), Pa. R.D.E. (relating to disabled attorneys) for an indefinite period and until further Order of the Supreme Court.

Elaine M. Bixler
 Secretary of the Board
 The Disciplinary Board of the
 Supreme Court of Pennsylvania

SALE OF REAL ESTATE

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 NO. 14-25720

NOTICE OF SHERIFF'S SALE

OCWEN LOAN SERVICING, LLC,
 PLAINTIFF

VS.

ALBERT J. MANNING IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF THOMAS W. MANNING, DECEASED, TIMOTHY C. MANNING, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF THOMAS W. MANNING, DECEASED, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS W. MANNING, DECEASED, DEFENDANTS

NOTICE TO: UNKNOWN ADMINISTRATOR OF THE ESTATE OF THOMAS W. MANNING

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

Being Premises: 1600 CHURCH ROAD D#105, A/K/A 1600 CHURCH ROAD UNIT D105, WYNCOTE, PA 19095-1924

Being in CHELTENHAM TOWNSHIP, County of MONTGOMERY, Commonwealth of Pennsylvania, 31-00-06896-07-5

Improvements consist of residential property.

Sold as the property of **ALBERT J. MANNING IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF THOMAS W. MANNING, DECEASED, TIMOTHY C. MANNING, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF THOMAS W. MANNING, DECEASED, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS W. MANNING, DECEASED**

Your house (real estate) at 1600 CHURCH ROAD, D#105, A/K/A 1600 CHURCH ROAD, UNIT D105, WYNCOTE, PA 19095-1924 is scheduled to be sold at the Sheriff's Sale on 07/29/2015 at 01:00 PM, at the Montgomery County Court House, P.O. Box 311, Norristown, PA 19404, to enforce the Court Judgment of \$37,948.03, obtained by OCWEN LOAN SERVICING, LLC (the mortgagee) against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

TRUST NOTICES

Second Publication

DEED OF TRUST OF MARIE-LOUISE JACKSON DATED AUGUST 1, 2014

Marie-Louise Jackson, deceased
Late of Abington Twp., Montgomery County, PA

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 the Trustee or the Trustee's attorney: Susan Jackson Tressider, The Glenmede Trust Company, N.A. & George M. Riter, Trustees, 400 Maryland Dr., Ft. Washington, PA 19034. Or to their Atty.: George M. Riter, Timoney Knox, LLP, 400 Maryland Dr., Ft. Washington, PA 19034.

Third and Final Publication

Florence A. Dahm Revocable Trust
Dated January 7, 2005
with First Amendment dated March 31, 2011

Florence A. Dahm, Deceased
Late of Plymouth 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:

Trustee: Cathy Birkmire
c/o Peter Bort, Esq.
1260 Valley Forge Rd.
Valley Forge, PA 19481

Or to their Atty.: Peter Bort
Bort Law
1260 Valley Forge Rd., P.O. Box 311
Valley Forge, PA 19481

THE BETTY K. TAYLOR, DEATH TRUSTEE OF THE ELAINE MAZACK TRUST u/a dated December 22, 2004

Elaine M. Mazack, Deceased 04/28/2015
Late of Montgomery Township,
Montgomery County, PA

All persons having claims or demands against said Trust to make known the same and all persons indebted to the decedent to make payment without delay to:

Death Trustee: Betty K. Taylor
51 Locust Farm Drive
Thornton, PA 19373

Or her Attorney,
Jeffrey K. Landis, Esquire
Bricker, Landis, Hunsberger & Gingrich, LLP
114 East Broad Street, P.O. Box 64769
Souderton, PA 18964
215-723-4350

EXECUTIONS ISSUED

Week Ending May 26, 2015

The Defendant's Name Appears First in Capital Letters

BELLITTI, PHYLLIS: WACHOVIA BANK, GRNSH. - Discover Bank; 200839082; WRIT/EXEC.
BLC HARDWOOD FLOORING, LLC:
BAS HARDWOOD FLOORING, LLC:
COX, GOERGE, ET AL. - Davidson, Christina, et al.; 201510679; \$2,047.77.
BRADY, FRANK: TD BANK, GRNSH. - Midland Funding, LLC; 201132631; WRIT/EXEC.
BRENDL, JOHN - Us Bank National Association; 201326254.
BRONOV, DMITRY: HARLEYSVILLE NATIONAL BANK, GRNSH. - Discover Bank; 200835713; WRIT/EXEC.
BURGESS, DENISE: M&T BANK, GRNSH. - Capital One Bank Usa Na; 201503650; WRIT/EXEC.
CASEY, EDWARD - Chatham Village Condominium Association; 201417319; WRIT/EXEC.
CASTNER, DAVID: TD BANK, GRNSH. - Midland Funding, LLC, et al.; 201027668; WRIT/EXEC.
CIOCIOIA, FRANK: JEANNE - Jpmorgan Chase Bank Na, et al.; 201433409; \$432,418.01.
CRAMER, GEORGE: WELLS FARGO, GRNSH. - Capital One Bank Usa Na; 201501714; WRIT/EXEC.
CULBREATH, DANNY: DIAMOND CREDIT UNION, GRNSH. - Td Bank Usa Na, et al.; 201430130; \$3,291.32.
CULVER, ANITA: JOHN - Bank Of America Na, et al.; 201502997; \$378,048.36.
DENBY, JOHNNIAL: TD BANK NATIONAL ASSN, GRNSH. - Ge Capital Retail Bank; 201331267; \$7,032.57.
DINKINS, MELVIN: TD BANK, GRNSH. - Midland Funding, LLC, et al.; 200928862; WRIT/EXEC.
ELLIOTT, REGINALD: CITIZENS BANK, GRNSH. - Capital One Bank Usa Na; 200826262; \$1,313.96.
FILIMON, LINDA - Bank Of America Na, et al.; 201222558; ORDER/219,714.62.
FULMER, JACQUELYN - Us Bank National Association, et al.; 201500921.
GOLDMAN, MITCHELL: TD BANK, GRNSH. - Midland Funding, LLC, et al.; 201031694; WRIT/EXEC.
GREEN, DANIEL: TD BANK, GRNSH. - Midland Funding, LLC; 201135247; WRIT/EXEC.
HAIRSTON, PAULA: DEREK: WELLS FARGO BANK, GRNSH. - Freedom Credit Union; 201325614.

HATHAWAY, JACQUELINE M.: CITIZENS BANK OF PA. GRNSH. - Td Bank Usa Na, et al.; 200519141; WRIT/EXEC.

HESSMANN, ROBERT: WELLS FARGO BANK, GRNSH. - Citibank, et al.; 201019394; WRIT/EXEC.
IACOVONI, LESLIE: NANCY - Wells Fargo Bank Na; 201313246; ORDER/JDMT 157,268.08.

KENNEDY, KATHLEEN: TD BANK, GRNSH. - Midland Funding, LLC, et al.; 201018727; WRIT/EXEC.

KIM, YI: BU - Wells Fargo Bank N A, et al.; 201119365; ORDER/AMENDN IN REM JDMT 359.7.

LEE, HYUN: BANK OF AMERICA, GRNSH. - Asset Acceptance, LLC, et al.; 201112708; WRIT/EXEC.

LKNE, LLC: TUSCANNI PIZZERIA & ITALIAN RESTAURANT: ISKANDER, ISSAM: PNC BANK, GRNSH. - Advanceme, Inc.; 201332137; \$25,593.09.

MACDONALD, BONNIE - Us Bank National Association As Trustee; 201002162; \$657,271.00.

MARENGO, STEPHEN: UNITED STATES OF AMERICA: MARENGO, JOAN - Chase Home Finance, LLC, et al.; 200832361; AMEND IN REM ORDER/329,098.68.

MATUTE, BLANCA: RACHEL: JUAN, ET AL. - M&T Bank; 201506236.

MITCHELL, WILLIAM: HELEN - One West Bank Na; 201500573; \$293,798.94.

ORTOLANI, DAVID: LISA: CITIZENS BANK, GRNSH. - Discover Bank; 201009664; \$612.33.

RAMSEY, ARLENE - Us Bank National Association, et al.; 201409638; AMEND I IN REM /308,998.73.

REICE, WILLIAM: ALICE - Bank Of New York Mellon, et al.; 201427834.

RICHARDSON, RENEE: BANK OF AMERICA, GRNSH. - Asset Acceptance, LLC, et al.; 201106010; WRIT/EXEC.

RICHTER HARRISON, NANCY: BANK OF AMERICA, GRNSH. - Asset Acceptance, LLC, et al.; 201103288; WRIT/EXEC.

RIVKIN, JOSH: JOSH: LORETTA, ET AL. - Bank Of New York Mellon, et al.; 201306184; ORDER AMEND IN REM/322,208.92.

ROCHLIN, ALAN: HEIDI - Homeward Residential, Inc., et al.; 201232055.

ROSS, GARY: TD BANK NA, GRNSH. - Asset Acceptance, LLC, et al.; 201110053; WRIT/EXEC.

RUTLEDGE, VICTOR: FIRST NIAGARA BANK, GRNSH. - Midland Funding, LLC; 200834677; \$5,071.55.

SALAMONE, JEFFREY: JEFFREY: JEFF - Hsbc Bank Usa Na; 201503626.

STEWART, JACK: DANIELLE: DANIELLE - Wells Fargo Bank Na, et al.; 201106721; \$180,355.22.

TEHRANI, FLORA: CITIZENS BANK, GRNSH. - Calvary Spv I, LLC; 201336439; WRIT/EXEC.

WASHINGTON, SYLVIA: AMERICAN HERITAGE FCU, GRNSH. - Target National Bank, et al.; 200829868; \$2,737.33.

WILLIAMS, TPRING - Hsbc Bank Usa Na, et al.; 201504758; \$164,024.75.

YELITO, LISA: JOHN - Wells Fargo Bank Na, et al.; 201431874.

YOUNG, JAMES - Wells Fargo Bank Na; 201501852; \$330,568.48.

JUDGMENTS AND LIENS ENTERED

Week Ending May 26, 2015

The Defendant's Name Appears First in Capital Letters

ACUFF, ALEC - Cabrini College; 201510064; Judgment fr. District Justice; \$8318.65.
BATCHA, JACQUELINE - Slaughter, David; 201510359; Judgment fr. District Justice; \$9036.15.
BELLO, STEVEN - Capital One Bank Usa Na; 201510123; Judgment fr. District Justice; \$5312.91.
BEN, JOSE: REYES, AMBAR - Pennsylvania Higher Education Assistance Agency; 201510151; Judgment fr. District Justice; \$4,104.10.
BOGDA, RICHARD: SERVICE PROFESSIONALS INC - Wilson Judgement Recovery; 201510115; Judgment fr. District Justice; \$3218.70.
BONNER, ROBERT - University Of Pennsylvania; 201510067; Judgment fr. District Justice; \$3354.50.
BRADY, KATHLEEN - Erie Insurance Exchange; 201510048; Judgment fr. District Justice; \$1966.48.
BURGER, ROBERT - Cpr Restoration & Cleaning Service Llc; 201510471; Judgment fr. District Justice; \$2018.60.
CAMPBELL, LANCE - Pennsylvania Higher Education Assistance Agency; 201510157; Judgment fr. District Justice; \$1,952.05.
CARFARO, CLEMENT: CLEMS ORNAMENTAL IRON WORKS INC - Wilson Judgement Recovery; 201510113; Judgment fr. District Justice; \$2945.70.
CARON, MARTIN - Fagnani, Angela; 201510165; Judgment fr. District Justice; \$2553.50.
COLELLA, JOSEPH: COLELLA CONSTRUCTION INC - Wilson, Alex; 201510114; Judgment fr. District Justice; \$1946.40.
COLLINS, CLINT - Equable Ascent Financial Llc; 201510395; Certification of Judgment; \$1876.93.
COMISAC, DAVID - Equable Ascent Financial Llc; 201510391; Certification of Judgment; \$9510.45.
CROAK, PENNY - Schwenk, Sally; 201510385; Judgment fr. District Justice; \$5370.57.
EZECKIEL, ALICE: WOOLFORD, FRANKLIN - Erie Insurance Exchange; 201510053; Judgment fr. District Justice; \$3849.03.
FIORENZA, ALEXANDRA - Grande At Riverview Condominium Association; 201510060; Judgment fr. District Justice; \$7,886.25.
FRISHMAN, TAMILLA - Capital One Bank Usa Na; 201510034; Judgment fr. District Justice; \$2496.55.
GARRISON, MICHAEL: KEYSTONE GARDENS INC - Wilson, Alex; 201510112; Judgment fr. District Justice; \$3824.90.
GREEN, LUCY - Cavalry Spv I Llc; 201510068; Judgment fr. District Justice; \$1,552.26.
HALL, CHAKOLA: LEROY - Polansky, Jeff; 201510298; Judgment fr. District Justice; \$3,114.00.
HARTWELL, GLENNA - Capital One Bank Usa Na; 201510065; Judgment fr. District Justice; \$2,132.89.
HARVEST NORTH WALES LLC: HARVEST SEASONAL GRILL - Stanbery English Village Lp; 201509488; Complaint In Confession of Judgment Mone; \$POSSESSION/134,147.24.
HECEL, RYAN: GOLDIE - National Collegiate Student Loan Trust 2005-1; 201510393; Certification of Judgment; \$23703.55.

HEIMBACH, HOLLY: RUNKEL, MARK -
Erie Insurance Exchange; 201510054; Judgment fr.
District Justice; \$4310.92.

HOUVARDAS, KONSTANTINA - Guardian
Protection Services; 201510470; Judgment fr.
District Justice; \$1592.78.

JOHNSON, ROSEMARIE - Capital One Bank Usa Na;
201510276; Judgment fr. District Justice; \$1,421.06.

JOHNSON, SCOTT - Atlantic Credit And Finance Inc;
201510002; Certification of Judgment; \$3,632.33.

KANE, STEPHEN: BODDIE, LATOYA -
Merchant, Zaki; 201510358; Judgment fr.
District Justice; \$2,228.20.

KOSTE, STEPHEN - Reliance Federal Credit Union;
201510052; Judgment fr. District Justice; \$4776.80.

KURSPAHC, DZENAN - Equitable Ascent Financial Llc;
201510401; Certification of Judgment; \$9800.36.

LEE, LATISHA - Capital One Bank Usa Na;
201510275; Judgment fr. District Justice; \$3,424.69.

LEVINS, CRAIG - Equitable Ascent Financial;
201510388; Certification of Judgment; \$3382.35.

LIMERICK REDEVELOPMENT CORPORATION:
LIMERICK AUTO TAGS INC: POLEN, DAVID,
ET.AL. - Colonial American Bank; 201510120;
Complaint In Confession of Judgment; \$380,183.00.

LYONS, ROBERT - Equable Ascent Financial Llc;
201510407; Certification of Judgment; \$9097.67.

MALOYA, DICKSON - Equable Ascent Financial Llc;
201510403; Certification of Judgment; \$1220.53.

MARMAROU, CHRISTOPHER - Wilson, Alex;
201510116; Judgment fr. District Justice; \$1301.73.

MENDEZ, FRANCES - Capital One Bank Usa Na;
201510022; Judgment fr. District Justice; \$2,547.65.

PETERSON, MICHAEL - Equitable Ascent Financial;
201510392; Certification of Judgment; \$1952.30.

REYES, PERLA: BEN, JOSE - Pennsylvania
Higher Education Assistance Agency; 201510163;
Judgment fr. District Justice; \$2,098.60.

RUSSEL, MAMUN - Fred Beans Ford Inc;
201510316; Judgment fr. District Justice; \$1,137.50.

SCHOPPY, WILLIAM - Sterling Jewelers Inc;
201509905; Judgment fr. District Justice; \$1,644.65.

SMITH CONSTRUCTION & REMODELING LLC:
SMITH, CHRISTOPHER - Savage, Wayne;
201510152; Judgment fr. District Justice; \$1,570.00.

SPINELLI, JOSEPH - Capital One Bank Usa Na;
201510130; Judgment fr. District Justice; \$3419.20.

STAUBLEIN, DAWN: HENSHAW, DAWN -
Mrc Receivables Corporation; 201509996;
Certification of Judgment; \$1,822.75.

SWINDLE, ALVIN - Midland Funding Llc;
201509951; Judgment fr. District Justice; \$952.43.

TAGGART, JOSHUA - Capital One Bank Usa Na;
201510284; Judgment fr. District Justice; \$2,775.34.

THAPLOOK, PACHON - American Express Bank Fsb;
201510056; Foreign Judgment; \$21,125.16.

WILLIAMS, DAWN - Capital One Bank Usa Na;
201510128; Judgment fr. District Justice; \$2337.03.

**BOYERTOWN AREA SCHOOL DIST. -
entered municipal claims against:**

234 Schuylkill Road Lp; 201510301; \$282.98.
Hill, Jennifer; 201510303; \$5,106.63.
Wassiluk, Michael: Laura; 201510302; \$4,525.45.

**LOWER GWYNEDD TWP. -
entered municipal claims against:**

Lagner, David; 201510535; \$385.10.

**LOWER MORELAND TWP. SCHOOL DIST. -
entered municipal claims against:**

Rybicki, Joseph: Anne; 201510424; \$12,530.20.

**PENNA. DEPT. OF REV. -
entered claims against:**

110 Street Food Inc; 201561043; \$365.84.
240 Dupont Street Llc; 201561037; \$463.39.
Allen, Thomas: Lynne; 201561022; \$5052.27.
Arhc Cksfdpa02 Llc; 201561059; \$309.75.
Bainbridge Properties Llc; 201561047; \$250.90.
Baxter, Christopher; 201561000; \$1033.11.
Bean, Christopher; 201561012; \$348.02.
Betz, Ashley; 201561025; \$5608.14.
Black, William; 201561021; \$2728.75.
Black, William: Ceil; 201561016; \$10161.37.
Bonza, David: Trofin, Ann; 201561009; \$2578.46.
Brown, Michael; 201561026; \$5777.95.
Catanzaro, John: Wolf, Patti; 201561033; \$2111.29.
Claudio Ojeda, Raul; 201561018; \$1194.36.
David C Weigle Dmd Pc; 201561071; \$610.97.
Dga Properties Inc; 201561056; \$294.25.
Direct Connect Inc; 201561068; \$322.94.
Elite Mobile Inc; 201561060; \$317.62.
Emobile Inc; 201560863; \$173.17.
Expert Service Providers Llc; 201561081; \$6749.54.
Expert Service Providers Llc; 201561088; \$978.69.
Farrell, Patrick: Kathleen; 201561028; \$7360.56.
Fast Cash Inc; 201561046; \$289.94.
Fayette Business & Culture Llc; 201561091; \$2836.87.
Firinji Corporation; 201561078; \$5229.32.
Firinji Corporation; 201561082; \$2015.88.
Foster, Victor; 201561030; \$10819.40.
Franklin Warranty Inc; 201561051; \$501.49.
Franks Automotive Center Inc; 201561040; \$295.28.
Freas, Jeremiah; 201561023; \$4774.97.
Gaynor, John; 201561001; \$1274.37.
Gittler, Jeffrey; 201561027; \$47041.30.
Gittler, Jeffrey; 201561031; \$9713.38.
Greger, Kimberly: Pienkowski, Richard; 201560999;
\$2035.30.
Hart, William; 201561005; \$2068.27.
Independence Hall Tea Party Assn; 201561061; \$282.22.
International Furniture Industries Lc; 201561064;
\$12544.65.
J & W Brothers Inc; 201561063; \$354.01.
J And J Restaurant Associates Inc; 201561086;
\$7844.35.
J D Enterprise Llc; 201561080; \$2703.35.
Jomisco Lp; 201561065; \$403.54.
Jones & Jones; 201561066; \$466.18.
Jones, James; 201561007; \$5935.36.
Larry M Weiss Pc; 201561050; \$312.75.
Lavner Camps And Programs Inc; 201561074; \$501.99.
Leblanc, Judith; 201561024; \$1264.19.
Lo Piccolo, Antonio: Rosa; 201561011; \$1053.11.
Loughery, Mary; 201561004; \$1714.73.
Manning Street Capital Llc; 201561077; \$318.01.
Marc F Lipkin Dmd Pc; 201561052; \$265.37.
Marks Tree Service Inc; 201561072; \$418.84.
Martin, Castro; 201561003; \$2022.67.
Maxim Management Group Llc; 201561038; \$418.75.
Mckinley, Patricia: Williams, Theresa; 201561034;
\$7771.14.
Mercury Consulting Group Inc; 201561044; \$289.89.
Miller, Marcia; 201561015; \$1311.75.

Montes, Melva: Melva, Chez; 201561032; \$244.47.
 Nelson Parrish II Inc; 201561075; \$506.94.
 Nicholson, Lathan: Mary; 201561013; \$994.78.
 Norristown On Site Inc; 201561084; \$844.61.
 Novitski Landscapes Inc; 201561054; \$290.79.
 Operational Management Systems Inc; 201561041;
 \$343.09.

Owens, Lewis: Nina; 201561035; \$1061.40.
 Parker, Isaiah; 201561067; \$285.79.
 Penny, Southwell; 201561020; \$2073.17.
 Pestinger, Scott: Alais; 201561029; \$1514.92.
 Phoenix Lazerus Inc; 201561048; \$316.94.
 Precision Management Corp; 201561042; \$268.88.
 Prestige Fence Co Inc; 201561085; \$1137.16.
 Rachalex Inc; 201561069; \$545.16.
 Rauchut, Donald: Renate; 201561008; \$7500.58.
 Richs Other Place Inc; 201561087; \$563.76.
 Riethermer, William; 201561010; \$4386.67.
 Rks Real Estate Llc; 201561053; \$568.66.
 Rmmi Inc; 201561049; \$265.33.
 Robizza Inc; 201561089; \$660.95.
 Rosario, Castillo; 201561002; \$1177.99.
 Segal & Brint Llc; 201561057; \$449.04.
 Sho Investment Group Inc; 201561036; \$367.45.
 Slaughter, Epris: Hollifield, Maurice; 201561006;
 \$4617.56.
 Smith, Keith; 201561079; \$611.57.
 Snyder, Jacob; 201561017; \$8663.81.
 Sosa, Lorenza; 201561019; \$1177.99.
 Starshine Salon Llc; 201561062; \$422.86.
 Terio, Lisa; 201561014; \$343.59.
 Tidy Up Cleaning Service Llc; 201561076; \$308.29.
 Tlc Water & Fire Restoration Llc; 201561058; \$377.52.
 Triad Organizations Corp; 201561090; \$1405.86.
 Ufay Corp; 201561055; \$364.27.
 Umiya Corporation; 201561070; \$318.96.
 Vishant Lila Inc: Amoco Food Shop; 201561073;
 \$251.63.
 Wee R The World Daycare Center Inc; 201561083;
 \$894.29.
 Yes To The Dress Llc; 201561039; \$375.52.
 Zari Cab Co Inc; 201561045; \$322.37.

**PENNA. UNEMP. COMP. FUND -
 entered claims against:**

Arbor Tech Tree Expert Inc; 201561093; \$5248.90.
 Coles Tobacco Inc; 201561095; \$1201.03.
 El Tahreer Llc; 201560997; \$556.81.
 Jet Clean Llc; 201561092; \$1145.15.
 Omalley, Heather; 201561094; \$2358.02.
 Spartan Drywall Builders Inc; 201560998;
 \$15438.76.

**POTTSGROVE SCHOOL DIST. -
 entered municipal claims against:**

Cagliola, Jon: Stephanie; 201510451; \$3306.11.

**POTTSTOWN BORO. AUTH. -
 entered municipal claims against:**

Cagliola, Jon: Stephanie; 201510444; \$431.03.
 Exzabrial, Evelyn; 201510055; \$834.20.
 Karmel, Elaine: Anthony, Ben: Nicholas; 201509327;
 \$349.73.
 Mullen, Richard; 201510090; \$508.25.
 Owen Loan Servicing Llc; 201510091; \$665.61.
 Walton, Dale: Unkonwn Heirs Successors Assigns
 Under Russell Walton: Walton, David, Et.Al.;
 201510051; \$1639.18.

**POTTSTOWN SCHOOL DIST. -
 entered municipal claims against:**

Reed, Buck; 201510058; \$2720.04.
 Ribick, Robert; 201510063; \$3980.81.
 Santiago, Ernesto; 201510066; \$3717.44.
 Stetler, Tammie; 201510087; \$4291.26.
 Stillman, Robert: Eileen; 201510088; \$2292.77.

**ROCKLEDGE BORO. -
 entered municipal claims against:**

Briggman, Thomas; 201510446; \$913.63.
 Longstreth, Robert; 201510447; \$913.63.

**SOUDERTON AREA SCHOOL DIST. -
 entered municipal claims against:**

Brittin, Stephen; 201510404; \$5,543.95.
 Burns, Deborah; 201510402; \$3,454.71.
 Dennis, George: Elizabeth; 201510445; \$1,789.53.
 Fluck, Warren: Karen; 201510399; \$3,424.06.
 Foundation For Historic Building Rescue; 201510406;
 \$4,529.75.
 Godshall, Laverne: Kiersten; 201510338; \$4,798.86.
 Minio, Jeffrey; 201510324; \$3,854.20.
 Reed, Michael; 201510323; \$4,288.47.
 Scott, Kathryn; 201510442; \$4,159.76.
 Thompson, Peter: Patricia; 201510441; \$4,616.43.

**UNITED STATES INTERNAL REV. -
 entered claims against:**

Agliano Brothers Trucking; 201570389; \$8176.55.
 Ajax Ice Inc; 201570371; \$20810.90.
 Dean, Harry; 201570385; \$4054.75.
 Depg Bartonville Realty Llc; 201570388; \$10252.00.
 Dme Services Llc: Erb, David; 201570381; \$11346.06.
 Duckett, Darrell; 201570377; \$217862.17.
 Eddy, David: Armijo-Eddy, Natalie; 201570376;
 \$29676.95.
 Eddy, David; 201570375; \$2504.39.
 Fairfax, Lela; 201570370; \$22436.21.
 Glover, David; 201570383; \$21340.88.
 Greenfield, Albert; 201570380; \$964922.61.
 Howard, Terrence; 201570382; \$377160.37.
 Jarman, Albert; 201570378; \$17254.47.
 Miller, Robert; 201570387; \$13163.39.
 Onufer, John; 201570390; \$16142.57.
 Osborne Associates Inc; 201570379; \$7881.54.
 Pearson, Randall: Kathleen; 201570386; \$51948.96.
 Rager Tans Kop Llc: Rager, Jason; 201570373;
 \$407.22.
 Rager, Jason: Rager Tans Kop Llc; 201570372;
 \$57732.66.
 Saldana, Oscar; 201570369; \$30549.82.
 Suntek Systems Inc; 201570374; \$1821.75.
 Tarquini, Joseph; 201570368; \$634251.54.
 Todd, David; 201570384; \$11713.92.

**UPPER DUBLIN SCHOOL DIST. -
 entered municipal claims against:**

Morvin, Richard: Suzanne; 201510437; \$4,827.59.

**UPPER MORELAND TWP. / HATBORO BORO.
 JOINT SEWER AUTH. -
 entered municipal claims against:**

Eck, Michael: Susan; 201510134; \$415.87.
 Fedele, Dominic: Philomena: Sandra; 201510135;
 \$450.94.

Green, Allen: Dana; 201510136; \$684.32.
 Konrad, Bartholomew; 201510137; \$509.03.
 Moore, Diane; 201510138; \$559.52.
 Recigno, Daniel; 201510139; \$637.55.
 Schwarze, Terry; 201510140; \$445.60.
 Vavassori-Bisutti, Ario: Clegg-Richards, Elizabeth;
 201510141; \$405.64.

**UPPER PERKIOMEN SCHOOL DIST. -
 entered municipal claims against:**

Bauer, Michael: Dennis: Donna, Et.Al.; 201510423;
 \$1,004.63.
 Benner, Cheryl; 201510409; \$893.55.
 F & T Inc; 201510420; \$1,795.39.
 Vass Group Llc; 201510419; \$1,511.85.
 Wilson Pennsburg Llc; 201510416; \$1,096.03.
 Wilson, Kerron; 201510457; \$5,930.50.
 Wood, Ruth; 201510450; \$572.94.

**UPPER PROVIDENCE TWP. -
 entered municipal claims against:**

Beruck, Shelley; 201510309; \$319.55.
 Cabot, Mark: Ward, Kristy; 201510314; \$212.90.
 Demaio, Nancy: Kravitz, Diane; 201510317; \$266.20.
 Kleinman, Matthew; 201510313; \$208.05.
 Koss, Michael: Marsha; 201510312; \$212.90.
 Shetty, Dharmaraj: Kathleen; 201510315; \$212.90.
 Strouse, Amy; 201510318; \$271.05.
 Sullivan, Cornelius: Cecelia; 201510311; \$217.70.
 Wise, Charles: Bonnie; 201510310; \$217.70.

LETTERS OF ADMINISTRATION

Granted Week Ending May 26, 2015

**Decedent's Name Appears First,
 Then Residence at Death, and
 Name and Address of Administrators**

ADAMCZYK, TAMARA H. - Lower Pottsgrove Township;
 Cooper, Brian S., 16 Tumelty Road
 Peabody, MA 01960.
 BROWN, DAVID S. - Horsham Township;
 Matton, Jennifer, 21 Maurice Lane
 Hatboro, PA 19040.
 ERLICH, EILEEN - Abington Township;
 Erlich, Donna, 2741 Glover Road
 Tallahassee, FL 32305-9105; Erlich, Michael,
 548 West Ellet Street Philadelphia, PA 19119.
 FIELDS, BENJAMIN D. - Cheltenham Township;
 Fields, Stephanie, 105 Glenview Avenue Wyncote,
 PA 19095.
 GOLDSLEGER, RUTH - Lower Merion Township;
 Goldsleger, Cheryl, 170 Greenwood Drive
 Athens, GA 30606; Goldsleger, Jay,
 16 Fox Hunt Circle Plymouth Meeting, PA 19462.
 GRUBER, DAYLE H. - ; Henry, Stephen C.,
 966 Lorimer Street Brooklyn, NY 11222.
 IULIANO, INCORONATA - Bridgeport Borough;
 Iuliano, Anthony, 610 Gunpowder Court
 Collegeville, PA 19426.
 MEADE, JOHN J. III - Pottstown Borough;
 Meade, Diane J., 1039 Timber Lane
 ottstown, PA 19464.
 NGUYEN, CHRISTINE - Upper Moreland Township;
 Nguyen, Brian, 199 West Vine Street
 Hatfield, PA 19440.

OTey, WILLIAM L. - Abington Township;
 Otey, Mary A., 1729 Easton Rd
 Willow Grove, PA 19090.
 SPEVACK, NETTIE - East Norriton Township;
 Mcdevitt, Brian, 325 Swede Street
 Norristown, PA 19401.
 STIRZEL, NATALIE R. - Worcester Township;
 Stirzel, Gregg R., 1002 Quarry Hall Road
 Norristown, PA 19403.
 VAUGHN, ZAKEE - Abington Township;
 Mildenberg, David, 1528 E. Montgomery Avenue
 Philadelphia, PA 19125.

SUITS BROUGHT

Week Ending May 26, 2015

**The Defendant's Name Appears
 First in Capital Letters**

AAD PROPERTIES LLC - Montgomery County
 Tax Claim Bureau; 201510239; Petition;
 Dinstel, Dyan E.
 AKER, JOSHUA: JOSHUA - Wells Fargo Bank Na;
 201510080; Complaint In Mortgage Foreclosure;
 Wooters, Meridith H.
 ALDRICH, JAMES - National Collegiate
 Student Loan Trust 2205-1; 201510264;
 Civil Action; Ratchford, Michael F.
 ALLIANCE REALTY CAPITAL LLC -
 Montgomery County Tax Claim Bureau; 201510221;
 Petition; Dinstel, Dyan E.
 AMENDOLIA, ANTHONY - Montgomery County
 Tax Claim Bureau; 201510241; Petition;
 Dinstel, Dyan E.
 AMENDOLIA, ANTHONY - Montgomery County
 Tax Claim Bureau; 201510199; Petition;
 Dinstel, Dyan E.
 AMERIFINANCIAL SOLUTIONS LLC -
 Iannozzi, William; 201510376; Civil Action;
 Piontek, Vicki.
 AMMON, CHARLES: OTTO, EDWARD -
 Montgomery County Tax Claim Bureau; 201510234;
 Petition; Dinstel, Dyan E.
 ANDERSON, KATIE - Montgomery County
 Tax Claim Bureau; 201510185; Petition;
 Dinstel, Dyan E.
 ATKINS, ANNETTE - Montgomery County
 Tax Claim Bureau; 201510174; Petition;
 Dinstel, Dyan E.
 AULWES, CAROL: OCCUPANTS - Srof 2013-M4
 Reo I Llc; 201510283; Complaint in Ejectment;
 Federman, Thomas M.
 BAAS, MICHAEL - Montgomery County
 Tax Claim Bureau; 201510343; Petition;
 Dinstel, Dyan E.
 BANK OF NEW YORK MELLON CORPORATION -
 Cheltenham Township; 201510435; Civil Action;
 Bagley, Joseph M.
 BEAUDET, CHARLES: MCKEOWN, COLLEEN -
 Montgomery County Tax Claim Bureau;
 201510319; Petition; Dinstel, Dyan E.
 BECCONE, WILLIAM - Montgomery County
 Tax Claim Bureau; 201510201; Petition;
 Dinstel, Dyan E.
 BLANEY, JAMES - Blaney, Maria; 201510539;
 Complaint Divorce; Arena, Charles J.

- BOETTGER, HILDEGARD - Montgomery County Tax Claim Bureau; 201510217; Petition; Dinstel, Dyan E.
- BOYERTOWN SANITARY DISPOSAL CO INC - Montgomery County Tax Claim Bureau; 201510345; Petition; Dinstel, Dyan E.
- BROWN, CLEVELAND: EARLENE - Montgomery County Tax Claim Bureau; 201510227; Petition; Dinstel, Dyan E.
- BRUECKS, WAYNE - Mb Financial Na; 201510459; Complaint In Mortgage Foreclosure; Denardo, Christopher A.
- BUI, THANH - Montgomery County Tax Claim Bureau; 201510247; Petition; Dinstel, Dyan E.
- BUSECK, THOMAS - Buseck, Meghan; 201510164; Complaint Divorce.
- CALIFORNIA CASUALTY INSURANCE - Moffitt, Patricia; 201509862; Petition; Hoffman, Mark A.
- CAMPBELL-WESTLIND, JAN - Cambell-Westlind, Elisabeth; 201510411; Complaint Divorce; Sweeney, Ellen M.
- CARFREY, TIMOTHY: JENNIFER - Montgomery County Tax Claim Bureau; 201510344; Petition; Dinstel, Dyan E.
- CARROLL, LARRY - Gb Collects Llc; 201510061; Civil Action; Hynum, Michael A.
- CARTER, TASHAUN - Livingston, Samantha; 201510071; Complaint for Custody/Visitation.
- CHRISTIAN, JOSEPH - Christian, Kristina; 201510412; Complaint Divorce; Sweeney, Ellen M.
- CHRISTIE, JULIA - Montgomery County Tax Claim Bureau; 201510236; Petition; Dinstel, Dyan E.
- CHRISTIE, JULIA - Montgomery County Tax Claim Bureau; 201510341; Petition; Dinstel, Dyan E.
- CHRISTY, CAROL: HOWARD - Santander Bank Na; 201510449; Complaint In Mortgage Foreclosure; Wapner, Peter.
- CHUGHTAI, MUHAMMAD - Montgomery County Tax Claim Bureau; 201510242; Petition; Dinstel, Dyan E.
- CLAYPOOLE, WALLACE - Montgomery County Tax Claim Bureau; 201510214; Petition; Dinstel, Dyan E.
- COLBERT, STEPHEN: PATRICIA - Montgomery County Tax Claim Bureau; 201510342; Petition; Dinstel, Dyan E.
- COMMUNITY HOUSING SERVICES - Montgomery County Tax Claim Bureau; 201510249; Petition; Dinstel, Dyan E.
- COMMUNITY HOUSING SERVICES - Montgomery County Tax Claim Bureau; 201510179; Petition; Dinstel, Dyan E.
- CRESSMAN PROPERTIES LP - Montgomery County Tax Claim Bureau; 201510261; Petition; Dinstel, Dyan E.
- CURRY, JOSEPH - Epright, Chastity; 201510078; Complaint for Custody/Visitation.
- DEBATTISTA, JOANNE - Debattista, John; 201510456; Complaint Divorce; Thompson, Caroline J.
- DELMONTE, JOSEPH - Montgomery County Tax Claim Bureau; 201510245; Petition; Dinstel, Dyan E.
- DENNIS, GEORGE: ELIZABETH - Montgomery County Tax Claim Bureau; 201510229; Petition; Dinstel, Dyan E.
- DEUTSCHE BANK NATIONAL TRUST CO - Montgomery County Tax Claim Bureau; 201510326; Petition; Dinstel, Dyan E.
- DIDOMENICO, LEONARD: KATHLEEN - Montgomery County Tax Claim Bureau; 201510198; Petition; Dinstel, Dyan E.
- DIDOMENICO, LOU: CHRIS - Montgomery County Tax Claim Bureau; 201510205; Petition; Dinstel, Dyan E.
- DIEHL, ANNE - Montgomery County Tax Claim Bureau; 201510252; Petition; Dinstel, Dyan E.
- DIFRANCESCO, JOHN: CAROL - Nationstar Mortgage Llc; 201510258; Complaint In Mortgage Foreclosure; Wolf, Katherine M.
- DOE, JOHN: OCCUPANT - Wells Fargo Bank National Association; 201510250; Complaint in Ejectment; Wassall, Elizabeth.
- DOE, JOHN: TENANT/OCCUPANT - Bank Of New York Mellon; 201510178; Complaint in Ejectment; Labletta, Nicole B.
- DONAHUE, STEPHEN: CYNTHIA - Santander Bank Na; 201510469; Complaint In Mortgage Foreclosure; Bates, Kenya.
- DORAN, CASSANDRA: DAVID - Rooker, Marla; 201510380; Civil Action; Lipschutz, Steven M.
- DOUGLAS, GELIECE - Harrell, Aubrey; 201510355; Complaint for Custody/Visitation.
- DOWNNEY, JOHN - Downey, Sharon; 201510414; Complaint Divorce; Knapp, Carl M.
- ELIZABETH SCHUMACHERS GARDEN ACCENTS - Gale Nurseries Inc; 201510377; Civil Action; Cappuccio, Mark S.
- FERRARO, CHRISTIAN - Montgomery County Tax Claim Bureau; 201510190; Petition; Dinstel, Dyan E.
- FERRARO, CHRISTIAN - Montgomery County Tax Claim Bureau; 201510191; Petition; Dinstel, Dyan E.
- FERRARO, CHRISTIAN - Montgomery County Tax Claim Bureau; 201510192; Petition; Dinstel, Dyan E.
- FERRERO, JOHN - Gorospe, Armida; 201509749; Support/Exceptions.
- FISHER, LISA - Montgomery County Tax Claim Bureau; 201510320; Petition; Dinstel, Dyan E.
- FLUCK, WARREN: KAREN - Montgomery County Tax Claim Bureau; 201510233; Petition; Dinstel, Dyan E.
- FRATERNAL ORDER OF ORIOLES NEST #15 - Montgomery County Tax Claim Bureau; 201510243; Petition; Dinstel, Dyan E.
- FRETZ, WILLIAM - Montgomery County Tax Claim Bureau; 201510218; Petition; Dinstel, Dyan E.
- FRETZ, WILLIAM - Montgomery County Tax Claim Bureau; 201510219; Petition; Dinstel, Dyan E.
- FRY, WALTER: ANN - Montgomery County Tax Claim Bureau; 201510228; Petition; Dinstel, Dyan E.
- GALLO, CAROL - Wells Fargo Bank Na; 201510278; Complaint In Mortgage Foreclosure; Bates, Kenya.
- GARBER, CATHERINE - Portfolio Recovery Associates Llc; 201510530; Civil Action; Martin, Syretta.

- GATANO, RYAN - Geico; 201509836; Civil Action; Ackley, Christopher.
- GEISLER, REYNOLD: VERA - Montgomery County Tax Claim Bureau; 201510321; Petition; Dinstel, Dyan E.
- GERHARDS INC: COPPOLA CONTRACTORS LLC: COPPOLA, GIOVANNI, ET.AL. - State Farm Fire & Casualty Company; 201510289; Civil Action; Gluck, James.
- GOETZ, KRISTYN - Goetz, John; 201510439; Complaint Divorce.
- GOGINENI, GAUTAM - Montgomery County Tax Claim Bureau; 201510339; Petition; Dinstel, Dyan E.
- GONSALVES, STEPHEN - Valdez Castillo, Sheily; 201510418; Complaint Divorce; Solomon, Don J.
- GRASSO, JOYCE - Jpmorgan Chase Bank National Association; 201510079; Complaint In Mortgage Foreclosure; Wolf, Katherine M.
- GREEN, BARRY - Montgomery County Tax Claim Bureau; 201510248; Petition; Dinstel, Dyan E.
- GREEN, DAVID - Montgomery County Tax Claim Bureau; 201510253; Petition; Dinstel, Dyan E.
- GREEN, DAVID - Montgomery County Tax Claim Bureau; 201510330; Petition; Dinstel, Dyan E.
- GREPPS, KRYSTEN: NICOLA, STEVEN - Webster, Robin; 201510349; Complaint for Custody/Visitation.
- GRIMM, GARY - Turetsky Rule & McLennan Pc; 201510454; Defendants Appeal from District Justice.
- GUGLIEMUCCI, JOSEPH: SITES, RICHARD - Montgomery County Tax Claim Bureau; 201510230; Petition; Dinstel, Dyan E.
- HACKETT, CHARLES - Montgomery County Tax Claim Bureau; 201510207; Petition; Dinstel, Dyan E.
- HADAD, REGINA - Jpmorgan Chase Bank Na; 201510154; Complaint In Mortgage Foreclosure; Wapner, Peter.
- HAMUTH, ANNA - Hannock, Elaine; 201510043; Defendants Appeal from District Justice.
- HARPER, ROBERT - Montgomery County Tax Claim Bureau; 201510194; Petition; Dinstel, Dyan E.
- HARRIS, CATHERINE - Montgomery County Tax Claim Bureau; 201510203; Petition; Dinstel, Dyan E.
- HAUSLER, WALTER - Hausler, Ellen; 201510307; Complaint Divorce.
- HAYES, MARCUS - Ocwen Loan Servicing Llc; 201510297; Complaint In Mortgage Foreclosure; Wapner, Peter.
- HEIN, PATRICK - Portfolio Recovery Associates Llc; 201509986; Civil Action; Martin, Syretta.
- HERBINE, GINA - Portfolio Recovery Associates Llc; 201510378; Civil Action; Titus, Christopher.
- HOLLIS, ANGELA - Montgomery County Tax Claim Bureau; 201510204; Petition; Dinstel, Dyan E.
- HOZA, JONATHAN - McCormick, Albert; 201510361; Defendants Appeal from District Justice; Kelly-Gonzalez, Diane M.
- HUNTER, ZACHARY: HANNAH - National Collegiate Student Loan Trust 2005-3; 201510504; Civil Action; Ratchford, Michael F.
- JANUM MANAGEMENT LLC - Montgomery County Tax Claim Bureau; 201510202; Petition; Dinstel, Dyan E.
- JANUM MANAGEMENT LLC - Montgomery County Tax Claim Bureau; 201510208; Petition; Dinstel, Dyan E.
- JEFFERIES, PRICE: PRICE JEFFRIES CO INC - Montgomery County Tax Claim Bureau; 201510328; Petition; Dinstel, Dyan E.
- JINS SOFT PRETZEL BAKERY LLC - Jones, Loretta; 201510353; Foreign Subpoena.
- JOHNSON, EDWARD - Montgomery County Tax Claim Bureau; 201510238; Petition; Dinstel, Dyan E.
- KAHAULELIO, YEYETTA: CORNELL - Kahaulelio, Joseph; 201509730; Complaint for Custody/Visitation.
- KATZ, BARRY - Lower Merion School District; 201510306; Petition; O'Donoghue, Justin M.
- KEMMERER, ROBERT - Montgomery County Tax Claim Bureau; 201510200; Petition; Dinstel, Dyan E.
- KLEIN, BRIAN - Portfolio Recovery Associates Llc; 201510015; Civil Action; Martin, Syretta.
- KLIGGE, STEVEN: KATHLEEN - Montgomery County Tax Claim Bureau; 201510195; Petition; Dinstel, Dyan E.
- KOCHEL, JOHN - Montgomery County Tax Claim Bureau; 201510215; Petition; Dinstel, Dyan E.
- KRATZ, SUSAN - Wells Fargo Bank Na; 201510368; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- L & B INVESTMENT HOLDINGS CORP - Montgomery County Tax Claim Bureau; 201510220; Petition; Dinstel, Dyan E.
- L & B INVESTMENT HOLDINGS CORP - Montgomery County Tax Claim Bureau; 201510182; Petition; Dinstel, Dyan E.
- L & B INVESTMENT HOLDINGS CORP - Montgomery County Tax Claim Bureau; 201510251; Petition; Dinstel, Dyan E.
- LAFFERTY, EUGENE: ANYA: EUGENE - Us Bank National Association; 201509966; Complaint In Mortgage Foreclosure; Wapner, Peter.
- LANDI, LISA - Bank Of America Na; 201510148; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- LANKENAU MEDICAL CENTER - Champion, Deloris; 201510096; Civil Action; Champion, Vincent L.
- LEE, TESA - Bank Of America Na; 201510461; Complaint In Mortgage Foreclosure; Denardo, Christopher A.
- LEWIS, CAROL: TRACEY - Montgomery County Tax Claim Bureau; 201510260; Petition; Dinstel, Dyan E.
- LEWIS, ROBERT: SANDRA - Izadi, Mohammed; 201510308; Defendants Appeal from District Justice.
- LICHTENSTEIN, TOBYLYNN: TOBYLYNN INTERIORS - Diabo, Jennifer; 201510357; Statement of Objection.
- MANSUR, MATTHEW - Drexel University; 201510464; Civil Action; Watson, J. Scott.
- MASSEY, ANGEL - Portfolio Recovery Associates Llc; 201510531; Civil Action; Martin, Syretta.

- MCCLAIN, DORIE - Mcclain, William; 201510036; Complaint Divorce; Berschler, Jerold S.
- MCCONNELL, LORRIE - Mcconnell, Dale; 201510106; Complaint Divorce; Leonard, Suzan G.
- MILLER, ELAINE: WILLIAMS, ELAINE - Montgomery County Tax Claim Bureau; 201510254; Petition; Dinstel, Dyan E.
- MILLER, JAMES - Montgomery County Tax Claim Bureau; 201510175; Petition; Dinstel, Dyan E.
- MOATEMRI, NADHIR - Lakhoua, Yousra; 201509409; Support/Exceptions.
- MONTANA, LINDA - Us Bank National Association; 201510069; Complaint In Mortgage Foreclosure; Dietterick, Scott A.
- MOULTON, HELEN - Montgomery County Tax Claim Bureau; 201510211; Petition; Dinstel, Dyan E.
- MULLINS, PATRICIA: MARTINEZ, AMANDA - Montgomery County Tax Claim Bureau; 201510188; Petition; Dinstel, Dyan E.
- MUSSER, ALICE - Montgomery County Tax Claim Bureau; 201510189; Petition; Dinstel, Dyan E.
- NIXON, CESSLEY - Montgomery County Tax Claim Bureau; 201510216; Petition; Dinstel, Dyan E.
- O BRIEN, FRANCIS - O Brien, Jennifer; 201509446; Support/Exceptions.
- OPPORTUNITY INC GREATER BALTIMORE: OPPORTUNITIES INDUSTRIALIZATION CENTER INC - Montgomery County Tax Claim Bureau; 201510223; Petition; Dinstel, Dyan E.
- PANERA, GREGORY: OCCUPANTS - Vmm; 201510455; Complaint in Ejectment; Cressman, Paul.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Balas, Kristiaan; 201510169; Appeal from Suspension/Registration/Insp; English, William I., Jr.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Balas, Kristiaan; 201510169; Appeal from Suspension/Registration/Insp; English, William I., Jr.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Kunze, William; 201510265; Appeal from Suspension/Registration/Insp; Bobman, Rochelle N.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Jalon, Regenna; 201510277; Appeal from Suspension/Registration/Insp; Jalon, Andres.
- PINTERICH, ROBERT: MARIANN - Montgomery County Tax Claim Bureau; 201510187; Petition; Dinstel, Dyan E.
- POLAMALU, AOATOA - Polamalu, Christine; 201510292; Complaint Divorce; Setzler, Holly L.
- PONCE, MONICA: OCCUPANTS - Us Bank National Association; 201510295; Complaint in Ejectment; Federman, Thomas M.
- PORTFOLIO RECOVERY ASSOCIATES LLC - Iannozzi, Sarah; 201510375; Civil Action; Piontek, Vicki.
- POTTSGROVE DINER CORP - Montgomery County Tax Claim Bureau; 201510225; Petition; Dinstel, Dyan E.
- POWERS, CAROLYN - Montgomery County Tax Claim Bureau; 201510257; Petition; Dinstel, Dyan E.
- PRESTON, JOHN - Preston, Elizabeth; 201510177; Complaint Divorce; Millinghausen, Samuel Wb Iii.
- PRICE, DONALD: DELORES - Montgomery County Tax Claim Bureau; 201510224; Petition; Dinstel, Dyan E.
- PUGLIESE, JOSEPH: MARGARET - Montgomery County Tax Claim Bureau; 201510237; Petition; Dinstel, Dyan E.
- PULEO, FRANCIS - Montgomery County Tax Claim Bureau; 201510181; Petition; Dinstel, Dyan E.
- REAZOR, WILMA - Montgomery County Tax Claim Bureau; 201510240; Petition; Dinstel, Dyan E.
- RECEIVABLE MANAGEMENT SERVICES CORP: RECEIVABLE MANAGEMENT SERVICES CORP - Iannozzi, William; 201510062; Civil Action; Piontek, Vicki.
- REID, MATTIE: SUSAN - Montgomery County Tax Claim Bureau; 201510196; Petition; Dinstel, Dyan E.
- REID, MATTIE: SUSAN - Montgomery County Tax Claim Bureau; 201510196; Petition; Dinstel, Dyan E.
- RENCORE INC - Miller, Stephen; 201510351; Foreign Subpoena.
- RENCORE INC - Miller, Stephen; 201510354; Foreign Subpoena.
- ROBINSON, CLEADES - Dos Santos, Juliana; 201510322; Complaint Divorce.
- RON LIBBY & SONS MAINTENANCE - Usm Inc; 201509440; Petition; Wescoe, James A.
- ROSCOE, LINDA - Montgomery County Tax Claim Bureau; 201510197; Petition; Dinstel, Dyan E.
- ROSCOE, LINDA - Montgomery County Tax Claim Bureau; 201510197; Petition; Dinstel, Dyan E.
- ROSE, MARJORIE: TRAUBEN, DENNIS - Meadowbrook Apartments; 201510421; Defendants Appeal from District Justice.
- RUSH, WILLIAM: TANYA - Wells Fargo Bank Na; 201510082; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- RUTLEDGE, CLIFFORD - Montgomery County Tax Claim Bureau; 201510183; Petition; Dinstel, Dyan E.
- RUTLEDGE, CLIFFORD - Montgomery County Tax Claim Bureau; 201510183; Petition; Dinstel, Dyan E.
- SAILER, NICHOLAS - Wells Fargo Bank Na; 201510035; Complaint In Mortgage Foreclosure; Bates, Kenya.
- SALDUTTI, FREDERICK: REBECCA - Montgomery County Tax Claim Bureau; 201510209; Petition; Dinstel, Dyan E.
- SAMNRICK, SERENA - Portfolio Recovery Associates Llc; 201510153; Civil Action; Brown, Carrie A.
- SCHENK, MICHAEL: MICHAEL - Wells Fargo Bank Na; 201510300; Complaint In Mortgage Foreclosure; Wapner, Peter.
- SEEDS INC - Montgomery County Tax Claim Bureau; 201510329; Petition; Dinstel, Dyan E.
- SENESE, JOHN: JOANNE - Montgomery County Tax Claim Bureau; 201510210; Petition; Dinstel, Dyan E.

SHEPHERD, MICHAEL - Golish, Tara; 201510350;
Civil Action; Wiles, Gladys E.

SKUBICK, ELAINE - Montgomery County
Tax Claim Bureau; 201510206; Petition;
Dinstel, Dyan E.

STEININGER, MICHAEL: CHARLENE -
Montgomery County Tax Claim Bureau; 201510193;
Petition; Dinstel, Dyan E.

SULLIVAN, PATRICK: CATHERINE -
Wells Fargo Bank Na; 201510267; Complaint In
Mortgage Foreclosure; Wooters, Meridith H.

SUSQUEHANNA BANK - Montgomery County
Tax Claim Bureau; 201510327; Petition;
Dinstel, Dyan E.

TALARICO, KIMBERLY - Portfolio Recovery
Associates Llc; 201510032; Civil Action;
Brown, Carrie A.

TARSITANO, FRANK: MARIE - Montgomery County
Tax Claim Bureau; 201510186; Petition;
Dinstel, Dyan E.

TIMBARO, ADAM - Timbaro, Joanna; 201510523;
Complaint Divorce.

TOLBERT, BEVERLY - Montgomery County
Tax Claim Bureau; 201510340; Petition;
Dinstel, Dyan E.

TOWNSEND, JAMES - Montgomery County
Tax Claim Bureau; 201510213; Petition;
Dinstel, Dyan E.

TOWNSEND, JAMES - Montgomery County
Tax Claim Bureau; 201510244; Petition;
Dinstel, Dyan E.

TRUITT, LOIS: JEREMIAH - Montgomery County
Tax Claim Bureau; 201510180; Petition;
Dinstel, Dyan E.

UNICA INC - Rosenthal And Rosenthal Inc; 201510453;
Civil Action; Moore, Richard I.

WARD, BARBARA - Jpmorgan Chase Bank
National Association; 201510460; Complaint In
Mortgage Foreclosure.

WEDGEWOOD PROPERTIES LP - Montgomery County
Tax Claim Bureau; 201510222; Petition;
Dinstel, Dyan E.

WEDGEWOOD PROPERTIES LP - Montgomery County
Tax Claim Bureau; 201510226; Petition;
Dinstel, Dyan E.

WEDGEWOOD PROPERTIES LP - Montgomery County
Tax Claim Bureau; 201510231; Petition;
Dinstel, Dyan E.

WEDGEWOOD PROPERTIES LP - Montgomery County
Tax Claim Bureau; 201510232; Petition;
Dinstel, Dyan E.

WELCH, MONA: GALLUZZO, DIANE -
Montgomery County Tax Claim Bureau; 201510212;
Petition; Dinstel, Dyan E.

WESTFIELD INSURANCE COMPANY -
Kirk, Pamela; 201509478; Petition;
Campbell, Charles W.

WHICHARD, GREGORY - Nassif, Laura; 201509982;
Petition; Villari, Peter M.

WILLIAMS, JOANIE - Greer, Brandon; 201510356;
Complaint for Custody/Visitation.

WILSON, JOYCE - Montgomery County
Tax Claim Bureau; 201510235; Petition;
Dinstel, Dyan E.

WISMER, AMY - Td Bank Usa Na; 201510462;
Plaintiffs Appeal from District Justice;
Morris, Gregg L.

WOMER, AMANDA - Womer, Brandon; 201510296;
Complaint Divorce; Phelan, William.

WRIGHT, FRANK: HELEN - Montgomery County
Tax Claim Bureau; 201510259; Petition;
Dinstel, Dyan E.

YOST, CHARLES: OPAL - Montgomery County
Tax Claim Bureau; 201510255; Petition;
Dinstel, Dyan E.

ZAGA, OSNAT - Zaga, Ron; 201510348;
Complaint Divorce; Opalka, Robert J.

WILLS PROBATED

Granted Week Ending May 26, 2015

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

AMSTER, NORMAN - Upper Merion Township;
Terplan, Barbara Ann, 250 Tanglewood Lane
King Of Prussia, PA 19406.

APPEL, BRIAN E. - Cheltenham Township;
Dooley, Diana L., 621 Stetson Road
Elkins Park, PA 19027.

ASHER, STEVEN A. - Lower Merion Township;
Asher, Ina E., 301 N. Latches Lane
Merion Station, PA 19066; Kupchan, Simma A.,
7105 Beechwood Drive Chevy Chase, MD 20815;
Stern, Robert J., 327 Mallwyd Road
Merion Station, PA 19066.

ASHWORTH, EMERIE J. - Lower Pottsgrove Township;
Ashworth, Robert W., 3601 Lantana Avenue
Reading, PA 19605.

BARBER, MILDRED M. - Whitpain Township;
Linton, Joan B., 1215 Shepard Drive
Blue Bell, PA 19422.

BLAZIC, MARY B. - Lansdale Borough;
Blazic, Gregory J., P O Box 603
Valley Forge, PA 19482-0603.

COHEN, CLAIRE - Abington Township;
Cohen, Arnold L., 40 Durand Road
Huntingdon Valley, PA 19006; Feldman, Paul L.,
1202 Oliver Road Huntingdon Valley, PA 19006.

DALEY, THOMAS N. - Bridgeport Borough;
Daley, Eileen P., 114 West Sixth Street
Bridgeport, PA 19405.

DELLA, FRANZIA RONALD - Horsham Township;
Della, Franzia Lenora M., 355 Wayne Avenue
Horsham, PA 19044.

DETWEILER, WILLARD S. - Franconia Township;
Detweiler, Willard G., 622 County Line Road
Telford, PA 18969; Krady, Wendy G.,
634 County Line Road Telford, PA 18969.

EIFERT, HOWARD M. - Franconia Township;
Girard, Helene M., 1303 Edge Hill Road
Perkasie, PA 18944.

EISENHARDT, GEORGE S., SR. -
Lower Frederick Township; Beal, Joseph M.,
5029 Bella Vista Road Drexel Hill, PA 19026.

FEINSTEIN, HARRIET M. - Lower Merion Township;
Feinstein, Norman B., 1301 Drayton Lane
Wynnewood, PA 19096.

FELDENHEIMER, MARGARET M. -
Abington Township; Scarpa, Joan C.,
3248 Flinthill Road Coopersburg, PA 18036.

- FORNARI, JOSEPH C. - Hatfield Township;
Fornari, Maryann, 2169 Rebecca Drive
Hatfield, PA 19440.
- GARWOOD, MARGARET - Cheltenham Township;
Chittum, Donald, 25 Washington Lane
Wyncote, PA 19095.
- GILINSKY, MARION - Horsham Township;
Gilinsky, Andrew T., 102 Ramsgate Drive
Phoenixville, PA 19460; Gilinsky, Scott G.,
529 Southridge Circle Yardley, PA 19067.
- GREENBERG, DORIS R. - Horsham Township;
Bass, Herbert, Fox Rothschild Llp
Philadelphia, PA 19103-3222; Greenberg, Jaclyn,
415 N. Bonhill Road Los Angeles, CA 90049-2323;
Greenberg, Michael, 1680 Paper Mill Road
Meadowbrook, PA 19046-1017.
- HIMES, CAROLE A. - Lower Frederick Township;
Specht, Patricia A., 886 Pleasant Hill Road
Fleetwood, PA 19522.
- JAWOROWSKI, CHARLES A. - Norristown Borough;
Baranowski, Carolyn R., 136 Wallace Drive
Warminster, PA 18974; Veitel, Margaret M.,
3122 Providence Road Eagleville, PA 19403.
- LANDES, ANNA D. - Franconia Township;
Hostetter, Joanne, 1440 Swamp Creek Road
Pennsburg, PA 18073; Landes, Henry D.,
206 Robin Drive Souderton, PA 18964.
- LAUGHLIN, GAIL J. - Cheltenham Township;
Laughlin, Edward R. Iii, 9 Montego Court
Dillsburg, PA 17019; Laughlin, J. S.,
1681 E Willow Grove Avenue Glenside, PA 19038.
- LEVIN, RENEE T. - Abington Township;
Adams, Neysa C., 8302 Old York Road
Elkins Park, PA 19027; Kennedy, David H.,
241 East Waverly Road Wyncote, PA 19095-1119.
- MACBRIDE, MARGARET P. - Whitmarsh Township;
Macbride, James H., 3 Militia Way
Fort Washington, PA 19034.
- MALIK, JOHN - Upper Merion Township;
Cola, Maryanne, 1441 Horseshoe Trail
Chester Springs, PA 19425.
- MANNING, REBECCA C. - Norristown Borough;
Manning, Daryl, 441 Centennial Street
Schwensville, PA 19473.
- MARTIN, RUTH R. - Douglass Township;
Martin, Steven W., 705 N. Hanover Street
Pottstown, PA 19464-4519.
- MAYNARD, MARY L. - Ambler Borough;
Diver, Sally M., 603 Seminole Garden
Ambler, PA 19002.
- MCALPINE, JEAN - Pottstown Borough;
Sutton, Lisa, 569 Lincoln Avenue
Pottstown, PA 19464.
- MCCARTHY, ROBERT P. - Montgomery Township;
Kroll, Shannon, 1 Linda Court
Cinnaminson, NJ 08077.
- MCCLOSKEY, DONALD R. - Lower Providence Township;
McCloskey, Elaine M., 6060 Coldspring Drive
Collegeville, PA 19426.
- MCCULLOUGH, FRANCIS J. - Abington Township;
McCullough, John A., 754 Maple Avenue
Ardley, PA 19038.
- MEGONIGAL, MARIE - Trappe Borough;
Megonigal, Steven J., 4225 Chaparosa Way
Cave Creek, AZ 85331-3819.
- MILLER, DONALD G. - Pottstown Borough;
Lucidi, Joan A., 28 Brookfield Drive
Fleetwood, PA 19522.
- MOYER, LEROY H. - Franconia Township;
Moyer, Joel R., 402 Sturgis Road
Harleysville, PA 19438.
- MYERS, JANNIE - Whitmarsh Township;
Miller-Lee, Taisha, 6310 Morton St
Philadelphia, PA 19144.
- NEAVIL, ALBERT - Abington Township;
Neavil, Susann, 2473 Susquehanna Road
Roslyn, PA 19001.
- OREILLY, GILDA P. - Whitmarsh Township;
Oreilly, Paula J., 538 Ridge Pike
Lafayette Hill, PA 19444.
- PALMO, NANCY O. - Upper Merion Township;
McGovern, Francis X., 686 Mallard Road
Wayne, PA 19087-6102; Orobono, John M.,
47 Rocking Horse Way Holland, PA 18966.
- PANETTIERI, REYNOLD A. - Abington Township;
Panettieri, Joan, 1458 Lorimer Avenue
Huntingdon Valley, PA 19006.
- POOLE, GEORGINE M. - Abington Township;
Poole, Georgine M., 308 Newark Avenue
Egg Harbor Twp, NJ 08234-7212.
- REESE, GLORIA J. - Plymouth Township;
Sklaroff, Wendy, 2131 Birch Drive
Lafayette Hill, PA 19444.
- SCHMITZ, JOAN M. - Lower Salford Township;
Schmitz, Stephen P., 113 Keys Street
Conshohocken, PA 19428.
- SESTILI, EMIDIO C. - Ambler Borough;
Fein, Donna, 1361 Cernan Lane
Blue Bell, PA 19422; Lukens, Christopher,
1838 Vineyard Street Philadelphia, PA 19130.
- SHOUP, ROBERT K. - Upper Frederick Township;
Shoup, Robert K., Sr., 389 Buchert Road
Pottstown, PA 19464.
- SPERLING, PAUL E. - Upper Providence Township;
Sperling, K. A., 37 Mountain Lane
Levittown, PA 19054.
- STEVENSON, ROBERT - Abington Township;
Nolan-Stevenson, Debra A., 3 Forestview Court
Marlton, NJ 08053-3726; Stevenson, Michael R.,
114 E 1St Street New York, NY 10009.
- STRUBLE, MARIE B. - Abington Township;
Murawski, Theresa, 634 Jamestown Avenue
Philadelphia, PA 19128.
- TACCONELLI, CHARLES E. - Towamencin Township;
Tacconelli, Michelle, 104 Sand Trap Court
Jeffersonville, PA 19403.
- TREGLIA, CONCETTA L. - Upper Dublin Township;
Grobaker, Margaret A., 606 S. Bethlehem Pike
Ambler, PA 19002-5819.
- TRIGONE, VICTORIA F. - Upper Merion Township;
Trigone, Donna M., 348 Sentry Lane
Wayne, PA 19087.
- TRONCELLITI, MARIE P. - Lower Merion Township;
Troncelliti, Edmond, 1427 Wynnewood Road
Ardmore, PA 19003.
- WALTON, CLARENCE J., JR. - Lower Gwynedd Township;
Kam, Susan W., 673 Covington Drive Nw
Calabash, NC 28467; Walton, Mary Joyce M.,
728 Norristown Road Lower Gwynedd, PA 19002.
- WIGOD, THELMA - Whitpain Township;
Wigod, Lewis, 1812 Webster Lane
Ambler, PA 19002.

RETURN DAY LIST

**June 15, 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. Allianz Marine Insurance Company v. Cholin Corporation, Inc. - Defendant's Motion to Strike Plaintiff's Objection to Request for Admissions With Interrogatories and Request for Production of Documents Directed to Plaintiff (Seq. 12) - **S. Kurens - J. McCarthy.**
2. Bank of New York Mellon v. Martin - Motion to Substitute Party Defendants (Seq. 11) - **T. Federman.**
3. Bou v. Bou - Petition to Withdraw as Counsel (Seq. 22) - **K. Vogel - J. Reilly.**
4. Bowie v. Corliss - Defendant's Motion to Compel Plaintiff's Signed Authorization (Seq. 13) - **M. Simon - J. Branca.**
5. Buchko v. Ebeling - Motion to Compel Answers to Discovery (Seq. 15 D) - **E. Frost - G. Sasso.**
6. Colibraro v. Corliss - Defendant S. Mariano and Ari Fleet's Motion to Compel Plaintiff's Answer to Interrogatory and Response to Request for Production of Documents (Seq. 21) - **K. Steinberg - D. Bailey - H. Gillespie.**
7. Curry v. Fisher - Defendant's Motion to Compel Plaintiff's Answer to Interrogatories and Request for Production of Documents (Seq. 9) - **M. Simon - R. Pugh.**
8. Daywalt v. Stawecki - Petition to Withdraw as Counsel (Seq. 36) - **J. Miller - A. Ray.**
9. Fleetway Leasing Company v. Judaeochristian Brotherhood, Inc. - Defendant John C. Berkery, Sr.'s Motion and Brief in Support of His Motion to Compel Pretrial Discovery (Seq. 35) - **J. Ladov.**
10. Freedom Mortgage Corporation v. Rooney - Plaintiff's Motion to Reassess Damages (Seq. 7) - **P. Wapner.**
11. Gregory v. Gvudas - Motion to Compel Discovery Responses (Seq. 7) - **L. Thomas - M. Kvetan.**
12. Harcum v. Erie Insurance Company - Defendant's Motion to Compel Plaintiff to Answer Defendant's Interrogatories and Respond to Defendant's Request for Production of Documents (Seq. 5) - **M. Simon - B. Pancio.**
13. Horizon Property Management, LLC v. Upper Moreland Hatboro Joint Sewer Authority - Plaintiff's Motion to Compel Discovery Directed to Defendant Upper Moreland Hatboro Joint Sewer Authority (Seq. 62) - **M. Gold - M. Conroy.**
14. Hudson v. Rainsford - Defendant's Motion to Compel Attendance at Oral Deposition Directed to Plaintiff James Hudson (Seq. 15) - **A. Girtan - L. Sabato.**
15. Jackmon v. Rose - Petition of Peter E. Bort, Esquire for Leave to Withdraw His Appearance as Attorney for Plaintiff (Seq. 17) - **P. Bort - C. Austin.**
16. James v. Trost - Defendant's Motion to Compel Plaintiff's Responses to Supplemental Discovery Requests (Seq. 22) - **M. Greenfield - J. Juliana.**
17. JP Morgan Chase Bank National Association v. Daniels - Plaintiff's Motion to Reassess Damages (Seq. 79) - **A. Zuckerman - M. Lieberman - K. Bates.**
18. Mack v. Janis - Plaintiffs' Motion to Compel Defendant's Deposition (Seq. 11) - **T. Knowles - J. Branca.**
19. Magee v. Stein - Defendant's Motion to Compel Discovery (Seq. 17) - **K. Schuster - S. Stenson.**
20. Maxwell v. Hammond - Defendant's Motion to Compel Compliance With a Subpoena Directed to Walmart (Seq. 14) - **J. Morgan - G. Peterson.**
21. McNamee v. Auld - Petition to Withdraw Appearance as Counsel (Seq. 73) - **M. Rector - M. McKee.**
22. Mirabile v. Brian - Motion of Defendant Brian Rounick to Strike Plaintiff's Objections to Defendant's Subpoenas (Seq. 20) - **M. D'Aniello - J. Wutz.**
23. Netplus Marketing, Inc. v. Internetfitness.com, Inc. - Petition for Leave to Withdraw as Counsel for Smooth Fitness, LLC (Seq. 21) - **D. Aaron - D. Rhynhart.**
24. O'Brien v. Quigley - Motion to Compel Response to Plaintiffs' Supplemental Interrogatories Addressed to Defendant Joan Quigley (Seq. 18) - **F. Murphy - J. Godin.**
25. Ocwen Loan Servicing, LLC v. Pascale - Plaintiff's Motion to Reassess Damages (Seq. 6) - **P. Wapner.**
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27. Owad v. Owad - Motion to Withdraw as Legal Counsel for Defendant Jaclyn Owad (Seq. 39) - **D. Draganosky - S. Evian.**
28. Pateski v. Heaney - Petition to Withdraw as Counsel (Seq. 32) - **J. Miller - A. Hasson.**
29. Pellosi v. First Patriot Chestnut Street Partners Limited Partnership - Motion for Protective Order (Seq. 184) - **M. Kristofco - A. Brown.**
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31. Pyle v. Polk - Defendant Richard Polk's Motion to Compel Plaintiffs Jeffrey Pyle's Responses to Discovery Requests (Seq. 3) - **A. Digiulio - P. Dorn.**
32. Ray Angelini, Inc. v. Kahan - Motion to Compel Discovery (Seq. 19) - **D. Fierstein.**
33. Scheithauer v. U Save Auto Rental of Lansdale - Plaintiff, Robert Scheithauer's Motion to Compel Discovery (Seq. 24) - **G. DiPippo.**
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36. U.S. Bank National Association v. Brown - Petition to Sub G. Rausa With E. B. Brown, Alt to Add G. Rausa as E. B. Brown's Assignee as a Party Defendant (Seq. 63) - **B. Fein.**
37. USM, Inc. v. Executive Snow Control - Petition to Confirm Arbitration Award and Enter Judgment (Seq. 0) - **J. Amoroso.**
38. USM, Inc. v. Ron Libby & Sons Maintenance - Petition to Confirm Arbitration Award and Enter Judgment (Seq. 0) - **J. Wescoe.**
39. Wells Fargo Bank, N.A. v. Perry - Plaintiff's Motion to Reassess Damages (Seq. 13) - **J. Lobb.**
40. Wiatrak v. Roginsky - Motion to Strike Judgment of Non Pros (Seq. 26) - **J. Radmore - G. Gittleman.**
41. Yannessa v. Moyer-Funk PABC9 & 12, LLC - Motion for Leave to File Amended Complaint Armstrong Landscaping as a Defendant (Seq. 7) - **L. Haberman - J. Roche.**